



CITY OF SAN PABLO COMMUNITY DEVELOPMENT PLANNING & ZONING FEES

1/16/2026 - 06/30/2026

4.3% ECI December 2020

Update 2026

ITEM/DESCRIPTION	NOTES	Application Fee	Record Retention Surcharge (4%)	Technology Enhancement Surcharge (5%)	Total Fee
CITY COUNCIL		Requires City Council review and approval			
General Plan Amendment	Fee + Actual Cost	13,219.00	\$528	\$660	\$14,407
Specific Plan Amendment	Fee + Actual Cost	13,219.00	\$528	\$660	\$14,407
Zoning Amendment	Fee + Actual Cost	10,169.00	\$406	\$508	\$11,083
Development Agreement	Fee + Actual Cost	12,678.00	\$507	\$633	\$13,818
Tentative Subdivision Map - Major (Tract Map up to 30 lots including Vesting Map)	Flat Fee - up to 30 lots	11,023.00	\$440	\$551	\$12,014
Tentative Subdivision Map - (each additional lot, including Vesting Map)	Per addtl lot	2,118.00	\$84	\$105	\$2,307
Final Subdivision Map	Flat Fee	7,353.00	\$294	\$367	\$8,014
PLANNING COMMISSION		Requires Planning Commission review and approval			
Entertainment Permit	Flat Fee	3,843.00	\$153	\$192	\$4,188
Major Design Review	Flat Fee	4,410.00	\$176	\$220	\$4,806
Revisions to Approved Plans-Major	Flat Fee	3,843.00	\$153	\$192	\$4,188
Variance	Flat Fee	5,969.00	\$238	\$298	\$6,505
Conditional Use Permit	Flat Fee	4,906.00	\$196	\$245	\$5,347
Amendment to Conditional Use Permit	Flat Fee	3,607.00	\$144	\$180	\$3,931
Subdivision	Flat Fee	7,504.00	\$300	\$375	\$8,179
ZONING ADMINISTRATOR		Requires Z. A. (or authorized representative) review and approval			
Home Occupation Permit	Flat Fee	251.00	\$10	\$12	\$273
Certificate of Compliance (including Conditional)	Flat Fee + Filing Fees	2,762.00	\$110	\$138	\$3,010
Pre-Application Review	Flat Fee	852.00	\$34	\$42	\$928
Administrative Use Permit	Flat Fee	2,743.00	\$109	\$137	\$2,989
Amendment to Administrative Use Permit	Flat Fee	1,937.00	\$77	\$96	\$2,110
Temporary Use Permit	Flat Fee	308.00	\$12	\$15	\$335
Zoning Verification Letter	Flat Fee	1,160.00	\$46	\$58	\$1,264
Similar Use Determination	Flat Fee	1,593.00	\$63	\$79	\$1,735
Minor Adjustment	Flat Fee	1,501.00	\$60	\$75	\$1,636
Pre-Construction Meeting	Flat Fee	1,006.00	\$40	\$50	\$1,096

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Minor Design Review	Flat Fee	2,065.00	\$82	\$103	\$2,250
Revisions to Approved Plans-Minor	Flat Fee	1,006.00	\$40	\$50	\$1,096
Official Code Interpretation	Flat Fee	1,366.00	\$54	\$68	\$1,488
Sign Single	Flat Fee	324.00	\$12	\$16	\$352
Sign Single -Resubmittal	Flat Fee	324.00	\$12	\$16	\$352
Sign - Overall Complex	Flat Fee	649.00	\$25	\$32	\$706
Nonconforming Parcel, Use or Building	Flat Fee	1,521.00	\$60	\$76	\$1,657
Lot Line Adjustment/Parcel Map	Flat Fee	2,182.00	\$87	\$109	\$2,378
Lot Merger	Flat Fee	1,638.00	\$65	\$81	\$1,784
ADU / SB 9	Flat Fee	766.00	\$30	\$38	\$834
Tree Removal Permit	Flat Fee	698.00	\$27	\$34	\$759
Landscape Plan Check & Inspection-Minor (NO WELO)	Flat Fee	1,786.00	\$71	\$89	\$1,946
Wireless Communication Facilities	Flat Fee	3,107.00	\$124	\$155	\$3,386
Extensions	Flat Fee	698.00	\$27	\$34	\$759
Expedited Fee	Flat Fee	Original Fee + 50%			Original Fee + 50%
Planning Hourly Rate*	Flat Fee	163.00	\$6	\$8	\$177
ENVIRONMENTAL REVIEW FEES					
Categorical Exemption	Flat Fee	1,447.00	\$57	\$72	\$1,576
Categorical Exemption - Expanded	Flat Fee	2,968.00	\$118	\$148	\$3,234
Initial Study (IS)	Fee + Consult + 17%	4,211.00	\$168	\$210	\$4,589
IS/Negative Declaration	Fee + Consult + 17%	4,981.00	\$199	\$249	\$5,429
IS/Mitigated Negative Declaration	Fee + Consult + 17%	5,795.00	\$231	\$289	\$6,315
Addendum to an EIR	Fee + Consult + 17%	7,844.00	\$313	\$392	\$8,549
EIR	Fee + Consult + 17%	11,154.00	\$446	\$557	\$12,157
Environmental Studies	Fee + Consult + 17%	4,166.00	\$166	\$208	\$4,540
Notice of Exemption	Flat Fee	661.00	\$26	\$33	\$720
Notice of Determination	Flat Fee	661.00	\$26	\$33	\$720
Notice of Intent	Flat Fee	661.00	\$26	\$33	\$720
DiMinimus Certificate	Flat Fee	1,359.00	\$54	\$67	\$1,480
MAPS/COPIES					
Zoning Map	Actual Cost	Actual Cost			Actual Cost
Zoning Ordinance	Actual Cost	Actual Cost			Actual Cost

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Housing Element	Actual Cost	Actual Cost			Actual Cost
General Plan	Actual Cost	Actual Cost			Actual Cost
General Plan Map - Color	Actual Cost	Actual Cost			Actual Cost
BUSINESS LICENSE AUTHORIZATION					
Zoning Clearance Fee	New Fee	698.00	\$27	\$34	\$759
APPEALS					
Appeal to City Council	Flat Fee	4,238.00	\$169	\$211	\$4,618
Appeal to Planning Commission	Flat Fee	4,238.00	\$169	\$211	\$4,618
All Other Appeals	Flat Fee	4,238.00	\$169	\$211	\$4,618
MISCELLANEOUS FEES					
Consultant Management	17% of contract cost	17% of contract cost			17% of contract cost
Research Fee	Per Hour	163.04	\$6	\$8	\$177
GENERAL PLAN UPDATE					
General Plan Update Fee	Percentage of Building Fees	7% of applicable fees			7% of applicable fees
REFUNDS					
<u>REFUND SCHEDULE</u>	<u>PERCENT WITHDRAWN</u>				
Application mad and withdrawn	95% of amount paid				
Application file number assigned	90% of amount paid				
Agency Referral	75% of amount paid				
Legal Notice prepared	50% of amount paid				
Staff Report prepared	25% of amount paid				
Placed on Commision Agenda	5% of amount paid				

Footnotes:

The Environmental Review fees that include a consultant cost include a flat application fee and a 17% consultant administration fee.

ADUs applicable for streamlined approval are reviewed as part of the Plan Check process, as under the Building Fee Schedule

All services not identified above will be charged on an hourly rate basis at the Planning Managers discretion.

Actual Attorney costs will be collected in addition to the above fees, if applicable.

Affordable Housing Fee Reduction: 10% reduction in planning, plan check and building permit fees is available for projects with at least four units and at least 25% of units deed-restricted to Lower Income residents (80% or less of Area Median Income, adjusted for household size).