



**CITY OF
RIVERSIDE**

**Planning Services
Fee Schedule**

Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone (951) 826-5371

RiversideCa.gov/Planning

Fees subject to change. Please Contact CEDD Staff for verification of current fees. Revised November 9, 2015

ZONING ADMINISTRATOR				BASE FEE PER APPLICATION	ADDITIONAL FEES MAY BE REQUIRED	
					WQMP	EIS
7051	PL_ZA	PCRN	Alcohol License Review – (Public Convenience or Necessity)	\$1,402.20		
7900	PL_ZA	CO	Certificate of Compliance	\$648.66		
7800	PL_ZA	LL	Lot Line Adjustment / Merger / Consolidation	\$3,317.40	✓	✓
9270	PL_ZA	NC	Nonconforming Status Determination	\$3,252.42		
7700	PL_ZA	PM	Parcel Map/Waiver of Parcel Map	\$8,124.78	✓	✓
7700	PL_ZA	PM	Parcel Map/Waiver of Parcel Map - Revision*	\$5,906.34	✓	✓
9221	PL_ZA	ZL	Rebuild Letter	\$648.66		
7400	PL_ZA	VC-S	Summary Vacation Review (City Council Approval Required)	\$2,132.70		
9221	PL_ZA	ZL	Zoning Letter	\$218.88		
Design Review						
7200	PL_ZA	DR-CMP	General (Commercial, Industrial, Multi-family)	\$4,098.30	✓	✓
7200	PL_ZA	DR-CMP	General (Commercial, Industrial, Multi-family) - Revision*	\$2,820.36	✓	✓
7200	PL_ZA	DR-CMP	General (Commercial, Industrial, Multi-family) - Substantial Conformance	\$2,807.82	✓	✓
9117	PL_ZA	L-REV	Landscape and Irrigation (Reverse Frontage)	\$723.90		
9117	PL_ZA	L-REV	Landscape and Irrigation (Reverse Frontage) - Revision*	\$503.88		
9117	PL_ZA	L-MIN	Landscape and Irrigation (Single-Family Residential)	\$461.70		
9117	PL_ZA	L-MIN	Landscape and Irrigation (Single-Family Residential) - Revision*	\$328.15		
9117	PL_ZA	L-CMP	Landscape/Irrigation (Commercial, Industrial, Multi-family)	\$2,370.06		
9117	PL_ZA	L-CMP	Landscape/Irrigation (Commercial, Industrial, Multi-family) - Revision*	\$1,606.26		
7200	PL_ZA	DR-MIN	Minor (Commercial, Industrial, Multi-Family Repaint, Fences)	\$412.68		
7200	PL_ZA	PP-MIN	Single-Family Residential Plot Plan/Elevations	\$715.92	✓	✓
7200	PL_ZA	PP-MIN	Single-Family Residential Plot Plan/Elevations - Revision*	\$498.48	✓	✓
Use and Temporary Use Permits						
9280	PL_ZA	DC	Day Care Permit	\$864.12		
7005	PL_ZA	CU-MIN	Minor Conditional Use Permit – General, Entertainment (DSP)	\$1,975.62	✓	✓
7005	PL_ZA	CU-MIN	Minor Conditional Use Permit – Wireless Facilities (includes DR fee)	\$5,848.20		✓
7006	PL_ZA	CU-MIN	Minor Conditional Use Permits – Alcohol (Restaurants), Housing (Probationer Homes)	\$3,960.36		✓
9200	PL_TUP	OTHER	Recycling Permit	\$1,024.86		
9200	PL_TUP	(various)	Temporary Use Permit - Major	\$1,024.86		
9200	PL_TUP	(various)	Temporary Use Permit - Minor	\$199.88		
Signs						
7200	PL_ZA	SN	Less than 25 square feet	\$174.80		
7200	PL_ZA	SN	25-150 square feet	\$405.08		
7200	PL_ZA	SN	Exceeding 150 square feet	\$558.98		
7200	PL_ZA	SN	Establishing Sign Criteria	\$860.70		
Variance / Modification / Exception / Fair Housing and Reasonable Accommodation						
8800	PL_ZA	VR-MIN	Variance with signatures (Residential Zones Only)	\$1,724.82		
8800	PL_ZA	VR-MIN	Variance without signatures (All Zones)	\$2,585.52		
Historic Preservation						
	PL_CHB	ADMIN	Certificate of Appropriateness - Admin	\$0.00		
	PL_CHB	BOARD	Certificate of Appropriateness - Board	\$0.00		
	Init. in original case		Re-Inspection Charge	\$148.20		
	PL_CHB	MILLS	Historic Preservation Mills Act – Application Fee	\$404.46		
6101	Init. in original case		Historic Preservation Mills Act – Contract Initiation	\$3,274.08		



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PLANNING COMMISSION				BASE FEE PER APPLICATION	ADDITIONAL FEES MAY BE REQUIRED	
Conditional Use Permit					WQMP	EIS
7000	PL_CPC	CU	Conditional Use Permit – General	\$7,435.98	✓	✓
7001	PL_CPC	CU	Conditional Use Permit – Housing/Alcohol/Entertainment	\$8,775.48	✓	✓
7000	PL_CPC	CU	Conditional Use Permit – Wireless Facilities (includes DR)	\$11,308.56		✓
Development						
7520	PL_CPC	AMD	Amendment to Zoning Text / Interpretation of Zoning Text	\$5,320.14		✓
7500	PL_CPC	CC	Condominium Conversion	\$10,201.62	✓	✓
8600	PL_CPC	DA	Development Agreement	\$13,063.02	✓	✓
8600	PL_CPC	DA	Development Agreement - Revision*	\$9,033.12	✓	✓
8300	PL_CPC	GP	General Plan Amendment	\$9,932.58	✓	✓
7300	PL_CPC	PD	Planned Residential Development	\$10,274.58	✓	✓
7300	PL_CPC	PD	Planned Residential Development - Revision*	\$7,205.92	✓	✓
7100	PL_CPC	RZ	Rezoning Request	\$6,868.26	✓	✓
7200	PL_CPC	PPE	Site Plan Review	\$14,138.04	✓	✓
7200	PL_CPC	PPE	Site Plan Review - Revision*	\$9,754.60		
8400	PL_CPC	SP	Specific Plan Review (Or Actual Cost if Greater)	\$27,725.70	✓	✓
8400	PL_CPC	SP	Specific Plan Revision to existing Specific Plan	\$19,346.70	✓	✓
7560	PL_CPC	NC	Street Name Change	\$6,267.48		✓
7600	PL_CPC	TM	Tentative Tract / Reversion to Acreage (10 lots or fewer)	\$10,516.26	✓	✓
7600	PL_CPC	TM	Tentative Tract / Reversion to Acreage (10 lots or fewer) - Revision*	\$7,551.12	✓	✓
7600	PL_CPC	TM	Tentative Tract / Reversion to Acreage (More than 10 lots)	\$15,195.96	✓	✓
7600	PL_CPC	TM	Tentative Tract / Reversion to Acreage (More than 10 lots) - Revision*	\$10,687.26	✓	✓
8000	PL_CPC	VEST	Vesting Map Review (10 lots or fewer)	\$18,906.66	✓	✓
8000	PL_CPC	VEST	Vesting map Review (More than 10 lots)	\$27,082.74	✓	✓
Vacations & Traffic Pattern Modifications						
7400	PL_CPC	TP	Traffic Pattern Modification	\$11,339.34	✓	✓
7400	PL_CPC	VC	Vacation - Street, Alley or Pedestrian Walkway	\$11,339.34	✓	✓
APPEALS, TIME EXTENSION, ENVIRONMENTAL AND MISC.				BASE FEE PER APPLICATION	ADDITIONAL FEES MAY BE REQUIRED	
9020	Init. in original case		Appeal - Airport Land Use Commission	\$1,398.78		
9020	Init. in original case		Appeal - Maps - Non Applicant in RA5 and RC Zones; Variances - Non-Applicant	N/C		
9020	Init. in original case		Appeal - Planning Commission and Zoning Administrator Cases	\$2,528.52		
8760	PL_CPC	EIR	Environmental Impact Report (minimum review fee)	\$94,325.64		Additional DFG Fees apply for ND, MND and EIR adoptions
8700	Init. in original case		Environmental Initial Study (Completed by City) - Existing Development	\$4,708.20		
8700	Init. in original case		Environmental Initial Study (Completed by City) - New Development	\$6,859.38		
9010	Init. in original case		Environmental Initial Study (Peer Review of Outside Consultant)	\$2,151.18		
9300	PL_MISC		Land Use / Streets and Highways Diagram	\$25 plus tax		
9240	PL_CPC	MISC	Modification/Clarification of Conditions	\$1,587.78		
9080	Init. in original case		Planning Re-inspection	\$429.78		
9300	PL_MISC		Printed or Photo Copies of Printed Materials (per document)	\$0.60 + .10 per additional		
6101	Init. in original case		Public Hearing Advertising and/or Re-advertising	\$484.50		
9410	PL_MISC		Specialized Report Request (Per ½ hour or portion)	\$22.00		
9108	PL_ZA	TE	Time Extension	\$702.24		
9108	PL_ZA	TE	Time Extension (Public Hearing)	\$1,748.52		
9080	Init. in original case		Water Quality Management Plan Review	\$1,666.68		
	PL_CPC	AP	Williamson Act Contract (Agricultural Preserve)	\$1,265.16		

*Revision applies to projects that have been recently approved/entitled, but not constructed/enacted. Changes to existing projects (i.e. additional children at a day care center) requires application of a new entitlement.