



CITY OF SAN RAMON
PLANNING SERVICES DIVISION
 2401 Crow Canyon Road
 San Ramon, CA 94583
 Phone: (925) 973-2560 Fax: (925) 838-3231

Planning Services Fees

Resolution No. 2011-047
 Effective July 1, 2011

Address / Street Assignment..... \$250.00 plus \$50.00 for each address

Appeal

Appeal from Zoning Administrator’s Decision for Residential Property under SRMC §D7-8..... T&M plus \$1,500.00 deposit (deposit paid by Appellant while the T&M fee paid by Applicant)

Appeal from Zoning Administrator’s Decision for Non-Residential Property under SRMC §D7-8 T&M plus \$2,500.00 deposit (deposit paid by Appellant while the T&M fee paid by Applicant)

Appeal from Planning Commission Decision for Residential Property under SRMC §D7-8..... T&M plus \$2,500.00 deposit (deposit paid by Appellant while the T&M fee paid by Applicant)

Appeal from Planning Commission Decision for Non-Residential Property under SRMC §D7-8 T&M plus \$2,500.00 deposit (deposit paid by Appellant while the T&M fee paid by Applicant)

Annexation..... T&M plus \$3,000.00 deposit

Architectural Review

Administrative Review (All Districts)..... T&M plus the deposit fee below

Conceptual (applied to formal application, maximum of one ARB meeting) \$300.00

Recurring Architectural Review Meeting (Non-Residential) \$500.00

Office / Commercial / Industrial (New Construction, Additions, and/or Alterations)

up to 10,000 sq. ft. T&M plus \$1,000.00 deposit

10,001 to 50,000 sq. ft. T&M plus \$2,000.00 deposit

50,001 to 100,000 sq. ft. T&M plus \$3,000.00 deposit

over 100,000 sq. ft. T&M plus \$4,000.00 deposit

Residential

Single-Family - Second Story Addition..... \$300.00

New Construction

1 dwelling unit..... T&M plus \$500.00 deposit

2 to 10 dwelling units T&M plus \$1,000.00 deposit

10 dwelling units or more T&M plus \$3,000.00 deposit

Development Agreement and Amendment T&M plus \$2,000.00 deposit

Development Plan

Amendment (changes to site plan and/or square footage)

Administrative Review \$2,000.00

Public Hearing Required..... T&M plus \$2,000.00 deposit

Conceptual Development Plan Review \$500.00

Non-residential T&M plus \$5,000.00 deposit

Residential T&M plus \$5,000.00 deposit

Engineering Review

Permit Review (Routine Projects) \$80.00/hour with a 2 hour minimum charge for each permit

Preliminary Development Review Fee (non-mixed use projects) \$1,000.00 plus \$80.00/hour in excess of \$1,000.00

Preliminary Development Review Fee (mixed use projects)..... \$2,000.00 plus \$80.00/hour in excess of \$2,000.00

Minor Subdivision \$1,000.00 plus \$80.00/hour in excess of \$1,000.00

Major Subdivision \$1,000.00 plus \$125.00/lot plus \$80.00/hour in excess of initial fee

Environmental Review

Categorical Exemption \$75.00
Environmental Impact Report..... Consultant’s Cost + 25% Administrative Fee
Negative Declaration
Administratively Prepared T&M plus \$1,500.00 deposit
Consultant Prepared Consultant’s Cost + 25% Administrative Fee

Mitigation Monitoring Administration

Contra Costa County Clerk Filling Fee⁴ (fee payable to County Clerk) \$50.00
Dept. of Fish and Game User Fee⁴
Negative Declaration Per Dept. of Fish & Game Code Section 711.4
Mitigated Negative Declaration Per Dept. of Fish & Game Code Section 711.4
Environmental Impact Report..... Per Dept. of Fish & Game Code Section 711.4
Certified Regulatory Program..... Per Dept. of Fish & Game Code Section 711.4

Mitigation Monitoring Program

Implementation / Special Peer / Consultant Review Consultant’s Cost + 25% Administrative Fee
Mitigation Monitoring Staff Time T&M plus \$1,500.00 deposit

General Plan Amendment T&M plus \$5,000.00 deposit

Home Occupation Permit \$50.00

Minor Exception..... \$300.00

Minor Modification to Conditions of Approval..... T&M plus \$500.00 deposit

Rezoning (all districts) T&M plus \$3,000.00 deposit

Sign Review

Sign Permit (each face copy change)..... \$100.00
Sign Permit approved by Master Sign Program\$150.00 per sign
Sign Permit (each new sign requiring ARB review)..... \$300.00
Master Sign Program T&M plus \$2,000.00 deposit
Master Sign Program Amendment T&M plus \$1,500.00 deposit
Temporary Sign Permit
21 consecutive days (maximum one per quarter) (Banner for Special Event) \$50.00
90 consecutive days \$150.00

Special Review

Special Peer / Consultant Review Consultant’s Cost + 25% Administrative Fee

Specific Plan (Consultant Prepared) T&M + Consultant’s Cost + 25% Administrative Fee (for deposit)

Subdivision

Major Subdivision T&M plus \$3,000.00 deposit
Minor Subdivision T&M plus \$3,000.00 deposit
Lot Line Adjustment / Technical Review (see Engineering Division Fee Schedule).....\$250.00 per parcel

Text Amendment

General Plan Text Amendment T&M plus \$3,500.00 deposit
Specific Plan Text Amendment T&M plus \$3,500.00 deposit
Zoning Text Amendment..... T&M plus \$3,500.00 deposit

Time Extension

Time Extension Approved Administratively
(Architectural Review, Development Plan, Use Permit, Major/Minor Subdivision, Variance, etc.)..... \$300.00

Time Extension Requiring Public Hearing(s)
(Development Plan, Use Permit, Major/Minor, Subdivision, Variance, etc.)..... T&M plus \$1,000.00 deposit

Tree Removal Permit

Residential	\$75.00
Non-Residential, Administrative	\$150.00
Non-Residential, Requiring an Architectural Review Meeting	\$500.00

Use Permit

Congregate Care / Group Homes when located within a residence	T&M plus \$1,500.00 deposit
Large Family Day Care when located within a residence	\$750.00
Major Use Permit and Amendments requiring Public Hearing(s) (All Districts)	T&M plus \$3,000.00 deposit
Minor Use Permit and Amendments (All Districts)	T&M plus \$750.00 deposit
Temporary Land Use Permit (e.g. Christmas Tree and Halloween lots)	\$300.00 plus \$500.00 cleaning deposit
(all other special events see Parks and Community Services Fee Schedule)	
Temporary Land Use Permit - Portable Outdoor Storage Unit (POSU) – Residential	\$25.00
Temporary Land Use Permit - Portable Outdoor Storage Unit (POSU) – Non-Residential	\$300.00 plus \$500.00 cleaning deposit

Telecommunications Land Use Permit

Administratively Processed	T&M plus \$1,500.00 deposit
Requiring ARB Review	T&M plus \$1,800.00 deposit
Requiring Planning Commission Review	T&M plus \$2,000.00 deposit

Variance

Administrative Variance	\$500.00
Public Hearing Required (each application)	T&M plus \$1,500.00 deposit
Single Family Residence	\$300.00

Zoning Certification Letter T&M plus \$100.00

Zoning Clearance \$150.00

Zoning Review / Building Permit Retain 25% of Residential / Commercial Building Permit fee

Miscellaneous Fees

Document / File Research	\$75.00 per hour (min. \$150.00 deposit)
Microfilm and/or Laser fiche Fee	
Administrative Application(s) (each application)	\$150.00
Application(s) Requiring Public Hearing (excluding residential subdivisions)	\$200.00
Residential Subdivisions	\$400.00
Newspaper Advertisement	Actual Cost charged by the Newspaper
Public Notice Mailing (stamps, paper, envelopes) (completed by applicant)	\$100 plus \$0.50 per Notice Mailed
Public Notice Mailing (stamps, paper, envelopes) (completed by city)	\$200 plus \$0.50 per Notice Mailed

Development Impact Fees

School Age Child Care Fee	See City Council Resolution No. 2005-139
Beautification / Cultural Activities	0.001 of the building code valuation
Westside Specific Plan Recovery Costs (Adjusted 8% per year from 2000 base year)	
Residential	\$392.67 per dwelling unit
Non-residential	\$0.27 each building sq. ft.
General Plan Recovery Costs	0.003 of building code valuation
Zoning Ordinance Recovery Costs	0.001 of building code valuation
Crow Canyon Specific Plan Recovery Fee	
Commercial	\$0.44 per square gross floor area
Residential	\$598.11 per unit
North Camino Ramon Specific Plan Recovery Fee	
(Adjusted annually according to the Engineering News Record – SF Bay Area Construction Cost Index from the base year of 2009)	
Non-residential	0.009 of the building code valuation
Residential	\$391.00 per unit
Tenant Improvement	0.001 of the building code valuation

Improvement Bonds and Deposits

(including, but not limited to Landscaping, Public Art, etc.)..... Bond in the amount of 100% of the
..... improvement costs or 20% Cash Bond + 25% Administrative Fee

NOTES:

- 1) T&M is time and materials for “fully burdened” hourly rates for each employee working on the application. The fully burdened hourly rate includes City overhead for clerical and other support employees, facilities, and equipment.
- 2) Deposit amounts are set at assumed average cost of time and materials to provide the service. When the deposit has been drawn down by 80%, an additional deposit of 25% to 50% of the original deposit will be required to continue processing the application(s) as determined by the Planning Services Division. Applications may be deemed withdrawn if account deficits exist.
- 3) Project applicants shall pay a cumulative total fee and/or deposits for each application type required.
- 4) The State Department of Fish and Game and Contra Costa County require filing fees (AB 3158) at the time of project approval.