



City of Union City

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

FEES FOR PLANNING APPLICATIONS

Effective: JULY 1, 2020

APPLICATION TYPE	FEE
PRELIMINARY REVIEW	
Preliminary Review - fee shall be credited to the formal review application fee(s)	\$515.00
SITE DEVELOPMENT REVIEW	
Administrative Site Development Review	
a. Small Residential Projects (e.g. single detached accessory structure or balcony)	\$1,342.00
b. Large Residential Projects (e.g. second-story additions, multiple accessory structures)	\$2,341.00
c. New single-family units (without public hearing)	\$3,692.00
d. New single-family units (with public hearing)	\$5,313.00
e. Commercial/Industrial Projects	\$3,421.00
Site Development Review	\$20,000.00 (Time & Materials Deposit)
USE PERMIT	
Administrative Use Permit	\$2,341.00
Use Permit	\$3,962.00
SUBDIVISION	
Tentative Parcel Map	\$10,000.00 (Time & Materials Deposit)
Tentative Tract Map (including condominiums)	\$20,000.00 (Time & Materials Deposit)
VARIANCE	
Variance	\$1,997.00
AMENDMENTS	
Zoning Text Amendment	\$10,000.00 (Time & Materials Deposit)
Zoning Map Amendment	\$10,000.00 (Time & Materials Deposit)
General Plan Amendment	\$20,000.00 (Time & Materials Deposit)
Specific Plan Amendments	\$20,000.00 (Time & Materials Deposit)
EXTENSIONS	
Administrative Permits (ASD, AUP)	\$150.00
Discretionary Permits/Variations (SDR, UP, VAR)	\$451.00
Extension of Sign Amortization Period	\$150.00



City of Union City

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

FEES FOR PLANNING APPLICATIONS

Effective: JULY 1, 2020

ENVIRONMENTAL REVIEW	
CEQA Exemption	\$360
Negative Declaration, Unmitigated (ND)	Consultant Cost + 64%
Negative Declaration, Mitigated (MND)	Consultant Cost + 64%
Environmental Impact Report (EIR)	Consultant Cost + 64%
Technical Studies (e.g. Cultural Resources, Air Quality/Odors, Traffic, Phase 1/Phase 2 Environmental Site Assessment, Arborist, etc.)	Consultant Cost + 64%
Department of Fish & Game Filing Fee for ND and MND– \$2,406.75 + County Clerk Filing Fee–\$50.00	\$2,456.75 Make checks payable to “Alameda County Clerk”
Department of Fish & Game Filing Fee for EIR– \$3,342.25 + County Clerk Filing Fee–\$50.00	\$3,392.25 Make checks payable to “Alameda County Clerk”
OTHER	
Development Agreement (including legal)	Consultant Cost + 64%
Zoning Verification Letter (general)	\$450.00 +\$90.00 for each related parcel/APN
Zoning Verification Letter (cannabis only)	\$290.00
Zoning Administrator Written Interpretation	\$1,075.00
Staff Planner Hourly Review	\$180.00
Planning Inspection (per inspection)	\$360
Zoning Compliance Review for Business Licenses	
a. Residential Districts	\$51.00
b. Non-Residential Districts	\$77.00
Appeals	\$945.00
Modifications	Base fee without acreage calculation
Mailing Label Preparation (300-foot radius of property)	\$150.00
Senior (65 and over) Resident for Owner-Occupied Projects	20% Discount
DOCUMENTS	
Copying Fee:	
8 ½” x 11” – Black & White	\$0.51 per page (first 10 pages) then \$0.10 per page thereafter (same document)
8 ½” x 11” – Color	\$0.77 per page
11” x 17” – Black & White	\$1.03 per page (first 10 pages) then \$0.21 per page thereafter (same document)
11” x 17” – Color	\$1.54 per page