

CITY OF VACAVILLE
PLANNING APPLICATION FEES
 Effective July 1, 2024

*In addition to the application fee, an additional service fee may be required.
 See “Fees for Service” listed below.

A.	ACCESSORY DWELLING UNITS	\$2,663
B.	ADJUSTMENTS	\$760
	Time Extension	\$405
C.	AIRPORT AREA OF INFLUENCE REVIEW	\$2,440
D.	APPEALS	
	All Applications.....	25% of original fees (not less than \$131, nor more than \$666)
	Appeal of Supplemental Capacity Determination	\$1,156
E.	USE PERMIT	
	Minor Use Permit	\$4,058
	Time Extension.....	\$2,225
	Conditional Use Permit	\$9,744
	Time Extension.....	\$4,816
	Existing Building (Staff level & or PC Review)	\$1,413
F.	DENSITY BONUS HOUSING AGREEMENT**	
	Senior Restricted	\$5,713
	Non-Senior Restricted	\$13,099
G.	DESIGN REVIEW	
	Staff Approval – Accessory Building/Site Improvement.....	\$2,071
	SF Residence	\$2,188
	Subdivision House Plans	
	Up to 49 units.....	\$8,405
	50 to 199 units.....	\$15,270
	200 to 499 units.....	\$20,563
	500+ units	Base fee for 499 units + \$2,423 per each additional 100 units
	Multi Family, Commercial, Industrial	\$4,009
	Time Extension.....	\$1,831
	Planning Commission Approval.....	\$9,070
	Time Extension.....	\$4,797
H.	DETERMINATION OF PERMITTED USE	\$1,762

I.	DEVELOPMENT AGREEMENTS	
	Single Purpose	\$5,713
	Multiple Purpose	\$13,111
	Minor Revision (Admin Amendment).....	\$4,011
	Annual Review	\$2,574
J.	ENVIRONMENTAL REVIEW – INITIAL STUDY	
	Notice of Exemption.....	\$628
	Negative Declaration	\$4,159
	Mitigated Negative Declaration	\$8,322
	Reaffirm Environmental Assessment	\$781
	Environmental Impact Report (of contract price).....	15%
	Note: Refer to CDFW for additional filing fees for MND/EIR.	
K.	GENERAL PLAN AMENDMENT (Map/Text).....	\$17,327
L.	HOME OCCUPATION PERMIT	\$130
M.	LAFCO RELATED APPLICATIONS (Does not include County LAFCO or State fees)	
	Annexation Application (<i>plus \$227 per acre*</i>)	\$8,295
	Annexation Agreement.....	\$2,870
	Williamson Act Cancellation.....	\$8,295
	Comprehensive Annexation Plan Amendment.....	\$8,295
	Sphere of Influence Amendment	\$8,295
N.	MODIFICATION	
	Staff Review	\$2,070
	Major Modification – Staff.....	\$4,145
	Major Modification – Planning Commission Review	\$7,419
O.	PARCEL MAPS – LAND DIVISION	
	Tentative Parcel Map (Max of 4 Parcels).....	\$8,825
	Time Extension.....	\$2,225
	Vesting Tentative Parcel Map	\$12,686
	Time Extension.....	\$4,582
	Parcel Map Waiver - Lot Line Adjustment (does not include Development Engineering Fees)	\$730
P.	PLANNED DEVELOPMENT	
	PLANNING COMMISSION REVIEW	
	PD Residential	
	Up to 49 units.....	\$14,394
	50 to 199 units	\$21,506
	200 to 499 units	\$26,989
	500+ units	Base fee for 499 units + \$2,423 per each additional 100 units
	PD Non-Residential	\$10,254
	Time Extension	\$5,253

Q. PLANNED GROWTH ORDINANCE		
	Allocation Exception Request	\$4,677
R. PLANNED SIGN PROGRAM		
	Single User or Building	\$730
	Multiple User or Buildings (one sign)	\$2,663
	Multiple User or Buildings (multiple sign project)	\$4,663
S. SPECIAL ANIMAL KEEPING PERMIT		\$130
T. SPECIFIC PLAN		\$48,808
	Amendment	\$8,055 ***
	Minor Revision	\$3,329
U. TEMPORARY USE PERMIT*****		
	Commercial Events	\$1,720
	Mobile Food Truck.....	\$250
V. TRACT MAPS (Tentative Subdivision Maps)		
	TM Review (5-49 lots)	\$16,902
	TM Review (50-199 lots)	\$25,354
	TM Review (200-499 lots)	\$31,693
	TM Review (500+ lots)	
	Base fee for 499 lots + \$2,029 per each additional 100 lots	
	Time Extension.....	\$7,681
	Vesting Tentative Map Review (5-49 lots)	\$21,179
	Vesting Tentative Map Review (50-199 lots).....	\$31,378
	Vesting Tentative Map Review (200-499 lots).....	\$39,674
	Vesting Tentative Map Review (500+ lots)	
	Base fee for 499 lots + \$2,609 per additional 100 lots	
	Time Extension.....	\$9,700
W. TRAFFIC IMPACT ORDINANCE EXCEPTION.....		\$1,426
X. VARIANCE		
	Planning Commission Review.....	\$9,793
	Time Extension.....	\$4,815
Y. ZONING LETTER (Planning).....		\$160
Z. ZONING AMENDMENT		
	Minor Text Amendment	\$7,837
	Major Text Amendment	\$16,202
	Rezoning.....	\$16,489

FEES FOR SERVICE:

Preliminary Review (prior to official submittal - Planning)	\$1,554
Special Study Review (traffic, utility, etc. - Planning)	15% of contract price
Application Intake / Records Maintenance Fee	
(minor)	\$94
(major)	\$191
Printing Copies (8.5x11).....	\$0.25 per page
Scanning Large Format Plans (Building / Planning)	\$3.11 per page

NOTES: 1) Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Director of Community Development.

- * Per acre fee is to assist with the City’s LAFCO contribution
- ** Density Bonus Housing Agreement fees are based on Development Agreement Fees
- *** This fee increase is 50% of the suggested full cost recovery
- **** Full cost recovery not recommended at this time