

**City of Avenal
Planning Fee Schedule FY 2021-2022**

			Effective June 27, 2019	Proposed Effective FY 2021-2022		
Document Filing Fee	Planning Fee	Fire Fees		Minimum	Maximum	
Zoning Ordinance						
General Plan/Zone Amendment (one action-application at same time)	\$ 1,500.00	\$ 95.00	\$ 750.00	\$ 1,595.00	Full Cost	Notes 1,2,3
General Plan Amendment	\$ 1,200.00		-	\$ 1,200.00	Full Cost	
Change of Zone	\$ 1,200.00	\$ 95.00	\$ 600.00	\$ 1,295.00	Full Cost	
Zone Text Change	\$ 800.00	\$ 95.00	-	\$ 895.00	Full Cost	
Conditional Use Permit (CUP)	\$ 1,500.00	\$ 95.00	-	\$ 1,595.00	Full Cost	Notes 2,3
Certificate of Occupancy	\$ 100.00	\$ 95.00	\$ 75.00	\$ 195.00	Full Cost	Notes 8
Variance (VAR)	\$ 450.00	\$ 95.00	\$ 335.00	\$ 545.00	Full Cost	Notes 2,3
Site Plan Review (SPR)	\$ 1,200.00	\$ 95.00	-	\$ 1,295.00	Full Cost	Notes 2,3,4
Mobile Home Review (New Mobile Home)	\$ 250.00	\$ 95.00	\$ 250.00	\$ 345.00	\$ 450.00	
Mobile Home Review (existing bi-annually)	\$ 100.00	\$ 50.00		\$ 150.00	\$ 150.00	
Home Occupation	\$ 250.00	\$ 95.00	\$ 850.00	\$ 345.00	Full Cost	
Planned Unit Developments	\$ 1,500.00	\$ 95.00	\$ 1,200.00	\$ 1,595.00	Full Cost	Notes 2,3,4
LAFCO	\$ 1,500.00		\$ 1,200.00	\$ 1,500.00	Full Cost	
LAND DIVISIONS:						
Lot Line Adjustment	\$ 500.00	\$ 95.00	\$ 500.00	\$ 595.00	Full Cost	Notes 3, 7
Waiver of Parcel Map	\$ 500.00		\$ 500.00	\$ 500.00	Full Cost	
Reversion	\$ 150.00		\$ 100.00	\$ 250.00	Full Cost	
Parcel Map (Tentative)	\$ 1,200.00	\$ 95.00	\$ 650.00	\$ 1,295.00	Full Cost	Note 3,5,7
Final Parcel Map	\$ 550.00		\$ 300.00	\$ 550.00	Full Cost	Notes 5
Resubmittal	\$ 1,200.00		\$ 300.00	\$ 1,200.00	Full Cost	
SUBDIVISION MAPS:						
Subdivision Map (Tentative)	\$ 1,400.00	\$ 95.00	\$ 1,250.00	\$ 1,495.00	Full Cost	Notes 2.3.4.5.6.7
First 20 Lots	65.50 / lot		\$62.50/lot	\$65.50 / LOT	Full Cost	Notes 2,3,4,5,6,7
Lots Thereafter	25/lot		\$25/lot	\$25/LOT	Full Cost	Notes 2.3.4.5.6.7
Subdivision Map (Final)	\$ 500.00		\$ 375.00	\$ 500.00	Full Cost	Notes 2.3.4.5.6.7
Resubmittal	\$ 1,400.00		\$500 + \$14/lot	\$ 1,400.00	Full Cost	Notes 2.3.4.5.6.7
APPEALS	\$ 100.00		\$ 50.00	\$ 100.00	\$ 100.00	
ENVIRONMENTAL REVIEW						
Environmental Filing Fee Assessment	\$ 250.00		\$ 125.00	\$ 250.00	FULL COST	
Notice of Exemption / Determination	\$ 125.00		\$ 125.00	\$ 125.00	FULL COST	
Initial Study Review	\$ 500.00		\$ 500.00	\$ 500.00	FULL COST	Notes 3
ND/MND/EIR Document	15% of Contract		15% of Contract	15% of Contract	FULL COST	Notes 3
Environmental Impact Report (EIR)	15% of Contract		15% of Contract	15% of Contract	FULL COST	Notes 3
CDFW Environmental Filing Fees (Mandatory) (CEQA)						
Negative Declaration / MND	CDFW Cost + 10%		CDFW Cost + 10%	CDFW Cost + 10%		
EIR	CDFW Cost + 10%		CDFW Cost + 10%	CDFW Cost + 10%		
Other Env. Document	CDFW Cost + 10%		CDFW Cost + 10%	CDFW Cost + 10%		
MISCELLANEOUS						
Agricultural Preserve / Williamson Act, including Cancellation	\$ 600.00		\$ 215.00	\$ 600.00	FULL COST	
Non-Renewal	\$ 300.00		\$ 130.00	\$ 300.00	FULL COST	
Road Abandonment	\$ 250.00		\$ 200.00	\$ 250.00	FULL COST	
Road Opening	\$ 250.00		\$ 200.00	\$ 250.00	FULL COST	
Easement Abandonment	\$ 250.00		\$ 200.00	\$ 250.00	FULL COST	
PRINT DOCUMENT						
City Zoning Map (24" x 36")	\$ 20.00		\$ 10.00	\$ 30.00		
Zoning Ordinance (binded)	\$ 35.00		\$ 25.00	\$ 35.00		
General Plan (binded)	\$ 50.00		\$ 35.00	\$ 50.00		

**City of Avenal Planning Fees
Notes to Planning Fees**

- The above fees are based on the time and cost for the Planning Department to process these applications and cost to publish and mail public hearing notices as required.
- The above fees do not cover Building permit fees or (including development impact fees) required fees to be collected by other local, county, state and federal agencies. These fees are the responsibility of the applicant to pay when due. The City may collect these fees for other jurisdictions.
- The above fees do not cover all engineering costs and other professional consultant costs. These costs are the responsibility of the applicant.
- For plans which need to be reviewed by the City Engineer, applicant will be responsible for costs as billed by the Engineer. A \$250 deposit will be required for review of improvement plans.
- A deposit of \$500 will be required for major subdivision maps and annexations at the time of submission of the tentative map.
- Any project requiring a deposit may require additional funds to be deposited to cover the estimated additional costs to complete the review of the project by the City and/or its engineer. A hold may be placed on the project if this is not done in a timely manner.
- If the City Engineer's cost for review of the maps or project exceed the deposit, then the applicant will be billed. All fees must be paid prior to City approval of the map.
- Includes Planning, Building, and Fire Department staff time.