

**CITY OF VACAVILLE  
PLANNING APPLICATION FEES  
Effective July 1, 2010**

\*In addition to the application fee, an additional service fee may be required.  
See "Fees for Service" listed below.

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<b>A.</b>	<b>AIRPORT AREA OF INFLUENCE REVIEW .....</b>	<b>\$1,627</b>
<b>B.</b>	<b>APPEAL OF SUPPLEMENTAL CAPACITY DETERMINATION.....</b>	<b>\$771</b>
<b>C.</b>	<b>ADMINISTRATIVE CLEARANCE.....</b>	<b>\$507</b>
	Time Extension.....	\$270
<b>D.</b>	<b>CONDITIONAL USE PERMIT</b>	
	Staff Review .....	\$2,706
	Time Extension.....	\$1,483
	Planning Commission Review.....	\$6,495
	Time Extension.....	\$3,211
	Existing Building (Staff level & or PC Review) .....	\$943
<b>E.</b>	<b>DENSITY BONUS HOUSING AGREEMENT**</b>	
	Senior Restricted .....	\$3,809
	Non-senior Restricted .....	\$8,741
<b>F.</b>	<b>DESIGN REVIEW</b>	
	Staff Approval – Accessory Building/Site Improvement .....	\$1,382
	Staff Approval – SF Residence .....	\$1,459
	Staff Approval – Multi Family, Commercial, Industrial .....	\$2,672
	Staff Approval - Time Extension.....	\$1,220
	Planning Commission Approval.....	\$6,046
	Planning Commission - Time Extension .....	\$3,316
<b>G.</b>	<b>DETERMINATION OF PERMITTED USE .....</b>	<b>\$1,176</b>
<b>H.</b>	<b>DEVELOPMENT AGREEMENTS</b>	
	Single Purpose .....	\$3,809
	Multiple Purpose .....	\$8,742
	Minor Revision (Admin Amendment).....	\$2,674
	Annual Review .....	\$1,714
<b>I.</b>	<b>ENVIRONMENTAL REVIEW – INITIAL STUDY</b>	
	Notice of Exemption.....	\$419
	Negative Declaration .....	\$2,774
	Mitigated Negative Declaration .....	\$5,548
	Reaffirm Environmental Assessment .....	\$520
	Environmental Impact Report (of contract price).....	15%
	Note: Environmental fees do not include filing fees due to Solano County after a project is approved. Refer to the application form for additional Department of Fish & Game fees which are as follows:	
	Negative Declaration .....	\$2,010.25
	Mitigated Negative Declaration .....	\$2,792.25
	County Clerk Processing Fee .....	\$50.00
<b>J.</b>	<b>FAMILY DAY CARE HOME .....</b>	<b>\$401</b>

<b>K.</b>	<b>GENERAL PLAN AMENDMENT</b>	
	Merit Hearing Initial Text Only.....	\$642
	Merit Hearing Initial Land Use .....	\$603
	Amendment/Map.....	\$11,550
	Amendment/Text Only .....	\$11,550
<b>L.</b>	<b>HOME OCCUPATION PERMIT</b> .....	\$87
<b>M.</b>	<b>LAFCO RELATED APPLICATIONS</b> (These fees do not include County LAFCO or State fees)	
	Annexation Application (plus \$197 per acre*) .....	\$5,530
	Annexation Agreement.....	\$1,914
	Comprehensive Annexation Plan Amendment.....	\$5,530
	Sphere of Influence Amendment.....	\$5,530
<b>N.</b>	<b>MODIFICATION</b>	
	Staff Review .....	\$1,381
	Major Modification – staff .....	\$2,763
	Major Modification – Planning Commission Review .....	\$4,946
<b>O.</b>	<b>PARCEL MAPS – LAND DIVISION</b>	
	Tentative Parcel Map (Max of 4 Parcels).....	\$5,884
	Time Extension .....	\$1,483
	Vesting Tentative Parcel Map .....	\$8,457
	Time Extension.....	\$3,054
	Parcel Map Waiver - Lot Line Adjustment (does not include Development Engineering Fees) .....	\$487
<b>P.</b>	<b>PLANNED DEVELOPMENT</b>	
	PD Residential (up to 49 units) .....	\$9,596
	PD Residential (50 to 199 units) .....	\$14,339
	PD Residential (200 to 499 units) .....	\$17,992
	PD Residential (>500 units) Base fee for 499 units + \$1,868 per each additional 100 units	
	PD Non-Residential .....	\$7,083
	Time Extension .....	\$3,627
<b>Q.</b>	<b>PLANNED GROWTH ORDINANCE</b>	
	Allocation Exception Request .....	\$3,117
<b>R.</b>	<b>PLANNED SIGN PROGRAM</b>	
	Single User or Building .....	\$487
	Multiple User or Buildings (one sign).....	\$1,776
	Multiple User or Buildings (multiple sign project) .....	\$3,110
<b>S.</b>	<b>POLICY PLAN – SPECIFIC PLAN</b> .....	\$32,537
	Amendment **** .....	\$5,369****
	Minor Revision.....	\$2,219
<b>T.</b>	<b>REZONING</b> .....	\$11,388
<b>U.</b>	<b>SECONDARY LIVING UNITS</b> .....	\$1,776
<b>V.</b>	<b>SUBDIVISION SIGNS</b> .....	\$1,776
<b>W.</b>	<b>TEMPORARY USE PERMIT/SPECIAL EVENTS PERMIT ***</b> .....	\$1,146

<b>X.</b>	<b>TRACT MAPS (Tentative Subdivision Maps)</b>	
	TM Review (5-49 lots) .....	\$11,268
	TM Review (50-199 lots) .....	\$16,903
	TM Review (200-499 lots) .....	\$21,130
	TM Review (>500 lots)	
	Base fee for 499 lots + \$1,574 per each additional 100 lots	
	Time Extension .....	\$5,120
	Vesting Tentative Map Review (5-49 lots) .....	\$14,120
	Vesting Tentative Map Review (50-199 lots) .....	\$20,919
	Vesting Tentative Map Review (200-499 lots) .....	\$26,456
	Vesting Tentative Map Review (>500)	
	Base fee for 499 lots + \$1,945 per additional 100 lots	
	Time Extension .....	\$6,466
<b>Y.</b>	<b>TRAFFIC IMPACT ORDINANCE EXCEPTION</b> .....	\$952
<b>Z.</b>	<b>VARIANCE</b> .....	\$6,528
	Time Extension.....	\$3,210
<b>AA.</b>	<b>WILLIAMSON ACT CANCELLATION</b> .....	\$5,530
<b>BB.</b>	<b>ZONING ORDINANCE TEXT AMENDMENT</b>	
	Minor .....	\$5,225
	Major .....	\$10,801
<b>CC.</b>	<b>APPEALS</b> (all applications) 25% of original fees but not less than \$105 not more than \$530	

**FEES FOR SERVICE:**

Zoning Letter .....	\$108
Preliminary Review (prior to official submittal) .....	\$975
Special Study Review (traffic, utility, etc.) (Planning) (of contract price) .....	15%
Application Intake/Records Maintenance Fee	
(minor) .....	\$63
(major) .....	\$127
Scanning Large Format Plans (per page fee) .....	\$2.05

- NOTES: 1) Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Director of Community Development. The determination will be based upon the full cost recovery hourly rate for staff involved, as well as other factors including, but not limited to, the cost for notices, advertisements and postage.
- 2) All fees adopted by City Council Resolution 2007-77, 2008-77

- \* Per acre fee is to assist with the City's LAFCO contribution
- \*\* Density Bonus Housing Agreement fees are based on Development Agreement Fees

**Agreement Fees**

- \*\*\* Full cost recovery not recommended at this time
- \*\*\*\* This fee increase is 50% of the suggested full cost recovery