

City of Corcoran Planning Department Fees				Note 1
	Previous	Effective 7/1/19	*	
Use of Land (PC/CC approval)				
Conditional Use Permit (CUP)	\$1,479	\$2,870	c	Note 2, 3
CUP, Minor with no new construction	\$634	\$1,340	c	Note 2, 3
CUP, Alcohol	none	\$960	n	Note 2, 3
CUP, Temporary	none	\$670	n	
CUP, Letter of necessity and convenience	none	\$190	n	
CUP, Time extension with no hearing	\$105	\$480	c	
CUP, Time extension with hearing	none	\$860	n	
Planned Unit Development	\$1,479	\$3,150	c	Note 2, 3
Variance	\$951	See below	c	
Variance, Minor Residential (One lot)	none	\$840	n	Note 2, 3
Variance, Commercial and Industrial	none	\$2,730	n	Note 2, 3
Variance, time extension	\$105	\$610	c	
Modifications requiring public hearing	\$634	\$710	c	
Annexations	\$2,853	\$7,200	c	Note 2, 3, 5, 6
General Plan Amendment with zoning land use change	\$1,269	\$4,020	c	Note 2, 3
Zoning, Pre-zoning, Change in land use designation	\$1,057	\$3,700	c	
Zoning, Change in Ordinance text	\$1,057	\$2,970	c	Note 2, 3
Zoning, Non conforming letter (Staff)	none	\$190	n	
Zoning, Rebuild letter (Staff)	none	\$190	n	
Zoning, Exception	none	\$760	n	
Appeals to City Council	\$634	\$610	c	
Appeals to Planning Commission	none	\$760	n	
Use of Land (Staff approval)				
Site Plan Review, new construction	\$422	\$3,390	c	Note 2, 3
Site Plan Review, existing building	none	\$2,010	n	Note 2, 3
Site Plan Review, Amendments	none	\$530	n	Note 2, 3
Administrative Review, existing building, Major	\$264	\$1,250	c	Note 2, 3
Administrative Review, existing building, Minor	none	\$420	n	Note 2, 3
Administrative Review, Amendments	\$147	\$380	c	Note 3
Sign Review	\$74	\$310	c	Note 2
Sign Program (multi signs, tenants)	\$105	\$620	c	Note 2
Division of Land (PC approval)				
Lot Line, Adjustment	\$212	\$1,660	c	Note 3
Lot Line, Minor Adjustment	none	\$860	n	
Parcel Map, Tentative, (Minor, Staff approval)	\$317	See below	c	
Parcel Map, Tentative, Residential (4 lots or less)	\$1,057	\$2,230	c	Note 3, 5, 6
Parcel Map, Tentative, Commercial and Industrial	none	\$2,900	n	Note 3, 5, 6
Parcel Map, Tentative, Amendment (PC approval)	\$634	\$970	c	Note 3
Parcel Map, Final	none	\$1,210	n	Note 5
Parcel Map, Waiver	\$105	\$500	c	
Time Extension (no hearing)	\$212	\$300	c	
Time Extension (PC approval)	none	\$610	n	

* n = new, c = change

City of Corcoran Planning Department Fees (Con't)				Note 1
	Previous	Effective 7/1/19	*	
Subdivision Maps				
Preliminary Review	\$422	\$1,090	c	
Tentative Subdivision Map	\$1,269	\$4,200	c	Note 3, 4, 5, 6
Amendment, Major (PC Approval)	\$1,057	\$1,450	c	Note 3
Amendment, Minor (Staff Approval)	\$212	removed	c	
Time Extension (No hearing)	\$158	\$300	c	
Time Extension (Hearing)	none	\$610	n	
Final Map	\$317	\$1,390	c	Note 5
Recordings	none	\$340	n	
Certificate of Compliance	\$158	\$530	c	
Environmental Review (CEQA)				
Categorical Exemption	none	\$190	n	
Exemption (De Minimis, including county fee)	\$80	\$150	c	
Initial Study	\$422	\$2,960	n	Note 3, 4
Negative Declaration	\$422	\$3,310	c	Note 3, 4
Environmental Impact Report	\$1,057	\$3,620	c	Note 3, 4
Technical Study	none	\$2,970	n	Note 3, 4
Time Extension (No hearing)	none	\$300	n	
Time Extension (Hearing)	none	\$610	n	
Miscellaneous Fees				
Release of Lien (Fee plus legal costs)	none	\$78		
Road (Right-of-Way) Abandonment	\$380	\$1,240	c	Note 6
Parking-in-lieu Fee	none	Pending	c	
Planning and other public documents/maps (thumb drive)	Varied	\$25	c	

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 exceed the deposit, then the applicant will be billed. All fees must be paid prior to City approval of the map.