



**CITY OF RIVERBANK  
PLANNING APPLICATION FEE SCHEDULE 2014  
RESO. NO. 2014-063**

APPLICATION TYPE	FEE/DEPOSIT	FOOTNOTES
<b>ANNEXATION APPLICATION</b>		
• ANNEXATION	\$4,000.00 DEPOSIT	*1,2,3,5,6,7,11
<b>APPEAL</b>	\$1,000.00 FEE	*5
<b>ARCHITECTURE AND SITE PLAN REVIEW</b>	\$1,500.00 FEE	*5
<b>CERTIFICATE OF COMPLIANCE</b>	\$158.25	*5
<b>CONDITIONAL USE PERMIT</b>	\$2,000.00 FEE	*2,5,11
<b>CELLULAR TOWERS/ANTENNAS</b>		*2,5,11
• ADMINISTRATIVE APPROVAL	\$930.62 DEPOSIT	
• CONDITIONAL USE PERMIT REQUIRED	\$1,094.11 DEPOSIT	
• LEASE AGREEMENT	\$2,189.27 DEPOSIT	
<b>NOTE: APPLICANT TO PAY FULL COST OF PROCESSING AN APPLICATION</b>		
<b>DEVELOPMENT AGREEMENT</b>		*2,4,5,11
ANNUAL REVIEW OF DEVELOPMENT AGREEMENT	\$2,000.00 DEPOSIT	
<b>CITY ATTORNEY</b>	\$547.06 DEPOSIT	*2
<b>CITY ENGINEER</b>	\$547.06 DEPOSIT	*2
<b>ENVIRONMENTAL REVIEW</b>		*2,5,8,11
• NEGATIVE DECLARATION	\$2,000.00 DEPOSIT	
• NEGATIVE DECLARATION WITH MMRP	\$2,000.00 DEPOSIT	
• ENVIRONMENTAL IMPACT REPORT	ACTUAL COST + DEPOSIT	
• FISH AND GAME ENVIRONMENTAL FEES – <b>WHICHEVER APPLIES TO YOUR APPLICATION. CHECK SHALL BE PAYABLE TO COUNTY CLERK RECORDER:</b> <b>(STATE INCREASES EFFECTIVE 1-1-15)</b>	\$57 PROCESSING FEE	
• NEGATIVE DECLARATION	\$57 AND \$2210.00	
• MITIGATED NEGATIVE DECLARATION	\$57 AND \$2210.00	
• ENVIRONMENTAL IMPACT REPORT	\$57 AND \$3069.75	
• CERTIFIED REGULATORY PROGRAM	\$57 AND \$1043.75	
<b>FILE MAINTENANCE</b>		
• COMMUNITY DEVELOPMENT DEPARTMENT FILE MAINTENANCE	\$54.50	
• CITY CLERK FILE MAINTENANCE	\$9.43	
• GENERAL PLAN MAP OR ZONING MAP OR BASE MAP MAINTENANCE	\$657.10	
<b>EXCEPTION TO SUBDIVISION STANDARDS</b>	\$497.80	*2,5,11
<b>GENERAL PLAN AMENDMENT</b>	\$2,000.00 DEPOSIT	*1,2,5,6,7,11
<b>LANDSCAPE REVIEW</b>	\$547.05	
<b>LOT-LINE ADJUSTMENT/MERGER</b>	\$500.00 PER LLA	*2,5,9
<b>PARCEL MAP</b>		*1,2,5,6,7,11
• TENTATIVE PARCEL MAP	\$2,000.00 DEPOSIT	
<b>SUBDIVISION MAP</b>		*1,2,5,6,7,11
• TENTATIVE SUBDIVISION MAP + \$50.00 PER LOT	\$2,000.00 DEPOSIT	
<b>TEMPORARY MOBILE HOME PERMIT</b>		*5
• APPLICATION	\$273.53	
• PERMIT RENEWAL	\$98.51	
<b>TIME EXTENSION</b>		*1,2,5
• TIME EXTENSION – OTHER (PD, PM, TM, CUP, ETC)	\$1,500.00 FEE	
<b>VARIANCE</b>	\$1,500.00 FEE	*1,2,5
<b>ZONE CHANGE</b>		*1,2,5,6,7,11
• ZONE CHANGE TO OTHER ZONE DESIGNATION (REZONE)	\$2,000.00 DEPOSIT	
<b>ZONING ORDINANCE TEXT AMENDMENT</b>	\$1,051.13	*1,2,5
<b>OTHER SERVICES</b>		*10
POST PLANNING APPLICATION PROJECT CONSULTATION	PUBLISHED RATES	
RESEARCH FEE REQUIRING EXTENSION STAFF TIME	PUBLISHED RATES	

## **FOOTNOTES:**

- 1) Application may be required to provide a **traffic study** of impacts on roads.
- 2) Application must also pay City Attorney and City Engineering fees on an “at cost” basis.
- 3) Applicant must also pay the following: **a]** all election costs if one is necessary; **b]** LAFCO/State Board of Equalization filing fees; **c]** maps/legal descriptions that comply with LAFCO/State Board of Equalization Standards; **d]** \$295 if protest hearing is required.
- 4) Deposit of \$2,000 to cover costs of establishing Development Agreement. Upon adoption of Development Agreement, applicant shall deposit an additional \$2,089 to annual review. If deposit exceeds charges of review, applicant will be required to provide additional funds.
- 5) Applicant shall be required to pay a “file maintenance fee” (Community Development Department, City Clerk Files).
- 6) Applicant shall pay General Map Maintenance Fee.
- 7) Applicant shall pay Zoning Map Maintenance Fee.
- 8) All Environmental Assessments shall comply with Riverbank’s Municipal Code Section 32.79.
- 9) \$500.00 Per Lot Line Adjusted, not per LLA Application.
- 10) The Community Development Director shall determine the appropriate fee based on the staff time involved in the service or activity.
- 11) Preliminary Fee Deposit; does not include contact/consultant service costs and indirect costs. The City Manager or Community Development Director may require a deposit or cost recovery agreement, based on the city’s estimate of the overall processing costs related to the application. If a deposit is required, the application shall not be deemed complete until the application provides the deposit, in cash or check, to the city.

## NOTICE TO ALL APPLICANTS

The City of Riverbank is required to collect the following filing fees for the Stanislaus County Clerk on behalf of the California Department of Fish and Game, pursuant to Assembly Bill 1535.

A separate check for these items shall be made payable to the Stanislaus County Clerk as applicable for your project will be required upon environmental determination by the City of Riverbank Community Development Department.

**NOTE: Your project will not be scheduled for hearing before the Planning Commission and/or City Council until the applicable fee has been submitted to the Development Services Department.**

- Any project for which a **Negative Declaration or Mitigated Negative Declaration** is prepared pursuant to the California Environmental Quality Act (CEQA) but with no effect (DeMinimus) of Fish and Game Resources.

**\$57.00** - County Documentary Handling Fee for Department of Fish and Game Certificate of Fee Exemption, Section 713.

- Any project for which a **Negative Declaration or Mitigated Negative Declaration** is prepared pursuant to the California Environmental Act with **some** effect on Fish and Game Resources.

**\$ 2,210.00** – Section 713, plus a **\$57.00** documentary handling fee.

- Any project for which an **Environmental Impact Report** is prepared pursuant to the California Environmental Quality Act (CEQA) with **some** effect on Fish and Game Resources.

**\$3,069.75** – Section 713, plus a **\$57.00** documentary handling fee.

- **\$1,043.75** – Section 713, Certified Regulatory Program documentary handling fee.