

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

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|--|--|--------------------------|---|
| 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 | Minor (up to \$25,000 valuation) | | \$349 |
| | 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 Filled 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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| | | |
|---|---|-------------------------|
| Housing Site Compliance Review (Res 23-1367) (*Exclusive of ADUs/JADUs that are part of the project) | Zoning Administrator Review | \$9,572 |
| | 51 units or more* Planning Commission Review | \$10,533 |
| Peer Review | Staff review of consultant work | 25% of Consultant Costs |
| Small Wireless Facility Application PMC 18.110*, Eff. 04.17.2024 | | |
| | 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> | | |
| Pole License Agreement (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.

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|--|---|-------------------------|
| California Environmental Quality Act (CEQA) | Environmental Impact Report (EIR) - staff review of consultant work | 25% of Consultant Costs |
| | Negative Declaration | \$2,917 |
| SB 1535 | Negative Declaration (ND) | \$2,917 |
| Fish & Game Fees | 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

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|--------------------------|-----------------------------|------|
| Sign Removal Fees | Real Estate Open House Sign | \$14 |
|--------------------------|-----------------------------|------|

E. Geologic/Architectural Review

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|---|-------------|
| Fee paid by developer to reimburse City for third party peer review | Actual Cost |
|---|-------------|

F. Art Contribution In-Lieu Fee

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|---|---|
| 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 |