



Planning & Community Development Department
 300 Seminary Avenue, Ukiah, CA 95482
 Email: planning@cityofukiah.com
 Web: www.cityofukiah.com
 Phone: (707) 463-6203
 Fax: (707) 463-6204

2016 Fees for Permits and Services

Application Type & Account Number	Adopted Fee
Address Change (10023110-44153)	\$100
Amendment – Site Development Permit/Use Permit (10023110-42320)	
Amendment - Major	\$500 Deposit (1)
Amendment - Minor Level 1	\$200
Amendment - Minor Level 2	\$600
Annexation (10023122-44152)	\$1000-\$3000 Deposit (1)
Appeal (10023110-42320)	
By Project Applicant	\$500 Deposit (1)
By Public	\$150 (10)
Lot Line Adjustment (LLA) (10023110-44151)	
LLA	\$350
LLA - Affordable Housing Project	\$260
LLA - Special Housing Needs Project	\$170
Lot Merger	\$350
Business License	
Staff Review	\$0
California Environmental Quality Act (CEQA) (4)	
Archeological Search for Environmental Review	SSU Northwest Information Center Fee
Document Filing (6)	\$50
Special CEQA Document or Complex Initial Environmental Study (10023123-42330)	Full Consultant Fee plus 15% Administration Fee
Environmental Impact Report (EIR) (Deposit Account-Project Specific)	Full Consultant Fee plus 15% Administration Fee
Fish & Game Fee EIR (5) (6)	\$3,070.00
Fish & Game Fee Negative Declaration (5) (6)	\$2,210.25
Mitigation Monitoring (100231110-44153)	\$200
Determinations of Appropriate Use (10023110-42320)	
Planning Director Review	\$200
Document and Map Fees (10000000-48110)	
General Plan	\$30
Zoning Ordinance	\$30
Subdivision Ordinance	\$30
Master Bike/Pedestrian Plan	\$30
Airport Master Plan	\$30
Landscaping Guidelines	\$15
Design Guidelines	\$15
Creek Plans	\$15
General Plan Map	\$30
Zoning Map	\$30
Other Plans	\$5-\$30
Misc. Maps, Graphics and Reports	\$5-\$30

Photo Copy (First 5 copies per day are free)	\$.10 per page
Encroachment into Right of Way (10023300-42310)	
Special Encroachment for signs, planters, etc.	\$50
General Plan Amendment (10023122-44152)	\$1000-\$3000 Deposit (1)
General Plan/Advance Planning Maintenance Fee (9) (900.205.234)	15% of total building permit cost
Mural Permit (10023110-42320)	
Planning Commission Review (10023110-)	\$450.00
Outdoor Dining Permit (Building 10023300-42210 / Public Works 10024200-42403)	
New Outdoor Dining Permit (\$120 Building / \$130 Public Works)	\$250.00
Renew Outdoor Dining Permit (\$50 Building 100231110-42315)	\$50.00
Pre-Application Review (10023122-44153)	
Planning Commission	\$300
Planning Staff Level 1 (less than 1 hour meeting)	\$0
Planning Staff Level 2 (more than 1 hour with research & preparation)	\$200 Deposit (1)
Project Review Committee	\$250 Deposit (1)
Public Notice (10023122-44153)	
Continuation of Public Hearings at Applicant Request	\$50
Rezoning (10023122-44152)	
Pre-zoning	\$1000-\$3000 Deposit (1)
Rezoning	\$1000-\$3000 Deposit (1)
Planned Development	\$1000-\$3000 Deposit (1)
Planned Development - Affordable Housing Project (7)	\$800 Deposit (1)
Planned Development - Special Housing Needs Project (8)	\$600 Deposit (1)
Sign Permit (10023300-42310)	
Minor (up to 1 hour of analysis and administrative review)	\$50
Major (more than 1 hour)	\$150
Site Development Permit (10023110-42320)	
Major	\$1000-\$3000 Deposit (1)
Major - Affordable Housing Project (7)	\$800 Deposit (1)
Major - Special Housing Needs Project (8)	\$600 Deposit (1)
Minor - Level 1 (parking lot expansions, minor exterior modifications, to existing commercial/industrial buildings, and similar projects)	\$200
Minor - Level 2 (Minor additions, significant exterior alterations, and similar projects)	\$600
Site Inspection Request	
Property owner/Applicant	\$0
Special Meeting (10023110-42320)	
Planning Commission	\$300
Specific Plan/Master Plan (10023122-44153)	
Specific Plan/Master Plan Review	\$2000-\$3000 Deposit (1)
Specific Plan/Master Plan - Affordable Housing Project (7)	\$800 Deposit (1)
Specific Plan/Master Plan - Special Housing Needs Project (8)	\$600 Deposit (1)
Staff Review/Research (10023122-44153)	
Building Permit Review Fee Discretionary Review Projects	\$50
Certificate of Compliance (recognize existing parcels)	\$300
County Airport Land Use Commission Referral for Land Use Plan Consistency Determination	\$150
Demolition Permit Historical Review	\$350
Zoning/Planning Research - Level 1 (up to 1 hour)	\$0
Zoning/Planning Research - Level 2 (more than 1 hour)	\$200 Deposit (1)
Subdivision (10023110-44151)	
Exception	\$500 Deposit (1)
Exception – Affordable Housing Project (7)	\$400 Deposit (1)
Exception – Special Housing Needs Project (8)	\$200 Deposit (1)
Major	\$1000-\$3000 Deposit (1)
Major - Affordable Housing Project (7)	\$800 Deposit (1)

Major - Special Housing Needs Project (8)	\$600 Deposit (1)
Minor	\$900
Minor - Affordable Housing Project (7)	\$720
Minor - Special Housing Needs Project (8)	\$540
Subdivision/Parcel Map Time Extension	\$200
Temporary Objects/Sidewalk Café Encroachment Permit (Planning 1023300-42310 / Public Works 10024200-42402)	
Planning Fee \$50 plus Public Works Fee \$45	\$95
Use Permit (10023110-42320)	
Major	\$1000-\$3000 Deposit (1)
Major - Affordable Housing Project (7)	\$800 Deposit (1)
Major - Special Housing Needs Project (8)	\$600 Deposit (1)
Minor - Level 1 (Temporary outdoor sales/display, special events and similar small projects)	\$200
Minor - Level 2 (Minor expansions or changes in use per the provisions contained in Article 20, Chapter 2 of the City Code)	\$600
Variance (10023110-42320)	
Major	\$1000-\$3000 Deposit (1)
Major - Affordable Housing Project (7)	\$800 Deposit (1)
Special Housing Needs Project (8)	\$600 Deposit (1)
Minor - Level 1 (Seeking 3 feet or less of relief from a yard setback requirement)	\$200
Minor - Level 2 (Seeking more than 3 feet but less than 50% relief from yard setback requirements)	\$600
Violation/Penalty (10023110-44153)	
Work without Required Permit	Double the Cost of the Permit
<ol style="list-style-type: none"> The application is subject to full cost recovery of staff time and materials required to process the application. Applicants will be billed for the full cost of processing the application based on staff time and materials over and above the amount of the deposit. For applications requesting multiple discretionary permits, the deposit shall be the sum of the individual application fees and/or deposits. Very minor projects such as parking lot expansions, minor exterior modifications to existing commercial/industrial buildings, etc. See Article 20, Chapter 2 of the Ukiah Municipal Code. The cost for basic CEQA Initial Studies and Negative Declarations will be recovered through the 100% cost recovery for the discretionary permit. Fee is required unless the applicant provides the City with Dept. of Fish & Game determination that the project will not have an effect on fish and wildlife. Mendocino County Clerk processing fee. Check made payable to Mendocino County. Affordable Housing Projects. Project proposing 100% of the housing units to be "locked-in" affordable to citizens earning less than 80% of the area median income, "sweat equity" residential projects and residential second units. The project is subject to 80% cost recovery. Special Needs Project. Projects involving housing for identified groups in need such as seniors, homeless persons, and the mentally ill. The project is subject to 60% cost recovery. General Plan/Advance Planning Maintenance Fee. This fee is charged on all Building Permit and will be used to update the General Plan, Zoning Ordinance and other long range planning documents. When an application is appealed by a member of the public, the appeal is processed as a flat fee application. A reduced Fee of 80% cost recovery rather than 100% will be applied to the following Planning Permit Projects: Solar PV, LEED certification, public access easement (creeks, streets, pedestrian paths, etc.), substantial over-planting of trees, significant creek restoration and/or public access, and similar design elements. A reduced Fee of 80% cost recovery rather than 100% will be applied to Planning Applications made by downtown businesses (DZC area) for new business or expansion of existing businesses. A reduced Fee of 80% cost recovery rather than 100% will be applied to locally inspired Public Art that is publicly "accessible" and included as a prominent component in a project. No Planning Permit or Fees required for Community gardens, outdoor dining, live entertainment, sidewalk cafés and tasting rooms if they comply with specific standards. A reduced Fee of 80% cost recovery rather than 100% will be applied for projects that provide Energy and Water Conservation measures including the installation of significant energy or water conservation fixtures, appliances or equipment beyond green building code requirements. 	

Amended March 21, 2007 Updated 12/30/2013 for 2014 CEQA Fees, Updated 5/21/2014 for Outdoor Dining and Temp Encroachment, Amended June 1, 2016