

# CITY OF PLEASANTON MASTER FEE SCHEDULE

## II. PLANNING DIVISION

Eff 01.01.2026

### A. General

Duplicating Charges	Zoning maps	\$7
	General Plan and map	\$20
	If mailed, additional charges applies	\$5
	Growth Management Report	\$10
	General Plan Map	\$3

### B. Application Fees

Zoning Certificates		no charge	
Home Occupation/Cottage Foods (nonexempt) no hearing	Exempt Home Occupations	no charge	
	NonExempt - no hearing	\$139	
	NonExempt - with hearing	\$349	
Design Review		\$349	
Minor (up to \$25,000 valuation)	Major (\$25,000 value +)		
	Housing Developments filed in accordance with PMC Section 18.101 (New per Res 21-1260)	\$2,301	
Administrative Design Review		\$349	
Over the Counter Overheight Fence Permit		\$35	
Sign Design Review		\$488	
Traffic Study Review (New- moved from Engineering Section)		\$907	
Outdoor Display/Outdoor Dining		\$195	
Beekeeping Permit		\$209	
Reasonable Accomodation		\$35	
Variance	General	\$3,152	
	Developed Residential Lot	\$697	
Use Permits	Conditional Use Permit	\$1,046	
	Pets (other than cats and dogs)	\$279	
	Temporary Conditional Use Permits	\$195	
	Administrative Temporary Use Permits	\$35	
Appeals	Refunded upon successful appeal.		\$349
Planned Unit Development (PUD)	Residential	1 unit	\$4,185
		2-5 units	\$10,461
		6-15 units	\$20,923
		16+ units	\$27,897
	Commercial	0-20,000 sq ft	\$4,185
		20,001-60,000 sq ft	\$10,461
		60,001 - 100,000 sq ft	\$20,923
		100,000+ sq ft	\$27,897
	Minor Modification - existing residential development		\$139
	Minor Modification		\$697
	Major Modification		\$2,790
Subdivision Map	Tentative Tract Map	\$6,472	
	Tentative Minor Subdivision (parcel maps)	\$697	
	Urban Lot Splits Filed in accordance with PMC Section 18.101 (New per Res 21-1260)	\$697	
Lot Line Adjustment or Merger		\$600	
Condo Conversion		\$3,850	
Planning Commission Determination as to Uses not listed (Chapter 18.128)		\$2,092	
Rezoning (without a PUD development plan)		\$17,143	
Rezoning (as part of a PUD development application)		\$2,790	
General Plan Amendment (without a PUD development plan)		\$20,741	
General Plan Amendment (as part of a PUD development application)		\$20,741	
Specific Plan/Specific Plan Amendment		25% of Consultant Costs (\$2,663 minimum)	
Growth Management Program			
Application fee for negotiated agreements		\$1,115	
Williamson Act Application		\$0	
Including establishment, modification or disestablishment of agricultural preserves, and entering or canceling contracts		\$2,454	
Preliminary Review	No Public Hearing	\$0	
	With Public Hearing	\$2,022	
	SB 330 Preliminary Review	\$1,535	

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Eff 01.01.2026

<b>Housing Site Compliance Review (Res 23-1367)</b> (*Exclusive of ADUs/JADUs that are part of the project)	Zoning Administrator Review  51 units or more* Planning Commission Review	\$9,572  \$10,533
<b>Peer Review</b>	Staff review of consultant work	25% of Consultant Costs
<b>Small Wireless Facility Application PMC 18.110*, Eff. 04.17.2024</b>		
In the Public Right-of-Way		\$4,348
On private property		\$4,088
<i>*These application fees shall be adjusted annually on January 1st based on the change in the Consumer Price Index (CPI) for the San Francisco/Oakland region, rounded to the nearest dollar.</i>		
<b>Pole License Agreement</b> (Annual Automatic increase of 3%)	Annual Pole License Fee per Site	\$303

## C. Environmental Filing Fees

Subject to an annual inflation adjustment on January 1 as determined by California Department of Fish and Wildlife.

<b>California Environmental Quality Act (CEQA)</b>	Environmental Impact Report (EIR) - staff review of consultant work	25% of Consultant Costs
	Negative Declaration	\$2,917
<b>SB 1535</b>	Negative Declaration (ND)	\$2,917
<b>Fish &amp; Game Fees</b>	Mitigated Negative Declaration (MND)	\$2,917
	Environmental Impact Report (EIR)	\$4,051
	Environmental Document pursuant to a Certified Regulatory Program (CRP)	\$1,377
	County Clerk Processing Fee (Add'l County fees may apply)	\$50

## D. Code Enforcement

<b>Sign Removal Fees</b>	Real Estate Open House Sign	\$14
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## E. Geologic/Architectural Review

Fee paid by developer to reimburse City for third party peer review	Actual Cost
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## F. Art Contribution In-Lieu Fee

Non-residential developments equal to or more than 50,000 square feet	0.5% of development project's permit valuation
Non-residential developments more than 5,000 square feet but less than 50,000 square feet	0.45% of development project's permit valuation