

**CITY OF RIPON
PLANNING DEPARTMENT FEE SCHEDULE
2011**

1.1%

Application Type	Fee
Annexation Fees	
Annexation Agreement	\$409
Annexation	\$2,685
Development Agreement Fees	
Development Agreement Processing Deposit (determined by Planning Dir)	TBD
Development Agreement Application (costs plus fee)	\$409
Environmental Assessments	
Initial Study (includes Cert. of Exemption or Neg Dec not requiring Fish and Game fee); plus mitigation monitoring.	\$117
Negative Declaration (\$2,010.25 Fish & Game & \$50 County handling fee) for those projects affecting wildlife; plus mitigation monitoring.	\$2,060
EIR Report (cost plus fee plus mitigation monitoring)	\$3,921
General Plan Fees	
General Plan Amendment	\$2,686
Specific Plan	\$896
Specific Plan Amendment	\$2,686
Home Occupation Permit Fee	
Home Occupation Permit	\$122
Land Development Permit Fees	
Buidling Relocation Permit	\$166
Caretaker Mobile Home Permit	\$630
Second Dwelling Unit (staff review)	\$409
Second Dwelling Unit (Planning Commission review)	\$630
Sign Permit (staff review)	\$82
Sign Permit (Planning Commission review)	\$250
Site Review (staff review)	\$409
Site Review (Planning Commission review)	\$630
Subdivision Fees	
Abandonment	\$488
Exception (16.124.110, E)	\$983
Lot Line Adjustment	\$488
Lot Merger (parcels owned by different owners)	\$805
Voluntary Lot Merger (parcels under one ownership)	\$488
Mobile Home Park	\$3,582
Planned Development	\$984
Tentative Parcel Map (4 lots or fewer)	\$2,150
Tentative Subdivision Map (5 lots or more)	\$3,582
Use Permit Fees	
Use Permit	\$1,346
Temporary Use Permit	\$630
Variance Fees	
Variance	\$1,165
Zoning Fees	
Rezone	\$1,429
Prezone	\$1,429
Zoning Text Amendment	\$1,607
Miscellaneous Fees	
Appeals	\$409
Special Planning Commission Meeting	\$409
Special Event Permit	
Category One	\$132
Category Two	\$265
Category Three	\$399

Refunds: 1) 100% of fees paid shall be refunded when the PC and/or CC does not have the jurisdiction to act; 2) A refund may be given upon application to the City Adm in an amount not to exceed 50% of the application fee or fees paid when the application is withdrawn prior to issuance of any notice of public hearing or prior to being placed upon the agenda of the PC and/or CC.

Note: Contact the Planning Department for the appropriate fee for any projects not identified on this list.