

RESOLUTION NO. 2016-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, SETTING FEES AND DEPOSITS FOR THE PROCESSING OF LAND USE-RELATED APPLICATIONS

1 **WHEREAS**, on March 19, 1996, the Calistoga City Council adopted Resolution
2 96-23, adopting city-wide user fees and charges, including user fees for the Planning
3 Department; and

4 **WHEREAS**, the Planning Department fees need to be updated to reflect current
5 personnel and overhead costs as well as to add fees for certain types of applications;
6 and

7 **WHEREAS**, where flat fees are not appropriate for more-complex applications
8 that require Planning Commission and/or City Council review, development deposit
9 amounts need to be adopted for each type of application in order to provide more surety
10 to applicants about application filing costs and avoid the need for staff to calculate the
11 amount of initial deposits on a case-by-case basis; and

12 **WHEREAS**, the fee amounts identified in Exhibit A (attached hereto and
13 incorporated herein by reference) will generate revenue to offset the estimated
14 reasonable operational and material costs incurred by the City in providing the services
15 for which the fees are imposed; and

16 **WHEREAS**, a duly and properly-noticed public hearing was conducted by the
17 City Council on July 19, 2016;

18 **NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of
19 Calistoga as follows:

20 **SECTION ONE**

21 Findings.

22 A. The above recitals are incorporated herein as if set forth herein in full and each is
23 relied upon independently by the City Council for its adoption of this resolution.

24 B. Based on the facts presented to the City Council as a part of the public hearing,
25 including oral and written reports presented by City staff, the fee amounts identified in
26 Exhibit A represent the estimated reasonable costs incurred by the City in providing the
27 services for which the fees are imposed.

28 **SECTION TWO**

29 Repeal of 1996 User Fees. The City Council hereby repeals the Planning
30 Department User Fees contained in Resolution 96-23.

31 **SECTION THREE**

32 Fees and Deposits Adoption. The City Council hereby adopts the fees and
33 developer deposit account amounts identified in Exhibit A.

34 **SECTION FOUR**

35 Effective Date of Fees and Deposits. The fees and developer deposit account
36 amounts identified in Exhibit A shall become effective 60 days following the adoption of
37 this resolution, or September 17, 2016.

38 **PASSED AND ADOPTED** by the City Council at a duly noticed regular meeting
39 held the **19th day of July, 2016**, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

CHRIS CANNING, Mayor

ATTEST:

KATHY FLAMSON, City Clerk

Exhibit A

Planning Department Processing Fees & Deposits

Application Type	Fee	Deposit
Appeal of administrative decision to Planning Commission	\$150	
Appeal of Planning Commission decision to City Council	200	
Certificate of Compliance	500	
Conceptual Review, Planning Commission		\$ 2,500
Design Review, administrative	725	
Design Review, administrative – amendment	100	
Design Review, administrative – time extension	100	
Design Review, Planning Commission		2,500
Design Review, Planning Commission – amendment		500
Design Review, Planning Commission – time extension	500	
Development Agreement		10,000
Environmental Analysis, Initial Study		2,500
Environmental Impact Report		10,000
General Plan Amendment		1,500
General Plan Consistency Determination	500	
Growth Management Allocation	300	
Growth Management Allocation with engineered water and wastewater study		500
Home Occupation Permit	150	
Lot Line Adjustment	750	
Lot Merger	500	
Municipal Code Amendment		2,500
Parcel Map		2,500
Parcel Map, revision		1,250
Parcel Map, time extension	500	
Planned Development Plan		2,500
Planned Development Plan, major modification		1,500
Planned Development Plan, minor modification	500	
Pre-Application Consultation, administrative		750
Public Convenience & Necessity Determination	500	

Reversion to Acreage	500	
Sign Permit, administrative	100	
Sign Permit, administrative – copy change	50	
Sign Permit, Planning Commission		500
Street Vacation		750
Tentative Map		5,000
Tentative Map, exception		750
Tentative Map, revision		1,250
Tentative Map, time extension	500	
Use Permit, administrative	850	
Use Permit, administrative - amendment	100	
Use Permit, administrative - time extension	100	
Use Permit, Planning Commission		2,500
Use Permit, Planning Commission - amendment		500
Use Permit, Planning Commission - time extension	500	
Variance		1,500
Zoning Clearance	25	
Zoning Map Amendment		2,500
Zoning Ordinance Interpretation		500
Zoning Ordinance Text Amendment		2,500