



# City of Union City

## ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

### FEES FOR PLANNING APPLICATIONS

*Effective: JULY 1, 2021*

APPLICATION TYPE	FEE
<b>PRELIMINARY REVIEW</b>	
Preliminary Review	\$1,500.00
Preliminary Review for new single-family unit or second-story addition to single-family unit, and administrative use permits	\$523.00
<b>SITE DEVELOPMENT REVIEW</b>	
Administrative Site Development Review	
a. Small Residential Projects (e.g. single detached accessory structure or balcony)	\$1,363.00
b. Large Residential Projects (e.g. second-story additions, multiple accessory structures)	\$2,378.00
c. New single-family units (without public hearing)	\$3,751.00
d. New single-family units (with public hearing)	\$5,398.00
e. Commercial/Industrial Projects	\$3,476.00
Site Development Review	\$20,000.00 (Time & Materials Deposit)
<b>USE PERMIT</b>	
Administrative Use Permit	\$2,378.00
Use Permit	\$4,025.00
<b>SUBDIVISION</b>	
Tentative Parcel Map	\$10,000.00 (Time & Materials Deposit)
Tentative Tract Map (including condominiums)	\$20,000.00 (Time & Materials Deposit)
<b>VARIANCE</b>	
Variance	\$2,029.00
<b>AMENDMENTS</b>	
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)
<b>EXTENSIONS</b>	
Administrative Permits (ASD, AUP)	\$153.00
Discretionary Permits/Variations (SDR, UP, VAR)	\$458.00
Extension of Sign Amortization Period	\$153.00



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<b>ENVIRONMENTAL REVIEW</b>	
CEQA Exemption	\$366
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– \$2,480.25 + County Clerk Filing Fee–\$50.00	\$2,530.25 Make checks payable to “Alameda County Clerk”
Department of Fish & Game Filing Fee for EIR– \$3,445.25 + County Clerk Filing Fee–\$50.00	\$3,495.25 Make checks payable to “Alameda County Clerk”
<b>OTHER</b>	
Development Agreement (including legal)	Consultant Cost + 64%
Zoning Verification Letter (general)	\$457.00 +\$91.00 for each related parcel/APN
Zoning Verification Letter (cannabis only)	\$294.00
Zoning Administrator Written Interpretation	\$1,092.00
Staff Planner Hourly Review	\$183.00
Planning Inspection (per inspection)	\$366
Zoning Compliance Review for Business Licenses	
a. Residential Districts	\$52.00
b. Non-Residential Districts	\$78.00
Appeals	\$945.00
Modifications	Base fee without acreage calculation
Mailing Label Preparation (300-foot radius of property)	\$152.00
Senior (65 and over) Resident for Owner-Occupied Projects	20% Discount
<b>DOCUMENTS</b>	
Copying Fee:	
8 ½” x 11” – Black & White	\$0.52 per page (first 10 pages) then \$0.10 per page thereafter (same document)
8 ½” x 11” – Color	\$0.78 per page
11” x 17” – Black & White	\$1.05 per page (first 10 pages) then \$0.21 per page thereafter (same document)
11” x 17” – Color	\$1.57 per page