

CITY OF MODESTO
Community and Economic Development Department
Planning Division Fee Schedule
(209) 577-5267

Description	Effective July 1, 2020 through June 30, 2021	Per	Due at
Zoning Actions			
P-D Zone	\$6,202.00	<i>Application</i>	Time of Application
P-D Amendment (Planning Commission approval)	\$4,999.00	<i>Application</i>	Time of Application
P-D Amendment (City Council approval)	\$6,202.00	<i>Application</i>	Time of Application
Rezone	\$3,577.00	<i>Application</i>	Time of Application
Prezone	\$3,577.00	<i>Application</i>	Time of Application
Development Agreement**	T&M, \$5,000 deposit	<i>Deposit</i>	Time of Application
Development Agreement Amendment	\$4,091.00	<i>Application</i>	Time of Application
Precise Plan/Precise Plan Amendment	\$6,202.00	<i>Application</i>	Time of Application
Area Plan	\$4,999.00	<i>Application</i>	Time of Application
Annexation	\$6,586.00	<i>Application</i>	Time of Application
Operating Agreement	T&M, \$10,000 deposit	<i>Application</i>	Time of Application
Minor Zoning Actions			
Conditional Use Permit with Development	\$4,999.00	<i>Application</i>	Time of Application
Conditional Use Permit without Development	\$2,381.00	<i>Application</i>	Time of Application
Conditional Use Permit in Single-Family Dwelling ⁴	\$1,310.00	<i>Application</i>	Time of Application
Conditional Use Permit, Signs and Cell Facilities	\$1,750.00	<i>Application</i>	Time of Application
Variance	\$2,381.00	<i>Application</i>	Time of Application
Variance for Single-Family Dwelling ⁴	\$1,310.00	<i>Application</i>	Time of Application
Exception	\$2,381.00	<i>Application</i>	Time of Application
Development Plan Review ¹	\$3,252.00	<i>Application</i>	Time of Application
Development Plan Review, minor alterations ²	\$480.00	<i>Application</i>	Time of Application
Development Plan Review, minor residential ³	\$655.00	<i>Application</i>	Time of Application
Final Development Plan (Planning Commission approval)	\$4,999.00	<i>Application</i>	Time of Application
Final Development Plan (Administrative approval)	\$3,252.00	<i>Application</i>	Time of Application
Plot Plan Review (Planning Commission/BZA approval)	\$480.00	<i>Application</i>	Time of Application
Minor Plan Revisions	\$480.00	<i>Application</i>	Time of Application
Land Division			
Tentative Subdivision Map	\$4,999.00	<i>Application</i>	Time of Application
Tentative Parcel Map	\$2,451.00	<i>Application</i>	Time of Application
Lot Line Adjustment		<i>Application</i>	Time of Application
General Plan/Specific Plan			
General Plan Amendment	\$6,202.00	<i>Application</i>	Time of Application
Specific Plan Review**	T&M, \$10,000 deposit	<i>Deposit</i>	Time of Application
Specific Plan Amendment (City Council approval)	\$6,202.00	<i>Application</i>	Time of Application
Specific Plan Amendment (Administrative approval)	\$3,252.00	<i>Application</i>	Time of Application
General Plan Maintenance Recovery Fee	.55/1,000 valuation	<i>\$1,000 of Valuation</i>	Time of Application
Environmental Review			
Environmental Impact Report**	T&M, \$10,000 deposit	<i>Deposit</i>	Time of Application
Mitigated Negative Declaration**	T&M, \$5,000 deposit	<i>Deposit</i>	Time of Application
Negative Declaration	\$1,198.00	<i>Application</i>	Time of Application
Initial Study	\$487.00	<i>Application</i>	Time of Application
Notice of Determination Filing Fees ⁵			
Initial Study/Finding of Conformance	\$57.00	<i>Application</i>	Prior to Hearing Date
Mitigated Negative Declaration			
State Department of Fish & Game Fee ⁶	\$2,406.75	<i>Application</i>	Prior to Hearing Date
County Clerk Recorder Fee	\$57.00	<i>Application</i>	Prior to Hearing Date
Environmental Impact Report			
State Department of Fish & Game Fee ⁶	\$3,343.25	<i>Application</i>	Prior to Hearing Date
County Clerk Recorder Fee	\$57.00	<i>Application</i>	Prior to Hearing Date
Landmark Preservation			
Mills Act	\$1,946.00	<i>Application</i>	Time of Application
Demolish or Designate Landmark	\$1,952.00	<i>Application</i>	Time of Application
Alter or Renovate Landmark	\$1,480.00	<i>Application</i>	Time of Application
Miscellaneous			
Phase One Application Fee - Retail and Non Retail Cannabis Businesses		<i>Application</i>	Time of Application
Phase Two Application Fee			
Retail Cannabis Business**		<i>Deposit</i>	Time of Application
Non-Retail Cannabis Business - under 10,000 square feet**		<i>Deposit</i>	Time of Application
Non-Retail Cannabis Permit - over 10,000 square feet**		<i>Deposit</i>	Time of Application
Street/Alley Abandonment	\$6,202.00	<i>Application</i>	Time of Application
Street/Alley Closure	\$6,202.00	<i>Application</i>	Time of Application
Time Extension (Planning Commission/BZA approval)	\$1,435.00	<i>Application</i>	Time of Application
Time Extension (Administrative approval)	\$134.00	<i>Application</i>	Time of Application

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Director Determination (Administrative approval)	\$134.00	<i>Determination</i>	Time of Application
Williamson Act Cancellation	\$2,912.00	<i>Application</i>	Time of Application

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	June 30, 2021	Per	
Appeals of Administrative Decisions	\$715.00	<i>Appeal</i>	Time of Application
Referral of Plans to Planning Commission/BZA	\$1,834.00	<i>Referral</i>	Time of Application
Building Plan Check	\$97.00	<i>Plan Check</i>	Permit Application
Address Change	\$164.00	<i>Application</i>	Time of Application
Parking exception	\$2,381.00		
Zoning Verification Letter	\$38.00	<i>Letter</i>	Time of Request
Copies, Maps, Subscriptions			
Documents			
Planning Commission Minutes ²		<i>Year</i>	Annually (July 1 st)
Planning Commission Agendas ²		<i>Year</i>	Annually (July 1 st)
Board of Zoning Adjustment Minutes ²		<i>Year</i>	Annually (July 1 st)
Board of Zoning Adjustment Agendas ²		<i>Year</i>	Annually (July 1 st)
Photocopies of an Official City Document and all other Reports and Documents ²			
First Image		<i>Copy</i>	Upon Pick-up
Additional Images		<i>Copy</i>	Upon Pick-up
Maps, Zoning or Base ²		<i>Each</i>	Upon Pick-up

Division Endnotes

- ¹ Prior to adoption of Development Plan Review, projects would have required P-D zoning or CUP
- ² Minor site plan or façade modifications, cellular facilities
- ³ Second-story review, large family daycare
- ⁴ Fee subsidized - reduced to cover costs of noticing, holding hearing, and City Attorney Fee
- ⁵ All checks for Notice of Determination Filing Fees must be made out to the Stanislaus County Clerk-Recorder.
- ⁶ For more information on fees visit the following links: <https://www.wildlife.ca.gov/Conservation/CEQA/Fees> or here <http://www.stancounty.com/clerkrecorder/fees.shtml>

**** Time and Materials Fees:**

1. When multiple entitlement applications are filed for the same project and one or more of the applications is a time and materials fee, then the entire project shall be treated as a time and materials project for fee purposes.
2. When deposited funds drop below 50% of the initial deposit amount, then additional funds shall be required to be deposited in an amount to be determined by the Director. This requirement may be waived by the Director if it is determined that additional funds are not needed to complete the entitlements or the entitlements are inactive.
3. Once the project is completed, withdrawn or returned, the applicant shall be returned the balance of any remaining unused funds.

Concurrent Processing:

When two or more entitlement applications related to a single development proposal on the same parcel are submitted simultaneously, the application fees shall be the highest fee plus half of the fees for the remaining applications (exclusive of CEQA processing fees).

Refunds (Non Time and Materials Fees):

1. If an application is withdrawn or returned before it is deemed complete or within two weeks of submittal, whichever occurs first, then the applicant shall be entitled to a full refund.
2. If an application is withdrawn or returned after the initial period described above, but no later than six months after submittal and prior to scheduling for a hearing or an administrative decision, then the applicant shall be refunded half of the application fees submitted.
3. After six months from application submittal, or once an application has been scheduled for a public hearing or administrative decision, whichever occurs first, no refunds shall be given.

Authority to determine fee when none exists: If an application is made for an entitlement where no fee has been established, then the Director shall determine the appropriate fee based on the adopted fees for similar entitlements requiring a similar process or amount of staff time.