

#	Description	Proposed Fee/Charge	Unit	Type	Notes
1	Planning Commission Action Applications: Annexation	\$10,455.00	Per application	Deposit	Plus 25% overhead on consultant costs
2	Planning Commission Action Applications: General Plan Amendment	\$3,967.00	Flat fee	Fee	
3	Planning Commission Action Applications: Rezoning	\$3,967.00	Flat fee	Fee	
4	Planning Commission First Application/Hearing ( <u>For applications with a Planning Commission hearing such as Conditional Use Permit, Variance, Subdivision, Parcel Map, Lot Line Adjustment, Exceptions, Illuminated Sign, FAR Exception, Demolition Permit, Grading Permits, Sign Program, move building</u> ). Includes review of one plan revision.	\$2,750.00	Flat fee	Fee	
5	Each additional application	\$136.00	Flat fee	Fee	
6	Minor Exception - Administrative	\$234.00	Flat fee	Fee	
7	Lot Merger - Administrative	\$320.00	Flat fee	Fee	
8	Residential Design Review - Planning Director	\$955.00	Flat Fee	Fee	
9	Commercial Design Review - Planning Director	\$955.00	Flat fee	Fee	
10	Administrative Sign Review, conforming	\$50.00	Flat fee	Fee	
11	Certificates of Compliance	\$2,550.00	Per certification	Deposit	Plus 25% overhead on consultant costs
12	Initial Study & Negative Declarations (for first 16 hours of staff time In House)	\$6,120.00	Flat fee	Fee	Plus 25% overhead on consultant costs
13	Environmental Impact Reports	Consultant cost + 25%	Flat fee	Fee	
14	Peer Reviews	Consultant cost + 25%	N/A	Fee	
15	Hourly Fee - Planner	\$136.00	Per hour	Fee	
16	Hourly Fee - Director	\$174.00	Per hour	Fee	New
17	Development Standards	No charge			
18	General Plan maintenance	4% of Building Permit fees	Percentage	Fee	
19	Training fee	5% of application fees	Percentage	Fee	
20	Photocopies, per page (State requirement documents are charged per State Mandate)	\$0.20	Per copy	Fee	
21	Review of R-1-H Precise Development Plan (PC) SAMC Sec. 10-3.1105	\$3,686.00	Flat fee	Fee	

#	Description	Proposed Fee/Charge	Unit	Type	Notes
22	Signs which are part of a project necessitating design review by the Planning Commission SAMC Sec. 10-9.409	\$136.00	Flat fee	Fee	
23	Planning Director requests for reasonable accommodation SAMC Sec. 10-10.03	\$456.00	Flat fee	Fee	
24	Second or Additional Public Hearing	\$1,815.00	Flat fee	Fee	
25	Zoning ordinance amendment SAMC Sec. 10-3.803	\$10,455.00	Per application	Deposit	plus 25% overhead on any consultant costs
26	Preliminary or Specific Planned Development District SAMC Sec. 10- 3.904	\$4,292.00	Flat fee	Fee	
27	Final Map (if dedications are involved) SAMC Sec. 10-2.603	\$5,228.00	Per application	Deposit	plus 25% overhead for consultant costs
28	R-1-H Development Plan Meeting with Open Space Committee SAMC Sec. 10-3.1102	\$1,123.00	Flat fee	Fee	
29	Tentative parcel and tract map and final parcel and tract maps – Planning Director SAMC Sec. 10-3.1201	\$418.00	Flat fee	Fee	Plus \$2,000 deposit to cover consultant and 25% overhead
30	Conditional Use Permit Planning Director SAMC Sec. 10-3.1303	\$955.00	Flat fee	Fee	
31	Notice of public hearing - publication in newspaper SAMC Sec. 10-3.1602	\$174.00	Flat fee	Fee	Plus cost of publication
32	Renewal of a discretionary action SAMC Sec. 10-3.1608	\$136.00	Per extension request	Fee	
33	Applications and determinations of unmergers (Public Works or Council) SAMC Sec. 10-3.273	\$2,091.00	Per application	Deposit	
34	Application for expanded telecommunication facilities Administrative	\$1,498.00	Per facility	Fee	plus \$10,000 deposit to cover consultant cost plus 25%
35	Application for design review/use permit for telecommunication facilities (Planning Commission)	\$2,750.00	Per facility	Fee	plus \$10,000 deposit to cover consultant cost plus 25%
36	Application for density bonus SAMC Sec. 10-11.050 Administrative	\$931.00	Flat fee	Fee	
37	Remove deed restriction - Administrative	\$348.00	Flat fee	Fee	Plus any notary and recording costs

#	Description	Proposed Fee/Charge	Unit	Type	Notes
38	Residential chicken-keeping permit SAMC Sec. 5-1.05	\$0.00	Flat fee	Fee	
39	PreApplication Meeting - Non-commercial uses (Planning)	\$105.00	Flat fee	Fee	Plus applicant pays \$100 to Ross Valley Fire Department
40	Review of Home Occupation Application	\$0.00	Flat fee	Fee	
41	Review of Use Proposal or Business License Application	\$0.00	Flat fee	Fee	
42	Penalty for work without a permit	1x Application Fee	Per application	Penalty	
43	Remove deed restriction to allow a second unit	\$0.00	Flat fee	Fee	Plus any notary and recording costs
44	PreApplication Meeting - Commercial Uses	\$0.00	Flat fee	Fee	
45	Lot Line Adjustment - Planning Director	\$800.00	Flat fee	Fee	
46	Administrative Design Review - No Notice	\$50.00	Flat fee	Fee	
47	Streamlined Review under Ca.Govt. Code Sec. 65913.4 (SB 35)	\$5,000.00	Per application	Deposit	New
48	Change of Address (property owner request)	\$200.00	Flat fee	Fee	New
49	Planning Commission Use Permit for exceptions to create new Accessory Dwelling Unit	\$1,500.00	Flat fee	Fee	New

ENVIRONMENTAL REVIEWS: Fees charged by outside agencies for review/process of environmental documents will be charged to the applicant in addition to the fees herein.

ALL PLANNING APPLICATIONS: Town Attorney costs will be passed on directly to applicant as incurred and the Town may request a deposit to cover the cost of anticipated town attorney time.

DEPOSITS will be charged at the fully burdened hourly rate calculation for each staff position.