



COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 MASTER FEE SCHEDULE

As adopted by City Council
 Resolution No. 2014-063
 (Published 11/2025)

Application type	Application Fee	Deposit Amount ^{10,11}	City Atty & City Engineer ²	File Maintenance Fees ⁵	GP Fee ⁶	Zoning Fee ⁷	TOTAL
Annexation ^{1,3}	-	\$4,000.00	\$1,094.12	\$63.93	\$657.10	\$657.10	\$6,472.25
Appeal	\$1,000.00	-	-	\$63.93	-	-	\$1,063.93
Architecture and Site Plan Review (ASPR)	\$1,500.00	-	-	\$63.93	-	-	\$1,563.93
Cert of Compliance	\$158.25	-	-	\$63.93	-	-	\$222.18
Conditional Use Permit (CUP) ¹	\$2,000.00	-	\$1,094.12	\$63.93	-	-	\$3,158.05
Cell Tower/Antenna Admin Approval ¹	-	\$930.62	\$1,094.12	\$63.93	-	-	\$2,088.67
Cell Tower/Antenna CUP ¹	-	\$1,094.11	\$1,094.12	\$63.93	-	-	\$2,252.16
Cell Tower/Antenna Lease Agreement	-	\$2,189.27	\$1,094.12	\$63.93	-	-	\$3,347.32
DA - New, Amendment or Annual Review ⁴	-	\$2,000.00	\$1,094.12	\$63.93	-	-	\$3,158.05
Neg Dec or Mitigated Neg Dec	-	\$2,000.00	\$1,094.12	\$63.93	-	-	\$3,158.05
Exception to Subdivision Ordinance	-	\$497.80	\$1,094.12	\$63.93	-	-	\$1,655.85
Final Map	-	\$2,000.00 (+ \$50 per lot)	\$1,094.12	\$63.93	\$657.10	\$657.10	\$4,472.25 (+ \$50 per lot)
GPA ¹	-	\$2,000.00	\$1,094.12	\$63.93	\$657.10	\$657.10	\$4,472.25
Landscape Review	\$547.05	-	-	-	-	-	\$547.05
LLA w/2 parcels ⁹	-	-	\$1,094.12	\$63.93	-	-	\$2,158.05
LLA w/3 parcels ⁹	-	-	\$1,094.12	\$63.93	-	-	\$2,658.05
LLA w/4 parcels ⁹	-	-	\$1,094.12	\$63.93	-	-	\$3,158.05
Merger	\$500.00	-	\$1,094.12	\$63.93	-	-	\$1,658.05
Mobile Food Vending Permit Application	\$200.00	-	-	-	-	-	\$200.00
Parcel Map	-	\$2,000.00	\$1,094.12	\$63.93	\$657.10	\$657.10	\$4,472.25
Planned Development Permit (Crossroads or other Specific Plan)	-	\$1,904.49	-	-	-	-	\$1,904.49
Research ¹⁰	-	-	-	-	-	-	Varies ¹⁰
Rezone ¹	-	\$2,000.00	\$1,094.12	\$63.93	\$657.10	\$657.10	\$4,472.25
Specific Plan Amendment ¹	-	\$2,000.00	\$1,094.12	\$63.93	\$657.10	\$657.10	\$4,472.25
Subdivision Map ¹	-	\$2,000.00	\$1,094.12	\$63.93	\$657.10	\$657.10	\$4,472.25
Subdivision Improvement Agreement	-	\$2,000.00	\$1,094.12	\$63.93	-	-	\$3,158.05
Temporary Mobile Home Permit (New)	\$273.53	-	-	\$63.93	-	-	\$337.46
Temporary Mobile Home Permit (Renewal)	\$98.51	-	-	\$63.93	-	-	\$162.44
Time Extension (TE)	\$1,500.00	-	\$1,094.12	\$63.93	-	-	\$2,658.05
Variance	\$1,500.00	-	\$1,094.12	\$63.93	-	-	\$2,658.05
Zoning Verification Letter	\$150.00	-	-	-	-	-	\$150.00
Zoning Ordinance Text Amendment	\$1,051.13	-	\$1,094.12	\$63.93	-	-	\$2,209.18

¹ Application may require specific environmental/technical studies; ² Application shall pay City Attorney/Engineer fees of \$547.06 each; ³ Applicant must pay any required election costs, LAFCO/SBE fees, compliant mapping/legal description costs, \$295 protest-hearing fee if applicable; ⁴ Development Agreement deposits (\$2,000 + \$2,089); ⁵ CC (\$9.43) & CDD (\$54.50) file maint. fees; ⁶ general plan maint. fee; ⁷ zoning map fee; ⁸ all environmental review fees are actual cost; ⁹ Plus \$500 per lot adjusted; ¹⁰ fees based on actual staff time may apply; ¹¹ Preliminary fee deposit required (excluding consultant/indirect costs), City may require additional deposit or cost-recovery agreement, & application is not complete until deposit is paid.

NOTICE TO ALL APPLICANTS

The City of Riverbank is required to collect the following filing fees for the Stanislaus County Clerk on behalf of the California Department of Fish and Game, pursuant to Assembly Bill 3158.

A separate check for these items shall be made payable to the Stanislaus County Clerk as applicable for your project will be required upon environmental determination by the City of Riverbank Community Development Department.

NOTE: Your project will not be scheduled for hearing before the Planning Commission and/or City Council until the applicable fee has been submitted to the Development Services Department.

- Any project for which a **Negative Declaration or Mitigated Negative Declaration** is prepared pursuant to the California Environmental Quality Act (CEQA) but with no effect (DeMinimus) of Fish and Game Resources.

\$57.00 - County Documentary Handling Fee for Department of Fish and Game Certificate of Fee Exemption.

- Any project for which a **Negative Declaration or Mitigated Negative Declaration** is prepared pursuant to the California Environmental Act with **some** effect on Fish and Game Resources.

\$2,548.00 – plus a **\$57.00** documentary handling fee.

- Any project for which an **Environmental Impact Report** is prepared pursuant to the California Environmental Quality Act (CEQA) with **some** effect on Fish and Game Resources.

\$3,539.25 – plus a **\$57.00** documentary handling fee.

Environmental Document pursuant to a Certified Regulatory Program (CRP)

\$1,203.25 – plus a **\$57.00** documentary handling fee.