



Community Development Department - Planning Division

3900 Main Street, Riverside, CA 92522 (951) 826-5371 Fax: (951) 826-5981 www.Riversideca.gov

Planning Services Fee Schedule

Effective July 1, 2006

ADMINISTRATIVE (STAFF) REVIEW	
Certificate of Compliance	\$660+ \$165 per additional lot or easement
Lot Line Adjustment*	\$1,155 first two parcels + \$352 per additional parcel
Nonconforming Status Determination	\$1,320
Summary Vacation Review	\$847
Design Review	
Miscellaneous Administrative Design Review	\$242
Plot Plan/Bldg Elevation – Commercial, Industrial, Multi-family	\$1,430+\$132 per additional lot, acre or portion
Plot Plan/Bldg Elevation – SFR and Models	\$440+\$99 per additional variation
Landscape/Irrigation – Commercial, Industrial, Multi-Family	\$990+\$314 per additional lot, acre or portion
Landscape/Irrigation - SFR, Models, Reverse Frontage	\$363 per variation
Environmental Initial Study	
Admin Environmental Initial Study without grading	\$517
Admin Environmental Initial Study with grading	\$803+ \$154 per additional lot or portion
Permits	
Alcohol License Review	\$1,012
Day Care Permit	\$198
Recycling Permit	\$99
Minor Conditional Use Permit - General	\$1,452
Minor Conditional Use Permits– Entertainment/Housing	\$3,080
Minor Conditional Use Permit - Alcohol	\$3,905
Temporary Use Permit	\$99
Temporary Use Permit - Non-commercial Car washes	No Charge
Signs	
Less than 25 sq ft or in compliance w/ criteria	\$77
25-150 square feet	\$275
Exceeding 150 square feet	\$506
Establishing Sign Criteria	\$429
Variances*	
Administrative Variance without Notice	\$253+ \$44 per additional lot, acre or portion
Administrative Variance with Notice	\$319+ \$44 per additional lot, acre or portion

CITY PLANNING COMMISSION - PUBLIC HEARING	
Certificate of Compliance	\$2,365+\$165 per additional parcel
Lot Line Adjustment*	\$2530 first two parcels + \$352 per additional parcel
Modification and/or Clarification of Conditions	\$1,100
Street Name Change	\$2,640
Variance*	\$2,640+ \$44 per additional lot, acre or portion
Specific/General Plans	
Specific Plan (new or amendment)*	\$12,078+99 per additional lot, acre or portion
General Plan Amendment*	\$7,458+ \$44 per additional lot, acre or portion
Conditional Use Permits *	
Conditional Use Permit	\$4,400+ \$66 per additional lot, acre or portion
CUP –Housing or Alcohol related	\$7,975

*Requires Environmental Initial Study (see #2749-#2753)

Environmental Impact Assessments	
Environmental Initial Study without grading	\$1,232
Environmental Initial Study without grading - w/existing case	\$319
Environmental Initial Study with grading - w/existing case	\$1,353
Vesting Map Initial Study	\$1,815+\$33 per additional lot, or portion thereof
Environmental Impact Report	\$20,625
Development	
Development Agreement	\$6,996
Planned Residential Development*	\$6,930 + \$44 per additional lot, acre or portion
Tentative Tract Map*	\$5,797+\$66 per additional lot, street or easement
Vesting Map*	\$8,635+ \$66 per additional lot, street or easement
Parcel Map*	\$4,950+ \$66 per additional parcel, street or easement
Plot Plan Review – stand alone*	\$3,850
Plot Plan Review - Combined w/existing case	\$990+\$132 per additional lot, acre or portion
Waiver of Parcel Map*	\$4,400 first two parcels + \$66 per additional parcel
Condominium Conversion*	\$3,322
Vacations & Traffic Pattern Modifications*	
Vacation (Street or alley)/Traffic Pattern Modification*	\$4,345+ \$110 per additional street or alley
Vacation - Pedestrian Walkway*	\$1,430
Zoning	
Amendment to Zoning Text	\$2,640
Interpretation of Zoning Text	\$1,815
Rezoning Request*	\$3,014+ \$44 per additional lot, acre or portion
Zoning Letter	\$127
Miscellaneous Fees	
Public Hearing Advertising and/or Re-advertising	\$237
Photo Copies of Printed Materials	\$0.60 + .10 per additional copy (same document)
Land Use / Streets and Highways Diagram	\$25.00
Specialized Report Request (Per ½ hour or portion)	\$16.00

APPEALS, REVISIONS, AND TIME EXTENSIONS

Appeals	
CPC Appeals (Maps) – Non Applicant RA5 and RC Zones	No charge
CPC Appeals	\$1,078
Administrative Case Appeals	\$286
ALUC - Without public hearing	\$688
ALUC - With public hearing	\$1,232
Appeal of Building Official	Building Fee
Revisions	
CPC and Administrative Cases	67% of original fee
Time Extensions	
City Planning Commission (Unless otherwise stated)	\$671
Administrative Cases (Unless otherwise stated)	\$154
Rezoning - without public hearing	\$688
Rezoning - with public hearing	\$1,232

*Requires Environmental Initial Study