

2025 Fees for Planning Permits and Related Services Adopted by City Council and Effective 9/3/25

Application Type	Adopted Fee
Address Change	\$100
Administrative Use Permit ⁽¹⁾	\$350
Annexation	\$3,000 Deposit/Cost Recovery ⁽²⁾
Appeal of Major or Minor Site Development and/or Use Permit	
By Project Applicant	\$500 Deposit/Cost Recovery ⁽²⁾
By Public	\$500
Boundary Line Adjustments (BLA)s and Lot Mergers	
BLA or Merger	\$500
BLA or Merger – Residentially Zoned Parcels	\$350 per application
Building Permit Planning Review (“Plan Check”) fee – added to building permit fee at building permit issuance	\$50
Business License	\$0 (for planning staff review)
California Environmental Quality Act (CEQA)	
Archeological Search for Environmental Review	SSU Northwest Information Center Fee ⁽³⁾
CEQA Document Filing and Recording	\$50 or current recording fee for CEQA document filing as posted by the Mendocino County Clerk Recorder’s Office
Special CEQA Document or Complex Initial Environmental Study	Full Consultant Fee plus 15% Administration Fee
CEQA Environmental Impact Report (EIR)	Full Consultant Fee plus 15% Administration Fee
California Fish & Wildlife (CDFW) Filing Fee – EIR	Fee set annually by CDFW and subject to increase January 1 ⁽⁴⁾
CDFW Filing Fee – Negative or Mitigated Negative Declarations	Fee set annually by CDFW and subject to increase January 1 ⁽⁴⁾
CEQA Mitigation Monitoring	\$200
Cannabis Related Business Use Permit Renewal Fee	\$1,000 Deposit/Cost Recovery ⁽²⁾
Certificate of Compliance (to recognize existing parcels)	\$350
Demolition Permit Historical Review – added to building permit fee (For structures older than 50 years)	\$350
Determinations of Appropriate Use (Community Development Director)	\$500
General Plan	
General Plan Amendment	\$3,000 Deposit/Cost Recovery ⁽²⁾
General Plan / Advance Planning Maintenance Fee – added to building permit fee	15% of total building permit cost (Building Permit, Mechanical Permit, Electrical Permit, Plumbing Permit, and Plan Check)
Mural Permit	
For murals on private property	\$450
For murals on public property	\$0
Outdoor Dining Permit	
New Outdoor Dining Permit	\$0
Renewal of Existing Outdoor Dining Permit	\$50

Photocopying costs	
1 – 5 pages	No cost
More than 5 pages	\$0.10 per page
Pre-Application Review and Planning Staff Zoning Research	
Planning Commission	\$300 Deposit/Cost Recovery ⁽²⁾
Planning Division Staff Level 1 (less than 1 hour of time)	\$0
Planning Division Staff Level 2 (more than 1 hour of time)	\$200 Deposit/Cost Recovery ⁽²⁾
Review by Project Review Committee	\$250
Reproduction of the following documents and plans:	
Documents and Maps	\$30
2040 Ukiah General Plan or earlier Ukiah General Plans	\$30
City of Ukiah Zoning Ordinance	\$30
City of Ukiah Subdivision Ordinance	\$30
Bike and Pedestrian Master Plan	\$30
Ukiah Municipal Airport Master Plan	\$15
City of Ukiah Landscaping Guidelines	\$15
City of Ukiah Design Guidelines (1992)	\$15
Creek Plans	\$30
2040 Ukiah General Plan Map or earlier Ukiah General Plan Maps	\$30
Zoning Map	\$5.00-\$30.00
Other Plans (misc. maps, graphics, and reports)	\$5.00-\$30.00
Planned Development	\$3,000 Deposit/Cost Recovery ⁽²⁾
Pre-zoning or Rezoning	\$3,000 Deposit/Cost Recovery ⁽²⁾
Sign Permit	
Major (more than 1 hour of staff time)	\$150
Minor (up to 1 hour of staff time)	\$50
Site Development Permits	
Major / Major Amendment	\$3,000 Deposit ⁽²⁾
Minor / Minor Amendment	\$1,000
Site Inspection Request	
Property owner/Applicant	\$0
Specific Plan / Master Plan Review	\$3,000 Deposit/Cost Recovery ⁽²⁾
Subdivision	
Major	\$3,000 Deposit/Cost Recovery ⁽²⁾
Minor	\$1,000
Exception (Minor Subdivisions)	\$500
Modification to Recorded Subdivision Map	\$600
Time Extension for Subdivision/Parcel Map	\$200
Temporary Objects/Sidewalk Café Encroachment Permit	
Planning Fee \$50 / Public Works Fee \$45	\$95
Use Permit	
Major / Major Amendment	\$3,000 Deposit/Cost Recovery ⁽²⁾
Minor / Minor Amendment	\$1,000
Variance	
Major (seeking more than 50% relief from the Code)	\$3,000 Deposit/Cost Recovery ⁽²⁾
Minor (seeking less than 50% relief from the Code)	\$1,000
Violation/Penalty	
Proceeding with use/construction/activity without required permit	Double the Cost of the Permit

- (1) The Administrative Use Permit ordinance was adopted by City Council on September 3, 2025, and will be available as a permit type on October 3, 2025.
- (2) The application is subject to full cost recovery of staff time and materials required to process the application. Applicants will be billed for the full cost of processing the application based on staff time, utilizing the fully burdened hourly rate for each staff position spending time on the application, overhead, and materials.
- (3) The total of all fees for archeological searches through SSU's Northwest Information Center is required. These fees are published on SSU's Northwest Information Center webpage.
- (4) Fees for each CEQA determination- EIR, ND, MND- are published annually on CDFW's webpage: <https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>.