



Community Development Department - Planning Division

3900 Main Street, Riverside, CA 92522 (951) 826-5371 Fax (951) 826-5981 www.riversideca.gov/planning

Planning Services Fee Schedule

Effective July 1, 2008 - Revised 03/09

Fees subject to change. Please contact CDD staff for verification of current fees.

Zoning Administrator Review			BASE FEE PER APPLICATION	PER ADDITIONAL LOT, ACRE FEES
PL_ZA	PCRN	Alcohol License Review - (Public Convenience or Necessity)	\$1,023.00	
PL_ZA	CO	Certificate of Compliance	\$671.00	\$165.00
PL_ZA	LL	Lot Line Adjustment / Merger / Consolidation (Base Fee Includes 2 Resulting Parcels)*	\$1,166.00	\$352.00
PL_ZA	NC	Nonconforming Status Determination	\$1,331.00	
PL_ZA	PM	Parcel Map (Base Fee Includes 2 Resulting Parcels)*	\$4,961.00	\$66.00
PL_ZA	VC-S	Summary Vacation Review (City Council Approval Required)	\$858.00	
PL_ZA	ZL	Zoning Letter	\$137.50	
Design Review*				
PL_ZA	DR-CMP	General (Commercial, Industrial, Multi-family)	\$1,441.00	\$132.00
PL_ZA	DR-MIN	Minor (SFR, Models, Small Business)	\$253.00	
PL_ZA	PP-MIN	Plot Plan/Bldg Elevation (SFR, Models, Small Business)	\$451.00	\$99.00
PL_ZA	L-CMP	Landscape/Irrigation (Commercial, Industrial, Multi-family)	\$1,001.00	\$313.50
PL_ZA	L-MIN	Landscape/Irrigation (SFR, Models, Small Business)	\$352.00	\$341.00
Permits				
PL_ZA	DC	Day Care Permit	\$209.00	
PL_ZA	CU-MIN	Minor Conditional Use Permit – General	\$1,463.00	
PL_ZA	CU-MIN	Minor Conditional Use Permits – Alcohol (Restaurants)	\$3,916.00	
PL_ZA	CU-MIN	Minor Conditional Use Permits – Housing (Parolee/Probationer Homes)	\$3,091.00	
PL_TUP	(various)	Temporary Use Permit	\$110.00	
PL_TUP	CW	Temporary Use Permit - Non-commercial Car washes	\$0.00	
Signs				
PL_ZA	SN	Less than 25 square feet	\$88.00	
PL_ZA	SN	25-150 square feet	\$286.00	
PL_ZA	SN	Exceeding 150 square feet	\$517.00	
PL_ZA	SN	Establishing Sign Criteria	\$440.00	
Variances*				
PL_ZA	V-MIN	Variance with signatures (Residential Zones Only)	\$264.00	\$44.00
PL_ZA	V-MIN	Variance without signatures (All Zones)	\$330.00	\$44.00
Environmental Impact Assessments - Zoning Administrator				
PL_ZA	IS	Environmental Initial Study (stand alone without grading)	\$528.00	
PL_ZA	IS	Environmental Initial Study (stand along with grading)	\$814.00	\$154.00
Initialized in original case		Environmental Initial Study (with existing case)	\$517.00	

* May Require Environmental Initial Study - Contact Planning for more information

City Planning Commission			BASE FEE PER APPLICATION	PER ADDITIONAL LOT, ACRE FEES
Conditional Use Permits*				
PL_CPC	CU	Conditional Use Permit – General	\$4,411.00	\$66.00
PL_CPC	CU	Conditional Use Permit – Housing/Alcohol/Entertainment	\$7,986.00	
Development*				
PL_CPC	AMD	Amendment to Zoning Text	\$2,651.00	
PL_CPC	CC	Condominium Conversion	\$3,333.00	
PL_CPC	DA	Development Agreement	\$7,007.00	
PL_CPC	GP	General Plan Amendment	\$7,469.00	\$44.00
PL_CPC	PD	Planned Residential Development	\$6,941.00	\$44.00
PL_CPC	RZ	Rezoning Request	\$3,390.00	\$44.00
PL_CPC	PPE	Site Plan Review	\$3,861.00	
PL_CPC	SP	Specific Plan Review	\$12,089.00	\$99.00
PL_CPC	NC	Street Name Change	\$2,651.00	
PL_CPC	TM	Tentative Tract Map / Revision to Acreage Map (Base Fee Includes 2 Resulting Parcels)	\$5,808.00	\$66.00
Vacations & Traffic Pattern Modifications*				
PL_CPC	TP	Traffic Pattern Modification	\$4,356.00	\$110.00
PL_CPC	VC	Vacation - Pedestrian Walkway	\$1,441.00	
PL_CPC	VC	Vacation - Street or alley	\$4,356.00	\$110.00
Environmental Impact Assessments - City Planning Commission				
Initialized in original case		Environmental Initial Study (with existing case)	\$1,353.00	
PL_CPC	IS	Environmental Initial Study (stand alone)	\$1,364.00	
PL_CPC	EIR	Environmental Impact Report	\$20,636.00	

APPEALS, AND TIME EXTENSIONS			BASE FEE PER APPLICATION	PER ADDITIONAL LOT, ACRE FEES
Initialized in original case		Appeal - Airport Land Use Commission	\$1,232.00	
		Appeal - Planning Commission Cases	\$1,078.00	
		Appeal - Planning Commission Maps - Non Applicant in RA5 and RC Zones	N/C	
		Appeal - Zoning Administrator Cases	\$286.00	
PL_ZA	TE	Time Extension	\$165.00	

MISCELLANEOUS FEES			BASE FEE PER APPLICATION	PER ADDITIONAL LOT, ACRE FEES
PL_CPC	MISC	Modification/Clarification of Conditions	\$1,111.00	
PL_CHB	MILLS	Historic Preservation Mills Act – Application Fee	\$53.00	
Initialized in original case		Historic Preservation Mills Act – Processing Fee	\$572.00	
Initialized in original case		Public Hearing Advertising and/or Re-advertising	\$215.00	
PL_MISC		Printed or Photo Copies of Printed Materials (per document)	\$0.60 + .10 per additional copy	
PL_MISC		Land Use / Streets and Highways Diagram	\$25.00 plus tax	
PL_MISC		Specialized Report Request (Per ½ hour or portion)	\$16.00	

* May Require Environmental Initial Study - Contact Planning for more information