



CITY OF  
**MODESTO**  
COMMUNITY & ECONOMIC  
DEVELOPMENT

**Planning Division Fee Schedule**  
*Effective July 1, 2022 to June 30, 2023*

## Zoning Actions

All fees below for Planned Development (P-D) are due at Time of Application.

Zoning Action	Fee	Per
P-D Zone	\$6,914.00	<i>Application</i>
P-D Amendment (Planning Commission approval)	\$5,573.00	<i>Application</i>
P-D Amendment (City Council approval)	\$6,914.00	<i>Application</i>
Rezone	\$3,988.00	<i>Application</i>
Prezone	\$3,988.00	<i>Application</i>
Development Agreement ( <a href="#">See Fee Fact</a> )	\$5,000.00	<i>Deposit</i>
Development Agreement Amendment	\$4,561.00	<i>Application</i>
Precise Plan/Precise Plan Amendment	\$6,914.00	<i>Application</i>
Area Plan	\$5,573.00	<i>Application</i>
Annexation	\$7,342.00	<i>Application</i>
Operating Agreement	\$10,000.00	<i>Deposit</i>

## Minor Zoning Actions

All fees below are due per Application at Time of Application.

Zoning Action	Fee
Conditional Use Permit with Development	\$5,573.00
Conditional Use Permit without Development	\$2,654.00
Conditional Use Permit in Single-Family Dwelling ( <a href="#">See Division Endnotes</a> )	\$1,461.00
Conditional Use Permit, Signs and Cell Facilities	\$1,951.00
Variance	\$2,654.00
Variance for Single-Family Dwelling ( <a href="#">See Division Endnotes</a> )	\$1,461.00

For information call 209-577-5267.

### Minor Zoning Actions Continued

All fees below are due per Application at Time of Application.

Zoning Action	Fee
Exception	\$2,654.00
Development Plan Review	\$3,625.00
Development Plan Review, minor alterations ( <a href="#">See Division Endnotes</a> )	\$535.00
Development Plan Review, minor residential ( <a href="#">See Division Endnotes</a> )	\$730.00
Final Development Plan (Planning Commission approval)	\$5,573.00
Final Development Plan (Administrative approval)	\$3,625.00
Plot Plan Review (Planning Commission/Board of Zoning Adjustment approval)	\$535.00
Minor Plan Revisions	\$535.00

### Land Division

All fees below are due per Application at Time of Application.

Map Type	Fee
Tentative Subdivision Map	\$5,573.00
Tentative Parcel Map	\$2,732.00

### General Plan / Specific Plan

All fees below are due at Time of Application.

Plan Action	Fee	Per
General Plan Amendment	\$6,914.00	<i>Application</i>
Specific Plan Review ( <a href="#">See Fee Fact</a> )	\$10,000.00	<i>Deposit</i>

For information call 209-577-5267.

## General Plan / Specific Plan Continued

All fees below are due at Time of Application.

Plan Type	Fee	Per
Specific Plan Amendment (City Council approval)	\$6,914.00	<i>Application</i>
Specific Plan Amendment (Administrative approval)	\$3,625.00	<i>Application</i>
General Plan Maintenance Recovery Fee	.55/1,000 valuation	<i>\$1,000 of Valuation</i>

## Environmental Review

All fees below are due at Time of Application.

Review Type	Fee	Per
Environmental Impact Report ( <a href="#">See Fee Fact</a> )	\$10,000.00	<i>Deposit</i>
Mitigated Negative Declaration ( <a href="#">See Fee Fact</a> )	\$5,000.00	<i>Deposit</i>
Negative Declaration	\$1,198.00	<i>Application</i>
Initial Study	\$543.00	<i>Application</i>

### Notice of Determination Filing Fees ([See Division Endnotes](#))

All fees referred to below are per application and due prior to Hearing Date.

Filing Fee Type	Fee
Initial Study/Finding of Conformance	<a href="#">See County Clerk-Recorder's Office under "Special Fee"</a>
Mitigated Negative Declaration	<a href="#">State Department of Fish &amp; Game</a>
County Clerk Recorder Fee	<a href="#">See County Clerk-Recorder's Office under "Special Fee"</a>

### Environmental Impact Report ([See Division Endnotes](#))

All fees referred to below are per application and due prior to Hearing Date.

Report Type	Fee
State Department of Fish & Game Fee	<a href="#">State Department of Fish &amp; Game</a>
County Clerk Recorder Fee	<a href="#">See County Clerk-Recorder's Office under "Special Fee"</a>

### Landmark Preservation

All fees referred to below are per application and due at Time of Application.

Preservation Type	Fee
Mills Act	\$1,946.00
Demolish or Designate Landmark	\$1,952.00
Alter or Renovate Landmark	\$1,480.00

## Miscellaneous

Action Type	Fee	Per	Due at
Street/Alley Abandonment	\$6,914.00	<i>Application</i>	Time of Application
Street/Alley Closure	\$6,914.00	<i>Application</i>	Time of Application
Time Extension (Planning Commission/Board of Zoning Adjustment approval)	\$1,600.00	<i>Application</i>	Time of Application
Time Extension (Administrative approval)	\$150.00	<i>Application</i>	Time of Application
Director Determination (Administrative approval)	\$150.00	<i>Determination</i>	Time of Application
Williamson Act Cancellation	\$3,246.00	<i>Application</i>	Time of Application
Appeals of Administrative Decisions	\$797.00	<i>Appeal</i>	Time of Application
Referral of Plans to Planning Commission/Board of Zoning Adjustment	\$2,045.00	<i>Referral</i>	Time of Application
Building Plan Check	\$108.00	<i>Plan Check</i>	Time of Application
Address Change	\$182.00	<i>Application</i>	Time of Application
Parking Exception	\$2,654.00	<i>Application</i>	Time of Application
Zoning Verification Letter	\$43.00	<i>Letter</i>	Time of Request

## Fee Facts

### *Time and Materials Fees*

#### Multiple Entitlement Applications

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.

#### Deposited Funds

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.

## Project Completion

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 California Environmental Quality Act processing fees).

## ***Refunds (Non Time and Materials Fees)***

### Application Withdrawn Before Complete

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.

### Application Withdrawn After Complete

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.

### After Submittal

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.

### Fee Non-Existent

Authority to determine fee when no fee 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.

## ***Division Endnotes***

### Endnote 1

Minor site plan or façade modifications, cellular facilities.

### Endnote 2

Second-story review, large family daycare.

Endnote 3

Fee subsidized - reduced to cover costs of noticing, holding hearing, and City Attorney Fee.

Endnote 4

All checks for Notice of Determination Filing Fees must be made out to the Stanislaus County Clerk-Recorder.