

City of Corcoran Planning Department Fees		
	Effective 7/1/19	
Use of Land (PC/CC approval)		
Conditional Use Permit (CUP)	\$2,870	Note 1
CUP, Minor with no new construction	\$1,340	Note 2, 3
CUP, Alcohol	\$960	Note 2, 3
CUP, Temporary	\$670	Note 2, 3
CUP, Letter of necessity and convenience	\$190	
CUP, Time extension with no hearing	\$480	
CUP, Time extension with hearing	\$860	
Planned Unit Development	\$3,150	
Variance	See below	Note 2, 3
Variance, Minor Residential (One lot)	\$840	
Variance, Commercial and Industrial	\$2,730	Note 2, 3
Variance, time extension	\$610	Note 2, 3
Modifications requiring public hearing	\$710	
Annexations	\$7,200	
General Plan Amendment with zoning land use change	\$4,020	Note 2, 3, 5, 6
Zoning, Pre-zoning, Change in land use designation	\$3,700	Note 2, 3
Zoning, Change in Ordinance text	\$2,970	
Zoning, non-conforming letter (Staff)	\$190	
Zoning, Rebuild letter (Staff)	\$190	
Zoning, Exception	\$760	
Appeals to City Council	\$610	
Appeals to Planning Commission	\$760	
Use of Land (Staff approval)		
Site Plan Review, new construction	\$3,390	Note 2, 3
Site Plan Review, existing building	\$2,010	Note 2, 3
Site Plan Review, Amendments	\$530	Note 2, 3
Administrative Review, existing building, Major	\$1,250	Note 2, 3
Administrative Review, existing building, Minor	\$420	Note 2, 3
Administrative Review, Amendments	\$380	Note 2, 3
Sign Review	\$310	Note 3
Sign Program (multi signs, tenants)	\$620	Note 2
Division of Land (PC approval)		
Lot Line, Adjustment	\$1,660	
Lot Line, Minor Adjustment	\$860	
Parcel Map, Tentative, (Minor, Staff approval)	See below	Note 3
Parcel Map, Tentative, Residential (4 lots or less)	\$2,230	
Parcel Map, Tentative, Commercial, and Industrial	\$2,900	Note 3, 5, 6
Parcel Map, Tentative, Amendment (PC approval)	\$970	Note 3,5,6
Parcel Map, Final	\$1,210	Note 3
Parcel Map, Waiver	\$500	Note 5
Time Extension (no hearing)	\$300	
Time Extension (PC approval)	\$610	

City of Corcoran Planning Department Fees (Con't)		
	Effective 7/1/19	
Subdivision Maps		
Preliminary Review	\$1,090	Note 1
Tentative Subdivision Map	\$4,200	Note 3, 4, 5,6
Amendment, Major (PC Approval)	\$1,450	Note 3
Amendment, Minor (Staff Approval)	removed	
Time Extension (No hearing)	\$300	
Time Extension (Hearing)	\$610	
Final Map	\$1,390	
Recordings	\$340	
Certificate of Compliance	\$530	Note 5
Environmental Review (CEQA)		
Categorical Exemption	\$190	
Exemption (De Minimis, including county fee)	\$150	
Initial Study	\$2,960	
Negative Declaration	\$3,310	Note 3, 4
Environmental Impact Report	\$3,620	Note 3, 4
Technical Study	\$2,970	Note 3, 4
Time Extension (No hearing)	\$300	Note 3, 4
Time Extension (Hearing)	\$610	
Miscellaneous Fees		
Release of Lien (Fee plus legal costs)	\$78	
Road (Right-of-Way) Abandonment	\$1,240	Note 6
Parking-in-lieu Fee	Pending	
Planning and other public documents/maps (thumb drive)	\$25	

City of Corcoran Planning Department Fees (Con't)

Notes to Planning Fees

- 1) The above fees are based on the time and cost for the Planning Department to process these applications and cost to publish and mail public hearing notices as required.
- 2) The above fees do not cover Building permit fees or (including impact fees) required fees to be collected by other local, county, state, and federal agencies. These fees are the responsibility of the applicant to pay when due. The City may collect these fees for other jurisdictions.
- 3) The above fees do not cover all engineering costs and other professional consultant costs. These costs are the responsibility of the applicant.
- 4) Any project requiring a deposit may require additional funds to be deposited to cover the estimated additional costs to complete the review of the project by the City and/or its engineer. A hold may be placed on the project if this is not done in a timely manner.
- 5) A deposit of \$2000 will be required for subdivision, parcel maps and annexations at the time of submission of the tentative map and \$1000 at the time of submission of the final map. (This is in addition to the deposit for 4% of the engineer's estimate for improvements.
- 6) If the City Engineer's cost for review of the maps or project exceeds the deposit, then the applicant will be billed. All fees must be paid prior to City approval of the map.