

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

Fee Type	Description	Effective January 1, 2020 through June 30, 2020	Per	Due at
Zoning Actions				
U	P-D Zone	\$6,202.00 *	<i>Application</i>	Time of Application
U	P-D Amendment (Planning Commission approval)	\$4,999.00 *	<i>Application</i>	Time of Application
U	P-D Amendment (City Council approval)	\$6,202.00 *	<i>Application</i>	Time of Application
U	Rezone	\$3,577.00 *	<i>Application</i>	Time of Application
U	Prezone	\$3,577.00 *	<i>Application</i>	Time of Application
D	Development Agreement**	T&M, \$5,000 deposit	<i>Deposit</i>	Time of Application
U	Development Agreement Amendment	\$4,091.00 *	<i>Application</i>	Time of Application
U	Precise Plan/Precise Plan Amendment	\$6,202.00 *	<i>Application</i>	Time of Application
U	Area Plan	\$4,999.00 *	<i>Application</i>	Time of Application
U	Annexation	\$6,586.00 *	<i>Application</i>	Time of Application
	Operating Agreement	T&M, \$5,000 deposit	<i>Application</i>	Time of Application
Minor Zoning Actions				
U	Conditional Use Permit with Development	\$4,999.00 *	<i>Application</i>	Time of Application
U	Conditional Use Permit without Development	\$2,381.00 *	<i>Application</i>	Time of Application
U	Conditional Use Permit in Single-Family Dwelling ⁴	\$1,310.00 *	<i>Application</i>	Time of Application
U	Conditional Use Permit, Signs and Cell Facilities	\$1,750.00 *	<i>Application</i>	Time of Application
U	Variance	\$2,381.00 *	<i>Application</i>	Time of Application
U	Variance for Single-Family Dwelling ⁴	\$1,310.00 *	<i>Application</i>	Time of Application
U	Exception	\$2,381.00 *	<i>Application</i>	Time of Application
U	Development Plan Review ¹	\$3,252.00 *	<i>Application</i>	Time of Application
U	Development Plan Review, minor alterations ²	\$480.00 *	<i>Application</i>	Time of Application
U	Development Plan Review, minor residential ³	\$655.00 *	<i>Application</i>	Time of Application
U	Final Development Plan (Planning Commission approval)	\$4,999.00 *	<i>Application</i>	Time of Application
U	Final Development Plan (Administrative approval)	\$3,252.00 *	<i>Application</i>	Time of Application
U	Minor Plan Revisions	\$480.00 *	<i>Application</i>	Time of Application
Land Division				
U	Tentative Subdivision Map	\$4,999.00 *	<i>Application</i>	Time of Application
U	Tentative Parcel Map	\$2,451.00 *	<i>Application</i>	Time of Application
General Plan/Specific Plan				
U	General Plan Amendment	\$6,202.00 *	<i>Application</i>	Time of Application
D	Specific Plan Review**	T&M, \$10,000 deposit	<i>Deposit</i>	Time of Application
U	Specific Plan Amendment (City Council approval)	\$6,202.00 *	<i>Application</i>	Time of Application
U	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				
D	Environmental Impact Report**	T&M, \$10,000 deposit	<i>Deposit</i>	Time of Application
D	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
U	Initial Study	\$487.00 *	<i>Application</i>	Time of Application
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				
U	Street/Alley Abandonment	\$6,202.00 *	<i>Application</i>	Time of Application
U	Street/Alley Closure	\$6,202.00	<i>Application</i>	
U	Time Extension (Planning Commission/BZA approval)	\$1,435.00 *	<i>Application</i>	Time of Application
U	Time Extension (Administrative approval)	\$134.00 *	<i>Application</i>	Time of Application
U	Director Determination (Administrative approval)	\$134.00 *	<i>Determination</i>	Time of Application
U	Williamson Act Cancellation	\$2,912.00 *	<i>Application</i>	Time of Application

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Fee Type	Description		Per	Due at
U	Appeals of Administrative Decisions	\$715.00 *	<i>Appeal</i>	Time of Application
U	Referral of Plans to Planning Commission/BZA	\$1,834.00 *	<i>Referral</i>	Time of Application
U	Building Plan Check	\$97.00 *	<i>Plan Check</i>	Permit Application
U	Address Change	\$164.00 *	<i>Application</i>	Time of Application
	Parking exception	\$2,381.00		
U	Zoning Verification Letter	\$38.00 *	<i>Letter</i>	Time of Request

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

**** 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.