

CED/PLANNING DIVISION FEES

(Modesto City Council Res. No. 2003-446; effective July 1, 2009, through June 30, 2010)

ZONING ACTIONS	PLANNING FEES	FIRE MARSHAL SITE PLAN REVIEW FEE	COMBINED TOTAL FOR CHECK SUBMITTAL
P-D Zoning (Planned Development)	\$7,143	\$99	\$7,242
Amend P-D Zone Pursuant to Sec. 10-2.1709(b)	\$7,143	\$99	\$7,242
Amend P-D Zone Pursuant to Sec. 10-2.1709(a)	\$6,124	\$99	\$6,223
Rezoning/Prezoning	\$2,912		\$2,912
Precise Plan	\$7,047	\$99	\$7,146
Precise Plan Amendment	\$7,047	\$99	\$7,146
Development Agreement	T & M/\$5,000.00 deposit		T & M/\$5,000.00 deposit
MINOR ZONING ACTIONS			
Conditional Use Permit:			
On a lot with a single-family house in the R-1, R-2, or R-3 Zone	\$330		\$330
All Others	\$6,029	\$99	\$6,128
Variance:			
On a lot with a single-family house in the R-1, R-2, or R-3 Zone	\$330		\$330
All Others	\$4,948	\$99	\$5,047
Plot Plan Review:			
For a second-story addition to a single-family house	\$299		\$299
All Other Plot Plan Reviews	\$5,163	\$99	\$5,262
Final Development Plan	\$6,029	\$99	\$6,128
Administrative Approval of Revised Plans	\$436	\$99	\$535
Development Plan Review	\$1,083		\$1,083
LAND DIVISION			
Tentative Subdivision Map	\$6,282	\$99	\$6,381
Tentative Parcel Map	\$5,145	\$99	\$5,244
Reversion to Acreage	\$4,617		\$4,617
Parcel Map Waiver	\$4,617		\$4,617
Lot-Line Adjustment	\$307		\$307
Certificate of Compliance	\$1,477		\$1,477
MISCELLANEOUS			
Time Extension	\$4,770		\$4,770
Abandonment of Right of Way	\$8,415	\$99	\$8,514
Abandonment of Walkway	\$5,297	\$99	\$5,396
Letter of Verification - Zoning	\$38		\$38
Concept Review	\$1,083		\$1,083
GENERAL PLAN/SPECIFIC PLAN			
General Plan Amendment	T & M/\$5,000.00 deposit		T & M/\$5,000.00 deposit
Specific Plan Review	T & M/\$10,000.00 deposit		T & M/\$10,000.00 deposit
Specific Plan Amendment	\$7,677	\$99	\$7,776
Annexation	\$11,478 + State Board of Eq. Fee		\$11,478 + State Board of Eq. Fee
ENVIRONMENTAL REVIEW			
PLANNING FEES			
CEQA Notice of Exemption			
Initial Study/Finding of Conformance w/MEIR/Written Checklist*			
Includes: Checklist, Bee Legal Ad and Notice of Determination			
Mitigated Negative Declaration*			
City/Consultant preparation costs (deposit + balance of cost)			
Environmental Impact Report*			
City/Consultant preparation costs (deposit + balance of cost)			
NOD FILING FEES			
All checks for the following fees must be made out to the Stanislaus County Clerk-Recorder and will be collected at the time of hearing			
Initial Study/Mitigated Negative Declaration			
State Department of Fish & Game Fee	\$1,993		
County Clerk Recorder Fee	\$57		
Environmental Impact Report			
State Department of Fish & Game Fee	\$2,768.25		
County Clerk Recorder Fee	\$57		
Staff Evaluation of Special Studies (deposit + balance of cost)	T&M (\$3,000 deposit)		
APPEALS			
- to C/C (of Planning Commission or Board of Zoning Adjust. Decisions)	\$200.00 (paid to City Clerk)		
- to BZA (of administrative decisions)	\$200.00 (paid to Planning Division)		
COPIES, MAPS, SUBSCRIPTIONS			
Documents			
Planning Commission Minutes	\$30.00/year plus sales tax		
Planning Commission Agendas	\$46.00/year plus sales tax		
Board of Zoning Adjustment Minutes	\$20.00/year plus sales tax		
Board of Zoning Adjustment Agendas	\$20.00/year plus sales tax		
Photocopies of any Official City Document	\$0.35/1st image; \$0.15 ea. Add. Image - plus sales tax (cost as established by the C&ED Director)		
Other Reports and Documents			
Maps, Zoning, or Base	\$9.00/ea. plus sales tax		

Multiple Applications Processed Concurrently (on the same property): The total fee should equal the highest fee plus 1/2 of the fee for the remaining application.

Application Withdrawal: If a development application is withdrawn prior to Development Review Board consideration, 50% of the application fee shall be refunded.