



Fiscal Year 2011-2012
Development Fee Schedule

Fees as of July 1, 2011

CITY OF MODESTO
Development Fee Schedule
TABLE OF CONTENTS

PLANNING DIVISION	1
ZONING ACTIONS	1
MINOR ZONING ACTIONS	1
LAND DIVISION	1
GENERAL PLAN/SPECIFIC PLAN	1
ENVIRONMENTAL REVIEW	1
MISCELLANEOUS	2
 BUILDING SAFETY DIVISION	 3
RESIDENTIAL	3
COMMERCIAL AND MULTI-FAMILY	3
OTHER	4
 CAPITAL FACILITIES FEES	 6
RESIDENTIAL	6
NON-RESIDENTIAL	6
SPHERE OF INFLUENCE RESIDENTIAL	6
SPHERE OF INFLUENCE NON-RESIDENTIAL	6
REDEVELOPMENT AREA RESIDENTIAL	6
REDEVELOPMENT AREA NON-RESIDENTIAL	7
 INFRASTRUCTURE FINANCING PROGRAMS	 8
COMMUNITY FACILITIES DISTRICTS (IN GENERAL)	8
DEFERRAL AGREEMENTS	8
 COMMUNITY FACILITIES DISTRICTS	 9
CFD NO. 1996-1 (VILLAGE ONE)	9
One-Time Facilities Special Tax (Annexed Properties)	9
One-Time Facilities Special Tax (Non-Annexed Properties)	9
Annual Maintenance Tax	9
CFD NO. 1997-1 (NORTH BEYER PARK)	10
One-Time Facilities Special Tax (Annexed Properties)	10
One-Time Facilities Special Tax (Non-Annexed Properties)	10
CFD NO. 1998-2 (CARVER-BANGS/PELANDALE-SNYDER)	11
One-Time Facilities Special Tax (Annexed Properties)	11
One-Time Facilities Special Tax (Non-Annexed Properties)	11
Annual Maintenance Tax	11
CFD NO. 2000-2 (COFFEE-CLARATINA)	13
Annexation One-Time Special Tax	13
Annual Maintenance Special Tax	13
CFD NO. 2002-1 (NORTHPOINTE)	14
Annual Maintenance Special Tax	14
CFD NO. 2003-1 (FAIRVIEW VILLAGE)	15
One-Time Facilities Special Tax	15
Annual Facilities Special Tax	15
Annual Maintenance Special Tax	15
CFD NO. 2004-1 (VILLAGE ONE #2)	16
One-Time Facilities Special Tax (Annexed Properties)	16
One-Time Facilities Special Tax (Non-Annexed Properties)	16
Annual Facilities Special Tax	16
Annual Maintenance Special Tax	17
CFD NO. 2005-1 (HETCH HETCHY)	17
Maximum One-Time Facilities Special Tax (Annexed Properties)	18
CFD NO. 2007-1 (NORTH BEYER PARK #2)	19
One-Time Facilities Special Tax	19
Annual Maintenance Special Tax	19
CFD NO. 2007-2 (KIERNAN BUSINESS PARK WEST)	20
Maximum One-Time Facilities Special Tax (Annexed Properties)	20
Annual Maintenance Special Tax	20

CITY OF MODESTO
Development Fee Schedule
TABLE OF CONTENTS

<i>CFD NO. 2009-1 (KIERNAN BUSINESS PARK EAST)</i>	21
<i>Maximum One-Time Facilities Special Tax (Annexed Properties)</i>	21
<i>Maximum Annual Facilities Special Tax</i>	21
<i>Annual Maintenance Special Tax</i>	21
LAND DEVELOPMENT ENGINEERING	22
<i>ENGINEERING DEVELOPMENT</i>	22
<i>ENCROACHMENT PERMIT</i>	23
<i>TRENCH RESTORATION</i>	23
<i>WATER RELATED</i>	25
<i>Water Connection</i>	25
<i>Water Main Installation</i>	25
<i>Water Meter</i>	25
<i>Fire Hydrant Installation</i>	25
<i>Other</i>	25
<i>SEWER RELATED</i>	27
<i>Wastewater Capacity Charge</i>	27
<i>Other</i>	28
FIRE DEPARTMENT	29
LANDSCAPE AND IRRIGATION	30
<i>LANDSCAPE PLAN REVIEW</i>	30
<i>LANDSCAPE AND IRRIGATION INSPECTIONS</i>	30
OTHER DEVELOPMENT RELATED FEES	31
<i>STANSILAUS COUNTY PUBLIC FACILITIES FEES (PFF)</i>	31
<i>MODESTO CITY SCHOOL FEES</i>	31

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

Description	Amount	
Zoning Actions		
P-D Zone	\$	4,972.00 <i>Application</i>
P-D Amendment (Planning Commission approval)	\$	4,178.00 <i>Application</i>
P-D Amendment (City Council approval)	\$	4,972.00 <i>Application</i>
Rezone	\$	3,375.00 <i>Application</i>
Prezone	\$	3,375.00 <i>Application</i>
Development Agreement*	\$	5,000.00 <i>Deposit</i>
Development Agreement Amendment	\$	3,905.00 <i>Application</i>
Precise Plan/Precise Plan Amendment	\$	4,972.00 <i>Application</i>
Area Plan	\$	4,178.00 <i>Application</i>
Annexation	\$	4,833.00 <i>Application</i>
Minor Zoning Actions		
Conditional Use Permit with Development	\$	4,178.00 <i>Application</i>
Conditional Use Permit without Development	\$	1,892.00 <i>Application</i>
Conditional Use Permit, Signs and Cell Facilities	\$	1,540.00 <i>Application</i>
Conditional Use Permit in Single-Family Dwelling	\$	805.00 <i>Application</i>
Variance	\$	2,049.00 <i>Application</i>
Variance for Single-Family Dwelling	\$	805.00 <i>Application</i>
Exception	\$	2,049.00 <i>Application</i>
Development Plan Review	\$	2,756.00 <i>Application</i>
Development Plan Review, minor alterations & cell facilities	\$	391.00 <i>Application</i>
Development Plan Review, 2nd story review & lrg. Family daycare	\$	514.00 <i>Application</i>
Final Development Plan (Planning Commission approval)	\$	4,178.00 <i>Application</i>
Final Development Plan (Administrative approval)	\$	2,756.00 <i>Application</i>
Plot Plan Review (Planning Commission/BZA approval)	\$	4,178.00 <i>Application</i>
Minor Plan Revisions	\$	391.00 <i>Application</i>
Land Division		
Tentative Subdivision Map	\$	4,178.00 <i>Application</i>
Tentative Parcel Map	\$	2,493.00 <i>Application</i>
Lot Line Adjustment	\$	647.00 <i>Application</i>
General Plan/Specific Plan		
General Plan Amendment	\$	4,972.00 <i>Application</i>
Specific Plan Review*	\$	10,000.00 <i>Deposit</i>
Specific Plan Amendment (City Council approval)	\$	4,972.00 <i>Application</i>
Specific Plan Amendment (Administrative approval)	\$	2,756.00 <i>Application</i>
Environmental Review		
Environmental Impact Report*	\$	10,000.00 <i>Deposit</i>
Mitigated Negative Declaration*	\$	5,000.00 <i>Deposit</i>
Initial Study	\$	309.00 <i>Application</i>
Notice of Determination Filing Fees ¹		
Initial Study/Finding of Conformance	\$	57.00 <i>Application</i>
Mitigated Negative Declaration		
State Department of Fish & Game Fee	\$	2,044.00 <i>Application</i>
County Clerk Recorder Fee	\$	57.00 <i>Application</i>
Environmental Impact Report		
State Department of Fish & Game Fee	\$	2,839.25 <i>Application</i>
County Clerk Recorder Fee	\$	57.00 <i>Application</i>

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

Description	Amount	
Miscellaneous		
Street/Alley Abandonment	\$	4,972.00 <i>Application</i>
Time Extension (Planning Commission/BZA approval)	\$	1,214.00 <i>Application</i>
Time Extension (Administrative approval)	\$	100.00 <i>Application</i>
Director Determination (Administrative approval)	\$	100.00 <i>Determination</i>
Williamson Act Cancellation	\$	1,865.00 <i>Application</i>
Appeals of Administrative Decisions	\$	349.00 <i>Appeal</i>
Referral of Plans to Planning Commission/BZA	\$	1,020.00 <i>Referral</i>
Building Plan Check	\$	72.00 <i>Plan Check</i>
Address Change	\$	107.00 <i>Application</i>
Zoning Verification Letter	\$	54.00 <i>Letter</i>
Copies, Maps, Subscriptions Documents		
Planning Commission Minutes ²	\$	30.00 <i>Year</i>
Planning Commission Agendas ²	\$	46.00 <i>Year</i>
Board of Zoning Adjustment Minutes ²	\$	20.00 <i>Year</i>
Board of Zoning Adjustment Agendas ²	\$	20.00 <i>Year</i>
Photocopies of an Official City Document and all other Reports and Documents ²		
First Image	\$	0.35 <i>Copy</i>
Additional Images	\$	0.15 <i>Copy</i>
Maps, Zoning or Base ²	\$	9.00 <i>Each</i>

Division Endnotes

¹ All checks for Notice of Determination Filing Fees must be made out to the Stanislaus County Clerk-Recorder.

² Sales tax not included.

*** 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.

CITY OF MODESTO
Community and Economic Development Department
Building Safety Division Fee Schedule
(209) 577-5232

Description	Amount	
RESIDENTIAL FEES		
Custom Residential Dwelling including Duplex (includes MPE)		
Small Residential Units including granny flats up to 1,300 sf	\$ 1,911.00	<i>Permit</i>
Dwellings up to 5,000 sf	\$ 2,801.00	<i>Permit</i>
Dwellings 5,000 sf or greater	\$ 2,801.00	<i>Deposit</i>
Residential Dwelling - Tract Homes (includes MPE)		
Master Plan Review per Development	\$ 2,041.00	<i>Review</i>
Production Home	\$ 1,884.00	<i>Each</i>
Residential Additions, Remodels, Minor Improvements and Repairs		
Additions less than or equal to 500 sf (includes MPE)	\$ 1,492.00	<i>Permit</i>
Additions > 500 sf (includes MPE)	\$ 2,003.00	<i>Deposit</i>
Residential Remodel - No structural review needed (includes MPE)	\$ 694.00	<i>Permit</i>
Improvements: Decks, Patio Enclosures and Covers, Carports, Covered Porch, etc.	\$ 390.00	<i>Permit</i>
Accessory Buildings: 120 to 500 sf (> 500 sf, see Garage)	\$ 514.00	<i>Permit</i>
Garage	\$ 750.00	<i>Permit</i>
Re-Roofing	\$ 275.00	<i>Permit</i>
Mobile Home Installation (Park Installation and permanent foundation)	\$ 524.00	<i>Permit</i>
COMMERCIAL FEES		
New Construction (includes MPE)		
New Building without Interior Improvements (Shell)	\$ 4,541.00	<i>Deposit</i>
New Building with Interior Improvements	\$ 14,504.00	<i>Deposit</i>
Apartment/Condo	\$ 4,555.00	<i>Deposit</i>
Hotel/Motel	\$ 27,096.00	<i>Deposit</i>
Commercial Additions		
Up to 3,000 sf (includes MPE)	\$ 2,113.00	<i>Permit</i>
Greater than 3,000 sf (includes MPE)	\$ 2,113.00	<i>Deposit</i>
Commercial Remodels, Tenant Improvements, Minor Improvements and Repairs		
Tenant Improvement 500 to 3,000 sf (includes MPE)	\$ 1,565.00	<i>Permit</i>
Tenant Improvement > 3,000 sf (includes MPE)	\$ 1,905.00	<i>Deposit</i>

CITY OF MODESTO
Community and Economic Development Department
Building Safety Division Fee Schedule
(209) 577-5232

Description	Amount	
Minor Improvements and Remodels: Decks, Awnings, Single interior partition and demising walls, tenant improvements up to 500 sf	\$	1,047.00 <i>Permit</i>
Accessory Buildings less than or equal to 500 sf (> 500 sf, see Garage)	\$	514.00 <i>Permit</i>
Garage (up to 720 sf and no occupancy)	\$	1,014.00 <i>Permit</i>
Re-Roofing	\$	439.00 <i>Permit</i>
Accessibility Review		
ADA CBC Chapter 11 Accessibility Review	\$	183.00 <i>Hour</i>
Certified Access Specialist Review and Inspection	\$	90.00 <i>Hour</i>
Admin Processing Fee	\$	32.00 <i>Review</i>
MISCELLANEOUS FEES		
Mechanical Plumbing Electrical		
Mechanical Plumbing Electrical - Minor ¹	\$	190.00 <i>Permit</i>
Water Heater Replacement	\$	110.00 <i>Permit</i>
Mechanical Plumbing Electrical - Commercial/Industrial	\$	804.00 <i>Permit</i>
Electrical Photovoltaic - Residential	\$	262.00 <i>Permit</i>
Electrical Photovoltaic - Commercial	\$	864.00 <i>Deposit</i>
Miscellaneous		
Demolition	\$	237.00 <i>Permit</i>
Signs (All types)	\$	252.00 <i>Permit</i>
Swimming Pools (All types)	\$	432.00 <i>Permit</i>
Vacant Building Registration (NPU)	\$	203.00 <i>Application</i>
Minimum Fee Permit ²	\$	190.00 <i>Permit</i>
Hourly Rates³		
Inspection	\$	170.00 <i>Hour</i>
Plan Review (Non-Structural)	\$	183.00 <i>Hour</i>
Plan Review (Structural)	\$	200.00 <i>Hour</i>
General Plan Maintenance Recovery	\$	0.26 <i>\$1,000 of Valuation</i>
Building Standards Fee		
\$1 - 25,000 Permit Valuation	\$	1.00 <i>Permit</i>
\$25,001 - 50,000 Permit Valuation	\$	2.00 <i>Permit</i>
\$50,001 - 75,000 Permit Valuation	\$	3.00 <i>Permit</i>
\$75,001 - 100,000 Permit Valuation	\$	4.00 <i>Permit</i>
Every \$25,000 or fraction thereof above \$100,000 Permit Valuation	\$	1.00 <i>Permit</i>
Strong Motion Tax	\$	0.00021 <i>Permit Valuation</i>

CITY OF MODESTO
Community and Economic Development Department
Building Safety Division Fee Schedule
(209) 577-5232

Division Endnotes

- ¹ Mechanical Plumbing Electrical - Minor: This fee includes, but is not limited to, HVAC replacements and new systems, plumbing repairs and maintenance, electrical circuitry for new lighting and electrical outlets, service changes and similar projects in residential and small commercial applications. Large commercial systems, such as boilers and advanced mechanical systems, will be assessed at the Mechanical Plumbing Electrical - Commercial/Industrial category.
- ² Minimum Fee Permit: This fee was established to provide the Building Safety Division flexibility in assisting citizens, contractors, designers and developers with code compliance prior to issuance of a project permit and still recover the cost associated with this service. It is a non-refundable fee and includes, but is not limited to, one-stop inspection, code consultation, re-inspection fee and small projects that do not fit in the fee schedule.
- ³ Per Hour Charges: At the discretion of the Chief Building Official and/or the Community and Economic Development Director, an hourly charge may be applied to provide additional service not already covered by the original permit. It is a non-refundable fee and includes, but is not limited to, Plan Review for revisions of approved plans, unscheduled or out of sequence inspections, after hours inspections and re-inspections.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Capital Facilities Fee Schedule
(209) 577-5211

Description	Amount		
Residential			
Single-Family	\$	14,066.00	<i>Dwelling Unit</i>
Multi-Family	\$	9,476.00	<i>Dwelling Unit</i>
Senior Housing	\$	8,725.00	<i>Dwelling Unit</i>
Non-Residential			
Hotel/Motel	\$	3,767.00	<i>500 sf Room</i>
Retail			
<50,000 square feet	\$	10.31	<i>sf</i>
50,000 – 100,000 square feet	\$	8.63	<i>sf</i>
100,000 – 300,000 square feet	\$	7.35	<i>sf</i>
>300,000 square feet	\$	6.89	<i>sf</i>
Medical Office	\$	13.20	<i>sf</i>
General Office	\$	6.74	<i>sf</i>
Hospital	\$	9.34	<i>sf</i>
Daycare	\$	5.54	<i>sf</i>
Church	\$	1.78	<i>sf</i>
Nursing Home	\$	2.25	<i>sf</i>
Industrial			
Manufacturing	\$	2.64	<i>sf</i>
Warehousing	\$	1.95	<i>sf</i>
Sphere of Influence Residential			
Single-Family	\$	8,445.00	<i>Dwelling Unit</i>
Multi-Family	\$	5,952.00	<i>Dwelling Unit</i>
Senior Housing	\$	3,954.00	<i>Dwelling Unit</i>
Sphere of Influence Non-Residential			
Hotel/Motel	\$	3,522.00	<i>500 sf Room</i>
Retail			
<50,000 square feet	\$	10.05	<i>sf</i>
50,000 – 100,000 square feet	\$	8.37	<i>sf</i>
100,000 – 300,000 square feet	\$	7.09	<i>sf</i>
>300,000 square feet	\$	6.63	<i>sf</i>
Medical Office	\$	12.78	<i>sf</i>
General Office	\$	6.26	<i>sf</i>
Hospital	\$	8.95	<i>sf</i>
Daycare	\$	5.05	<i>sf</i>
Church	\$	1.22	<i>sf</i>
Nursing Home	\$	1.71	<i>sf</i>
Industrial			
Manufacturing	\$	2.44	<i>sf</i>
Warehousing	\$	1.74	<i>sf</i>
Redevelopment Area Residential			
Single-Family	\$	14,066.00	<i>Dwelling Unit</i>
Multi-Family	\$	9,476.00	<i>Dwelling Unit</i>
Senior Housing	\$	8,725.00	<i>Dwelling Unit</i>

CITY OF MODESTO
 Community and Economic Development Department
Infrastructure Financing Programs
Capital Facilities Fee Schedule
 (209) 577-5211

Description	Amount		
Redevelopment Area Non-Residential			
Hotel/Motel	\$	1,884.00	<i>500 sf Room</i>
Retail			
<50,000 square feet	\$	5.15	<i>sf</i>
50,000 – 100,000 square feet	\$	4.31	<i>sf</i>
100,000 – 300,000 square feet	\$	3.68	<i>sf</i>
>300,000 square feet	\$	3.44	<i>sf</i>
Medical Office	\$	6.60	<i>sf</i>
General Office	\$	3.37	<i>sf</i>
Hospital	\$	4.72	<i>sf</i>
Daycare	\$	2.77	<i>sf</i>
Church	\$	0.89	<i>sf</i>
Nursing Home	\$	1.12	<i>sf</i>
Industrial			
Manufacturing	\$	1.32	<i>sf</i>
Warehousing	\$	0.98	<i>sf</i>

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
(209) 577-5211

Description	Amount		
Community Facilities Districts (In General)			
Formation of Community Facilities District*	\$	64,500.00	<i>Deposit</i>
Annexation into Existing Community Facilities District*	\$	9,500.00	<i>Deposit</i>
Deferral Agreements ¹			
Administrative Fee	\$	250.00	<i>Agreement</i>
Title Report Fee	\$	500.00	<i>Title Report</i>
Agreement Recordation ²	\$	29.00	<i>Agreement</i>
Release of Lien ²	\$	12.00	<i>Release</i>

* Time and Materials based fee.

¹ Deferred Payment Agreements are an elective deferral of Capital Facilities Fees, Water Connection Fees and/or Wastewater Capacity Fees. Fees listed are charged for the initiation and administration of Deferred Payment Agreements.

² Charged by the Stanislaus County Clerk Recorder's Office.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 1996-1 (Village One)
(209) 577-5211

Description	Amount	
One-Time Facilities Special Tax (Annexed Properties)¹		
Esta Estates Subdivision	\$	19,705.69 <i>Lot</i>
Lawson's Twenty Subdivision	\$	12,809.51 <i>Lot</i>
Villagio Subdivision	\$	15,413.37 <i>Lot</i>
One-Time Facilities Special Tax (Non-Annexed Properties)²		
Formation		
Village Residential	\$	56,684.24 <i>Gross Acre</i>
Village Low-Density Residential	\$	37,772.46 <i>Gross Acre</i>
Multi-Family Residential	\$	147,584.70 <i>Gross Acre</i>
Commercial	\$	166,307.76 <i>Gross Acre</i>
Industrial	\$	78,139.90 <i>Gross Acre</i>
Annexation # 2		
Village Residential	\$	57,793.02 <i>Gross Acre</i>
Village Low-Density Residential	\$	38,637.46 <i>Gross Acre</i>
Multi-Family Residential	\$	149,855.29 <i>Gross Acre</i>
Commercial	\$	169,681.21 <i>Gross Acre</i>
Industrial	\$	79,460.09 <i>Gross Acre</i>
All Other Annexations		
Village Residential	\$	57,952.25 <i>Gross Acre</i>
Village Low-Density Residential	\$	38,757.36 <i>Gross Acre</i>
Multi-Family Residential	\$	150,181.62 <i>Gross Acre</i>
Commercial	\$	170,276.88 <i>Gross Acre</i>
Industrial	\$	79,744.05 <i>Gross Acre</i>
Annual Maintenance Tax³		
Developed Property		
Very Low Density Residential	\$	229.87 <i>Lot</i>
Village Residential	\$	229.87 <i>Lot</i>
Multi-Family Residential	\$	149.23 <i>Unit</i>
Commercial	\$	806.15 <i>Gross Acre</i>
Industrial	\$	806.15 <i>Gross Acre</i>
Undeveloped Property		
Very Low Density Residential	\$	114.93 <i>Lot</i>
Village Residential	\$	114.93 <i>Lot</i>
Multi-Family Residential	\$	74.61 <i>Unit</i>
Commercial	\$	806.15 <i>Gross Acre</i>
Industrial	\$	806.15 <i>Gross Acre</i>

Division Endnotes

- ¹ The One-Time Facilities Special Tax shall be collected prior to a final building permit inspection being completed or a certificate of occupancy being issued for new construction for any residential or non-residential structure within CFD No. 1996-1 and shall be immediately delinquent if not so paid.
- ² The One-Time Facilities Special Tax shall be collected prior to building permit issuance for new construction of any residential or non-residential structure on taxable property within the CFD.
- ³ The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 1997-1 (North Beyer Park)
(209) 577-5211

Description	Amount		
One-Time Facilities Special Tax (Annexed Properties)¹		PAID	
One-Time Facilities Special Tax (Non-Annexed Properties)²			
Single-Family Detached Residential	\$	129.99	<i>Unit</i>
Multi-Family Residential	\$	83.56	<i>Unit</i>
Non- Residential	\$	6,596.93	<i>Acre</i>
Annual Maintenance Tax³			
Very Low Density Residential	\$	123.80	<i>Lot</i>
Village Residential	\$	80.47	<i>Unit</i>
Non-Residential	\$	612.80	<i>Gross Acre</i>

Division Endnotes

- ¹ The One-Time Facilities Special Tax shall be collected prior to a final building permit inspection being completed or a certificate of occupancy being issued for new construction for any residential or non-residential structure within CFD NO. 1997-1 and shall be immediately delinquent if not so paid.
- ² The One-Time Facilities Special Tax shall be collected prior to building permit issuance for new construction of any residential or non-residential structure on taxable property within the CFD.
- ³ The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 1998-2 (Carver/Bangs-Pelandale/Snyder)
(209) 577-5211

Description	Amount	
One-Time Facilities Special Tax (Annexed Properties)¹		
Tax Area A (Carver/Bangs)		
Calvary Chapel (APN 078-018-048)	\$ 25,443.92	Lot
Calvary Chapel (APN 078-018-047)	PAID	
Calvary Chapel (APN 078-018-046)	PAID	
Tax Area B (Pelandale/Snyder)		
Big Valley Grace Community Church (APN 046-003-006)	\$ 366,692.04	Lot
Big Valley Grace Community Church (APN 046-003-013)	\$ 306,451.40	Lot
Big Valley Grace Community Church (APN 046-003-014)	PAID	
Happy Bees (APN 078-066-003)	\$ 16,405.83	Lot
Dale Road Professional Park (APN 078-066-013)	PAID	
Dale Road Professional Park (APN 078-066-014)	PAID	
Dale Road Professional Park (APN 078-066-015)	PAID	
Dale Road Professional Park (APN 078-066-016)	\$ 25,091.48	Lot
One-Time Facilities Special Tax (Non-Annexed Properties)²		
Tax Area A (Carver/Bangs)		
APN 078-018-002	\$ 25,443.92	Lot
APN 078-018-023	\$ 405,683.15	Lot
APN 078-018-024	\$ 826,232.39	Lot
APN 078-018-014	\$ 646,119.23	Lot
APN 046-007-015	\$ 468,578.73	Lot
APN 046-007-016	\$ 517,752.44	Lot
APN 046-007-018	\$ 250,156.84	Lot
APN 046-007-019	\$ 551,774.38	Lot
APN 046-007-020	\$ 237,577.73	Lot
Tax Area B (Pelandale/Snyder)		
APN 078-018-007	\$ 1,433,213.96	Lot
APN 078-018-022	\$ 754,812.09	Lot
APN 078-018-028	\$ 741,874.75	Lot
APN 078-018-012	\$ 833,649.90	Lot
APN 046-007-017	\$ 973,534.46	Lot
APN 046-007-011	\$ 655,761.54	Lot
APN 046-007-012	\$ 725,703.08	Lot
APN 046-007-022	\$ 1,441,300.54	Lot
APN 046-007-009	\$ 527,600.51	Lot
APN 046-007-007	\$ 1,087,544.36	Lot
APN 046-007-006	\$ 561,561.75	Lot
APN 046-007-008	\$ 185,165.24	Lot
APN 046-003-002	\$ 752,791.55	Lot
APN 046-003-006	\$ 291,090.04	Lot
APN 046-003-007	\$ 366,692.04	Lot
APN 046-003-009	\$ 731,767.64	Lot
Annual Maintenance Tax³		
Tax Area A (Carver/Bangs)		
Single-Family Residential	\$ 188.92	Unit
Multi-Family Residential	\$ 1,512.98	Acre
Non-Residential	\$ 1,512.98	Acre
Tax Area B (Pelandale/Snyder)		
Single-Family Residential	\$ 147.29	Unit
Multi-Family Residential	\$ 1,173.56	Acre
Non-Residential	\$ 1,173.56	Acre
Chateau Provence	\$ 23,766.10	Subdivision

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 1998-2 (Carver/Bangs-Pelandale/Snyder)
(209) 577-5211

Division Endnotes

- ¹ The Facilities Special Tax shall be collected prior to a final building permit inspection being completed or a certificate of occupancy being issued for new construction (whichever occurs first) for any residential or non-residential structure within CFD No. 1998-2 and shall be immediately delinquent if not so paid.
- ² The One-Time Facilities Special Tax shall be collected prior to building permit issuance for new construction of any residential or non-residential structure on taxable property within the CFD.
- ³ Beginning January 1999 and each January thereafter, the maximum Annual Maintenance Special Tax shall be increased by 4% of the amount in effect in the prior year. Each annual adjustment of the maximum Annual Maintenance Special Tax shall become effective on the subsequent July 1.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2000-2 (Coffee-Claratina)
(209) 577-5211

Description	Amount		
Annexation One-Time Special Tax¹			
Arbor Lane 1 Subdivision	\$	-	<i>Lot</i>
Arbor Lane 2 Subdivision	\$	-	<i>Lot</i>
Claratina Estates Unit No. 1 Subdivision	\$	-	<i>Lot</i>
Loretelli Manor Subdivision	\$	-	<i>Lot</i>
Evergreen Subdivision	\$	-	<i>Lot</i>
Annual Maintenance Special Tax²			
Properties per Acre	\$	3,944.98	<i>Acre</i>

Division Endnotes

¹ Tax calculations for new subdivisions/projects will be done at the time the parcel is annexed to the CFD.

² The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

CITY OF MODESTO
 Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2002-1 (NorthPointe)
 (209) 577-5211

Description	Amount		
Annual Maintenance Special Tax¹			
Developed Properties			
Maximum Maintenance Portion	\$	1,961.88	<i>Lot</i>
Maximum Sinking Fund Portion (no escalator)	\$	80.00	<i>Lot</i>
TOTAL TAX TO BE LEVIED	\$	2,041.88	<i>Lot</i>
Undeveloped Properties			
Maximum Maintenance Portion	\$	3,090.01	<i>Lot</i>
Maximum Sinking Fund Portion (no escalator)	\$	126.00	<i>Lot</i>
TOTAL TAX TO BE LEVIED	\$	3,216.01	<i>Lot</i>

Division Endnotes

¹ Beginning in January 2002, the maintenance portion of the maximum Annual Special Tax shall be adjusted annually by applying the greater of (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Recorder other comparable source if the Engineering News Record is discontinued or otherwise not available, or (ii) four percent (4.0%). Each annual adjustment of the maintenance portion of the maximum Annual Special tax shall become effective on the July 1. The sinking fund portion of the maximum Annual Special Tax shall not escalate.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2003-1 (Fairview Village)
(209) 577-5211

Description	Amount		
One-Time Facilities Special Tax¹			
Galas Brothers Subdivision Unit # 1	\$	-	<i>Lot</i>
Galas Brothers Subdivision Unit # 2	\$	-	<i>Lot</i>
Annual Facilities Special Tax²			
Developed Properties	\$	981.85	<i>Lot</i>
Undeveloped Properties	\$	981.85	<i>Lot</i>
Annual Maintenance Special Tax³			
Developed Properties	\$	403.93	<i>Lot</i>
Undeveloped Properties	\$	403.93	<i>Lot</i>

Division Endnotes

¹ The Maximum One-Time Facilities Special Tax shall be collected prior to a building permit being issued for new construction of any residential or non-residential structure on Taxable Property within CFD No. 2003-1, and shall be immediately delinquent if not so paid.

NOTE: Upon issuance of all CFD 2003-1 (Fairview Village) building permits for new construction of any residential or non-residential structure, manually enter \$0.00 for the CFD tax.

² Beginning in Fiscal Year 2005-06 and each Fiscal Year thereafter, the Maximum Annual Facilities Special Tax shall escalate by 2.0% of the amount in effect in the prior Fiscal Year.

³ Beginning in January 2005 and each January thereafter, the Maximum Annual Maintenance Special Tax shall be adjusted annually by the greater of (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available, or (ii) four percent (4%). Each annual adjustment of the Maximum Annual Maintenance Special Tax shall become effective on the subsequent July 1.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2004-1 (Village One #2)
(209) 577-5211

Description	Amount	
One-Time Facilities Special Tax (Annexed Properties)¹		
APN 077-033-012 (Oakcrest)	PAID	
APN 077-033-011 (3400 Bobs Way)	\$ 242,181.33	Lot
APN 077-033-013 (Oakdale Park Subdivision)	\$ 8,686.96	Lot
APN 077-033-009 (Modesto Endoscopy Center)	PAID	
APN 085-034-083 (3032 Merle Avenue)	\$ 11,191.31	Lot
APN 085-034-081 (Merle Avenue residential lot)	PAID	
APN 085-034-082 (Merle Avenue residential lot)	PAID	
APN 085-034-084 (Merle Avenue residential lot)	PAID	
APN 085-034-085 (Merle Avenue residential lot)	PAID	
APN 085-002-034 (Shadow Creek Apartments)	PAID	
APN 085-002-035 (Shadow Creek Apartments)	PAID	
APN 077-008-031 (Village Ranch Unit #1 Subdivision)	PAID	
APN 077-008-031 (Village Ranch Unit #2 Subdivision)	PAID	
APN 077-008-034 (Hacienda Del Sol #1 & #2 Subdivision – portion of APN)	PAID	
APN 077-008-035 (Hacienda Del Sol #1 & #2 Subdivision)	PAID	
APN 077-008-034 (Naraghi Multi-Family on Hillglen – portion of APN)	\$ 1,528,410.20	
APN 077-009-014 (Kodiak Village II Subdivision)	\$ 8,622.80	Lot
APN 077-009-056 (Kodiak Village II Subdivision)	\$ 8,622.80	Lot
APN 077-009-057 (Kodiak Village Subdivision)	\$ 8,345.30	Lot
APN 085-013-067 (Paramont Apartments on Merle)	PAID	
APN 085-013-069 (Paramont Apartments on Merle)	PAID	
APN 077-033-002 (3424 Oakdale Road)	PAID	
APN 085-007-018 (3837 Merle Avenue)	\$ 131,713.30	Lot
APN 077-009-055 (Kodiak Village III Subdivision)	PAID	
APN 085-001-061 (Burkshire Estates II Subdivision)	\$ 10,890.91	Lot
APN 085-051-003 (Formerly 3007 Esta Avenue)	\$ 5,445.46	Lot
APN 085-002-079 (Falling Leaf Subdivision)	\$ 12,090.39	Lot
APN 085-050-001 (Bhatti Estates Subdivision)	\$ 18,262.15	Lot
APN 084-002-049 (Sylvan Vet Clinic)	\$ 202,118.04	Lot
APN 084-002-048 (Sylvan Vet Clinic)	PAID	
APN 077-008-032 (The Plaza Subdivision)	\$ 11,934.29	Lot
APN 077-008-033 (The Plaza Subdivision)	\$ 11,934.29	Lot
APN 085-001-047 (Hillglen Sunrise)	\$ 13,910.59	Lot
APN 085-001-017 (Burkshire Estates II Subdivision)	\$ 11,039.87	Lot
APN 085-001-045 (Burkshire Estates II Subdivision)	\$ 11,039.87	Lot
APN 085-001-046 (Burkshire Estates II Subdivision)	\$ 11,039.87	Lot
APN 085-018-060 (Cambrooke Estates Subdivision)	\$ 11,999.34	Lot
APN 085-009-006 (Village One Plaza)	PAID	
APN 085-009-007 (Village One Plaza)	PAID	
APN 085-009-008 (Village One Plaza)	PAID	
APN 085-009-009 (Village One Plaza)	PAID	
APN 085-009-010 (Village One Plaza)	PAID	
APN 085-009-005 (Village One Town Center Apartments – portion)	PAID	
APN 085-009-005 (Village One Town Center Single Family Homes – portion)	\$ 22,002.24	Lot
APN 085-001-010 (Tarantella Estates Subdivision)	\$ 14,936.04	Lot
APN 085-001-045 (Burkshire Estates II Subdivision)	\$ 10,890.91	Lot
APN 077-009-025 (Hillglen/Sunrise Subdivision)	\$ 10,169.67	Lot
APN 085-033-066 (Graham Estates Subdivision)	\$ 10,631.00	Lot
APN 085-033-067 (Graham Estates Subdivision)	\$ 10,631.00	Lot
APN 085-033-068 (Graham Estates Subdivision)	\$ 10,631.00	Lot
APN 085-003-057 (Thomas Terrace Subdivision)	\$ 10,515.21	Lot
APN 085-062-001 (Village Corners)	PAID	
APN 085-062-002 (Village Corners)	\$ 83,419.84	Lot
APN 085-062-003 (Village Corners)	PAID	
APN 085-062-004 (Village Corners)	PAID	
APN 077-008-030 (Village Ranch Apartments)	PAID	

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2004-1 (Village One #2)
(209) 577-5211

Description	Amount	
APN 085-050-006 (Walgreens Commercial)		PAID
APN 085-050-007 (Walgreens Commercial)		PAID
APN 085-050-008 (Walgreens Commercial)		PAID
One-Time Facilities Special Tax (Non-Annexed Properties)²		
Tax Zone #1 (Formation – Annexation No. 5)		
Low Density Residential	\$ 18,975.99	<i>Acre</i>
Village Residential	\$ 43,067.90	<i>Acre</i>
Multi-Family Residential	\$ 144,271.29	<i>Acre</i>
Commercial	\$ 74,103.36	<i>Acre</i>
Industrial	\$ 18,636.07	<i>Acre</i>
Tax Zone # 2 (Annexation No. 6 Forward)		
Low Density Residential	\$ 27,842.45	<i>Acre</i>
Village Residential	\$ 63,190.25	<i>Acre</i>
Multi-Family Residential	\$ 211,680.01	<i>Acre</i>
Commercial	\$ 108,727.22	<i>Acre</i>
Industrial	\$ 27,343.23	<i>Acre</i>
Annual Facilities Special Tax³		
Low Density Residential	\$ 4,039.93	<i>Acre</i>
Village Residential	\$ 7,357.33	<i>Acre</i>
Multi-Family Residential	\$ 8,295.81	<i>Acre</i>
Commercial	\$ 4,100.81	<i>Acre</i>
Industrial	\$ 2,929.15	<i>Acre</i>
Annual Maintenance Special Tax⁴		
Very Low Density Residential	\$ 746.27	<i>Acre</i>
Village Residential	\$ 1,752.67	<i>Acre</i>
Multi-Family Residential	\$ 5,714.30	<i>Acre</i>
Commercial	\$ 1,307.73	<i>Acre</i>
Industrial	\$ 1,307.73	<i>Acre</i>

Division Endnotes

- ¹ The Maximum One-Time Facilities Special Tax shall be collected prior to a building permit being issued for new construction of any residential or non- residential structure on Taxable Property within CFD No. 2004-1, and shall be immediately delinquent if not so paid.
- ² The One-Time Facilities Special Tax shall be collected prior to building permit issuance for new construction of any residential or non-residential structure on taxable property within the CFD.
- ³ The Annual Facilities Special Tax is levied and collected at the same time as property taxes until all bonds have been repaid and all facilities have been funded.
- ⁴ The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

CITY OF MODESTO
 Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2005-1 (Hetch Hetchy)
 (209) 577-5211

Description	Amount		
Maximum One-Time Facilities Special Tax (Annexed Properties)¹			
Shelter Cove Community Church (APN 082-005-003)*	\$	-	<i>Lot</i>

Division Endnotes

- ¹ Tax calculations for new subdivisions/projects will be done at the time the parcel is annexed to the CFD.
- * Per the development agreement between the City of Modesto and the Shelter Cove Community Church recorded on April 5, 2005 : "City agrees that it shall not levy any tax against Shelter Cove for construction or maintenance of the CFD Facilities until such time as any subsequent development in the CFD triggers the levy of the CFD tax."

CITY OF MODESTO
 Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2007-1 (North Beyer Park #2)
 (209) 577-5211

Description	Amount		
One-Time Facilities Special Tax¹			
Rose Villas Subdivision	\$	2,762.94	<i>Lot</i>
Annual Maintenance Special Tax²			
APN 082-005-031	\$	42,224.78	<i>Lot</i>
APN 082-025-002	\$	22,730.58	<i>Lot</i>

Division Endnotes

- ¹ The One-Time Facilities Special Tax shall be collected prior to a building permit being issued for new construction of any residential or non-residential structure within CFD No. 2007-1 and shall be immediately delinquent if not so paid.
- ² The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2009-1 (Kiernan Business Park East)
(209) 577-5211

Description	Amount	
Maximum One-Time Facilities Special Tax (Annexed Properties)¹		
APN 078-015-030	CALL	<i>Lot</i>
APN 078-015-029	CALL	<i>Lot</i>
APN 078-015-007	CALL	<i>Lot</i>
APN 078-015-025	CALL	<i>Lot</i>
Maximum Annual Facilities Special Tax²		
Developed Property		
Single-Family	\$ 1,365.00	<i>Unit</i>
Multi-Family	\$ 609.67	<i>Unit</i>
Business Park	\$ 6,524.35	<i>Acre</i>
Office	\$ 19,329.59	<i>Acre</i>
Retail	\$ 21,785.98	<i>Acre</i>
Hotel	\$ 18,956.09	<i>Acre</i>
Other	\$ 21,785.98	<i>Acre</i>
Undeveloped Properties	\$ 21,785.98	<i>Acre</i>
Annual Maintenance Special Tax		
Developed Property		
Single Family	\$ 308.88	<i>Unit</i>
Multi-Family	\$ 226.72	<i>Unit</i>
Business Park	\$ 1257.36	<i>Acre</i>
Office	\$ 1257.36	<i>Acre</i>
Retail	\$ 1257.36	<i>Acre</i>
Hotel	\$ 1257.36	<i>Acre</i>
Other	\$ 1257.36	<i>Acre</i>
Undeveloped	\$ 5494.32	<i>Acre</i>

Division Endnotes

- ¹ The One-Time Facilities Special Tax shall be collected prior to a final building permit being issued for new construction of any structure on Taxable Property within CFD NO. 2009-1 and shall be immediately delinquent if not so paid.
- ² Beginning with Fiscal Year 2010-11, and each Fiscal Year thereafter, the Maximum Annual Facilities Special Taxes shall be increased by two percent (2%) of the amount in effect in the prior Fiscal Year.
- ³ The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies. The tax is adjusted annually per SF ENR or 4% (whichever is greater).

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division Fee Schedule
(209) 571-5569

Description	Amount	
Engineering Development		
Reversion to Acreage Check	\$ 900.00	<i>Each</i>
Final Parcel Map Check	\$ 1,620.00	<i>Each</i>
Final Subdivision Map Check		
First 10 Lots	\$ 2,600.00	<i>Each</i>
Each Additional Lot	\$ 23.00	<i>Each</i>
Improvement Plan Check*		
Cost Estimate - up to \$25,000	\$ 2,000.00	<i>Deposit</i>
Cost Estimate - \$25,001 - \$100,000	\$ 4,000.00	<i>Deposit</i>
Cost Estimate - \$100,001 - \$250,000	\$ 6,750.00	<i>Deposit</i>
Cost Estimate - \$250,001 - \$500,000	\$ 11,350.00	<i>Deposit</i>
Cost Estimate - \$500,001 - \$1,000,000	\$ 20,550.00	<i>Deposit</i>
Cost Estimate - over \$1,000,000 ¹⁸	\$ 20,550.00	<i>Deposit</i>
Rough Grading Review		
Cost Estimate - up to \$25,000	\$ 2,000.00	<i>Deposit</i>
Cost Estimate - \$25,001 - \$100,000	\$ 4,000.00	<i>Deposit</i>
Cost Estimate - \$100,001 - \$250,000	\$ 6,750.00	<i>Deposit</i>
Cost Estimate - \$250,001 - \$500,000	\$ 11,350.00	<i>Deposit</i>
Cost Estimate - \$500,001 - \$1,000,000	\$ 20,550.00	<i>Deposit</i>
Cost Estimate - over \$1,000,000 ¹⁸	\$ 20,550.00	<i>Deposit</i>
On-Site Storm Drain Review		
Cost Estimate - up to \$25,000	\$ 2,000.00	<i>Deposit</i>
Cost Estimate - \$25,001 - \$100,000	\$ 4,000.00	<i>Deposit</i>
Cost Estimate - \$100,001 - \$250,000	\$ 6,750.00	<i>Deposit</i>
Cost Estimate - \$250,001 - \$500,000	\$ 11,350.00	<i>Deposit</i>
Cost Estimate - \$500,001 - \$1,000,000	\$ 20,550.00	<i>Deposit</i>
Cost Estimate - over \$1,000,000 ¹⁸	\$ 20,550.00	<i>Deposit</i>
Property Owner's Association Document Check	\$ 350.00	<i>Each</i>
Certificate of Correction	\$ 300.00	<i>Each</i>
Summary Abandonment	\$ 2,240.00	<i>Each</i>
Street Trees (furnished and installed by City)	\$ 200.00	<i>Each</i>
Monument Deposit (refundable)	\$ 360.00	<i>Monument</i>
Street Signs (each intersection & installed by City)	\$ 280.00	<i>Each</i>
Legal Description Check ¹	\$ 260.00	<i>Each</i>
Reciprocal Access Agreement Preparation	\$ 790.00	<i>Each</i>
Print Fees – Bonds (18" x 26")	\$ 0.43	<i>Each</i>
Water Availability Analysis*	\$ 1,000.00	<i>Deposit</i>
Water and Wastewater Capacity Analysis*	\$ 1,000.00	<i>Deposit</i>
Reimbursement Agreements	\$ 1,850.00	<i>Each</i>
Will-Serve Letter ²	\$ 460.00	<i>Each</i>
Outside Service Agreement	\$ 200.00	<i>Each</i>
Stormwater Quality Review Fee*		
Cost Estimate - up to \$25,000	\$ 300.00	<i>Deposit</i>
Cost Estimate - \$25,001 - \$100,000	\$ 550.00	<i>Deposit</i>
Cost Estimate - \$100,001 - \$250,000	\$ 900.00	<i>Deposit</i>
Cost Estimate - \$250,001 - \$500,000	\$ 1,500.00	<i>Deposit</i>
Cost Estimate - \$500,001 - \$1,000,000	\$ 2,700.00	<i>Deposit</i>
Cost Estimate - over \$1,000,000 ¹⁸	\$ 2,700.00	<i>Deposit</i>

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division Fee Schedule
(209) 571-5569

Description	Amount	
GIS Subdivision Mapping Fee	\$	290.00 <i>Each</i>
Microfilm Fee	\$	1.00 <i>Page</i>
As-Built Process Fee	\$	170.00 <i>Each</i>
PUE and PE Dedication and Abandonment Fee ³	\$	460.00 <i>Each</i>
Encroachment Permit^{4,8}		
Curb and Curb Cuts – Drive Approach (100 l.f. max.) ⁵	\$	220.00 <i>Lot</i>
Curb and Curb Cuts – Drive Approach (100 l.f.) – Staking ⁶	\$	4.50 <i>l.f.</i>
Curb and Curb Cuts – Drive Approach (100 l.f.) – Paving ^{6,7}	\$	6.80 <i>l.f.</i>
Sidewalk (< 100 l.f.) ⁵	\$	220.00 <i>Lot</i>
Sewer Service from Lot to Main ^{9,10}	\$	79.00 <i>Each</i>
Sewer Main (50 l.f.) ^{9,10,11}	\$	79.00 <i>Each</i>
Sewer Main (50 l.f.) – Staking ⁶	\$	0.72 <i>l.f.</i>
Sewer Main (50 l.f.) – Paving ^{6,7}	\$	6.80 <i>l.f.</i>
Storm Drain (through curb)	\$	170.00 <i>Each</i>
Utilities – Major Construction ^{9,10,12}	\$	79.00 <i>Each</i>
Utilities – Major Construction – Paving ^{6,7}	\$	6.80 <i>l.f.</i>
Utilities – Service and Repair ^{9,12}	\$	260.00 <i>Each</i>
Utilities – Service and Repair – Paving ^{6,7}	\$	6.80 <i>l.f.</i>
Temporary Street/Right-of-Way Closures	\$	290.00 <i>Day</i>
Street Lights ⁹	\$	530.00 <i>Each</i>
Rockwells or Storm Drain Connectors ¹⁰	\$	79.00 <i>Each</i>
Street Construction ¹⁰	\$	79.00 <i>Each</i>
Miscellaneous Improvements ^{10,13}	\$	79.00 <i>Each</i>
Install Refractor Steel Pole	\$	340.00 <i>Each</i>
Added Refractor Steel Pole	\$	340.00 <i>Each</i>
Install Utility Wood Pole Mount	\$	810.00 <i>Each</i>
Added Utility Wood Pole Mount	\$	840.00 <i>Each</i>
Install Street Light Standard	\$	310.00 <i>Each</i>
Soil Core Sample	\$	260.00 <i>Each</i>
Monitoring/Extraction Well - Application Fee	\$	110.00 <i>Each</i>
Monitoring/Extraction Well - Inspection Fee	\$	91.00 <i>Each</i>
Application Pre-Inspection	\$	95.00 <i>Each</i>
Lane Closure Traffic Control Plan Review	\$	60.00 <i>Each</i>
Detour Traffic Control Plan Review	\$	120.00 <i>Each</i>
Investigation of Site ¹⁴		tbd.
Other Work Not Listed ¹⁵		tbd.
Trench Restoration		
PCI Between 100 and 70 ¹⁶ - Trench Depth over 4 feet		(W+4) x L = SF x \$2.50
PCI Between 100 and 70 ¹⁶ - Trench Depth 4 feet or less		(W+2) x L = SF x \$2.50
PCI Between 69 and 26 ¹⁷ - Trench Depth over 4 feet		(W=4) x L = SF x \$1.25
PCI Between 69 and 26 ¹⁷ - Trench Depth 4 feet or less		(W+2) x L = SF x \$1.25
PCI Between 25 and 0		No Fee

Permits are required for all work done in all public right-of-way, including public utility easements.

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division Fee Schedule
(209) 571-5569

Division Endnotes

* Time and Materials based fee.

¹ Land Surveyor portion of charge will be on a Time and Materials basis because this effort varies significantly.

² Significant additional connection fees apply.

³ Does not include Land Surveyor review cost. Land Surveyor time will be charged on a Time and Materials basis.

⁴ Additional fees charged if City employees perform paving or staking services.

⁵ For lots greater than 100' frontage, each 100' or part thereof is considered to be one "lot" (distance to be measured to nearest 100 feet).

⁶ Where no fee is shown, the work is to be performed by others as needed.

⁷ Chargeable only when paving is done by City. Developer/Owner shall repave all trenches, unless otherwise approved by the City Engineer.

⁸ Costs shall be paid for emergency or other work performed by City for public health and safety in addition to the following minimum charges:

a. Cleanup or dust control \$370.00 per street

b. Temporary Paving \$233.00 per street

c. Temporary Barricades \$142.00 each

⁹ A trench restoration fee of \$2.50/sf is charged in addition.

¹⁰ Inspection to be charged on a Time and Materials basis.

¹¹ Applicant shall pay an additional \$3.75/lf for small laterals designed and drawn by the City.

¹² Utility relocation required for City projects is not subject to a charge.

¹³ Improvements not otherwise listed such as water line extensions, irrigation lines, irrigation line replacements, storm drain lines, etc.

¹⁴ Uninitiated Street Work will be assessed a "double fee" penalty.

¹⁵ To be calculated by the Public Works Director and other pertinent staff in each instance, based on the actual cost of doing the work, including overhead.

¹⁶ \$2.50 per sf of Trench Influence Area

¹⁷ \$1.25 per sf of Trench Influence Area

¹⁸ Cost estimates over \$1,000,000 will be required to place a deposit and replenish funds as they are exhausted.

NOTE: The following companies have executed Pavement Maintenance Agreements with the City of Modesto and are NOT subject to the Trench Restoration Fee:

- AT&T
- MID
- PG&E

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division
Water Related Fee Schedule
(209) 571-5569

Description	Amount		
Water Connection			
5/8" Service ¹	\$	2,175.00	<i>Connection</i>
1" Service	\$	5,436.00	<i>Connection</i>
1 ½" Service	\$	10,873.00	<i>Connection</i>
2" Service	\$	17,395.00	<i>Connection</i>
3" Service	\$	34,789.00	<i>Connection</i>
4" Service	\$	54,359.00	<i>Connection</i>
6" Service	\$	108,717.00	<i>Connection</i>
8" Service	\$	173,947.00	<i>Connection</i>
10" Service	\$	250,049.00	<i>Connection</i>
12" Service	\$	467,482.00	<i>Connection</i>
Water Service Installation²			
1" Service	\$	1,108.00	<i>Installation</i>
1 ½" Service	\$	1,130.00	<i>Installation</i>
2" Service	\$	1,156.00	<i>Installation</i>
4" Service	\$	2,131.00	<i>Installation</i>
6" Service	\$	2,131.00	<i>Installation</i>
8" Service	\$	2,347.00	<i>Installation</i>
10" Service or Larger		At Cost	
Water Main Installation - Residential, Commercial or Industrial ³	\$	18.00	<i>l.f.</i>
Water Meter²			
1" Meter/New Service – Pedestrian Lid	\$	115.00	<i>Meter</i>
1" Meter/New Service – Traffic Lid	\$	176.00	<i>Meter</i>
1" Meter/Retrofit Service – Pedestrian Lid	\$	520.00	<i>Meter</i>
1" Meter/Retrofit Service – Traffic Lid	\$	600.00	<i>Meter</i>
1 ½" Meter – Pedestrian Lid	\$	484.00	<i>Meter</i>
1 ½" Meter – Traffic Lid	\$	545.00	<i>Meter</i>
2" Meter – Pedestrian Lid	\$	520.00	<i>Meter</i>
2" Meter – Traffic Lid	\$	582.00	<i>Meter</i>
4" Meter	\$	1,820.00	<i>Meter</i>
6" Meter	\$	2,400.00	<i>Meter</i>
8" Meter	\$	3,350.00	<i>Meter</i>
10" Meter or Larger		At Cost	
Note – Services used ONLY for fire protection do not require a meter. All other new services require a meter.			
Fire Hydrant Installation			
Hydrant Installation	\$	2,635.00	<i>Each</i>
Fire Hydrant Line from Main	\$	3.00	<i>l.f.</i>
Pavement Replacement (if needed)	\$	439.00	<i>Each</i>
Deposit to Install Meter on Fire Hydrant for Construction Water	\$	500.00	<i>Each</i>
Fire Hydrant Meter Use Deposit	\$	500.00	<i>Each</i>
Fire Service Installation Inspection/Test	\$	90.00	<i>Inspection</i>
Install 4" Single Check Valve	\$	390.00	<i>Each</i>
Install 6" Single Check Valve	\$	479.00	<i>Each</i>
Install 8" Single Check Valve	\$	688.00	<i>Each</i>
Voluntary Installation of Fire Sprinklers (Apartments)		8.3% of normal charge	
Voluntary Installation of Fire Sprinklers (SFD, Duplexes, Townhouses)	\$	50.00	<i>Installation</i>
Fire Main Test ⁵	\$	90.00	<i>Test</i>
Other			
Water Connection for Main Extension ⁴	\$	2,820.00	<i>Connection</i>
Pavement ⁶	\$	439.00	<i>Trench</i>
Outside City Limits Agreement ⁷	\$	35.00	<i>Agreement</i>
Parcel Reduction ⁸	\$	37.00	<i>Inspection</i>

CITY OF MODESTO
 Community and Economic Development Department
Land Development Engineering Division
Water Related Fee Schedule
 (209) 571-5569

Description	Amount	
Reimbursement Agreement Preparation ⁹	\$	175.00 <i>Agreement</i>

Division Endnotes

- ¹ Single-family residences qualify for the 5/8" connection fee only under the following conditions:
 - Single story, single-family residences on a lot of 4,000 square feet or less.
 - Two-story single-family residence on a lot of 4,000 square feet or less, provided the request for such a service is accompanied by a report from a licensed professional engineer that certifies that the 5/8" service is adequate to meet the needs of the proposed dwelling.
 - A 5/8" "service" shall not be allowed for single-family dwellings of greater than 2 stories on lots less than 4,000 square feet.
- ² Pays for the time and materials required to install the water service from the city water main to the property line. This fee is charged at the time the building permit or a separate water permit is issued for the construction of the water line on the property.
- ³ Pays for the construction of the specific water main that extends down a public right of way to serve a specific property. Generally, this fee is charged at the time that the building permit is issued for the property. This fee applies to the old city area (Zone 1) and in the former Del Este area (Zone 2) where the City has significantly strengthened the infrastructure. This fee may be waived if the property owner has already participated in the cost of the water main serving the property.
- ⁴ Pays for the time required to connect a new water main to an existing "live" main for making the connection from a new subdivision to an existing water main. Generally, this fee is charged at the time the water permit is issued for the connection to an existing water main.
- ⁵ Pays for the time and materials required to install a fire hydrant in the public right-of-way. This fee is charged when a developer requests installation of a hydrant or hydrants. This fee is not charged for hydrants necessary to meet minimum spacing requirements.
- ⁶ Pays for the removal and replacement of pavement in the street or alley required for the installation of a water service. This fee is charged at the time that a building permit or water permit is issued for the construction of the water line on the property. This fee can be waived for dirt alleys or where the water line is located in an unimproved road or shoulder.
- ⁷ Pays for the time required to prepare an Outside City Limits Agreement, including review of costs and administrative preparation.
- ⁸ Pays for the time required to inspect the parcel in order to determine the square foot area to be used in determining the water connection charge. This fee is charged when a parcel, larger than 20,000 square feet, is currently using water on only a portion of the lot. The remaining acreage would be paid for at the time that future development takes place.
- ⁹ Pays for the time required to prepare a water reimbursement agreement, including review of costs and administrative preparation. Generally, this fee is charged immediately prior to the acceptance of the reimbursement agreement by the City Council. This fee is charged as directed by the Engineer.

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division
Sewer Related Fee Schedule
(209) 571-5569

Description	Amount	
Wastewater Capacity Charge¹		
Office Building (FLOW/BOD/TSS)		
General Office ⁷	\$ 1.69	<i>Square Foot</i>
Medical/Dental Office	\$ 3.72	<i>Square Foot</i>
Medical Clinic	\$ 6.26	<i>Square Foot</i>
Dental Clinic	\$ 3.04	<i>Square Foot</i>
Institutional (FLOW/BOD/TSS)		
Auditorium	\$ 2.03	<i>Seat</i>
Assembly Hall - Food Prepared Off-Site	\$ 3.21	<i>Square Foot</i>
Assembly Hall - Food Prepared On-Site	\$ 5.09	<i>Square Foot</i>
Church	\$ 27.40	<i>Seat</i>
Hospital	\$ 4,229.07	<i>Bed</i>
Institutional Residential Care Facility - 7 Beds or More ⁸	\$ 1,691.63	<i>Bed</i>
Country Club - Non-Resident Member	\$ 676.65	<i>Capita</i>
County Club - Resident Member	\$ 1,691.63	<i>Capita</i>
Picnic Park	\$ 169.16	<i>Capita</i>
Pool	\$ 169.16	<i>Capita</i>
Tennis Courts, Outdoor with Toilets and Showers	\$ 1,860.79	<i>Capita</i>
Tennis Courts, Indoor with Toilets and Showers	\$ 4,905.72	<i>Capita</i>
Schools (FLOW/BOD/TSS) ⁹		
K-8	\$ 84.58	<i>Capita</i>
High School/College	\$ 169.16	<i>Capita</i>
Warehouse/Distribution (FLOW/BOD/TSS)	\$ 0.51	<i>Square Foot</i>
Retail/Commercial (FLOW/BOD/TSS) ¹⁰		
General Retail/Commercial	\$ 0.85	<i>Square Foot</i>
Auto Body Shop/Auto Dealers	\$ 1.86	<i>Square Foot</i>
Bakeries	\$ 10.45	<i>Square Foot</i>
Beauty Shop/Day Spa (with wash sinks)	\$ 4.57	<i>Square Foot</i>
Bars without Dining	\$ 5.92	<i>Square Foot</i>
Bowling Alley (including dining)	\$ 5.16	<i>Square Foot</i>
Cafeteria	\$ 8.31	<i>Square Foot</i>
Car Wash	\$ 16.41	<i>Square Foot</i>
Coffee House – No Food Prep	\$ 6.77	<i>Square Foot</i>
Dry Cleaner	\$ 0.85	<i>Square Foot</i>
Dry Goods	\$ 0.85	<i>Square Foot</i>
Delicatessen, Sandwich Shop, Take-N-Bake Pizza	\$ 11.07	<i>Square Foot</i>
Donut Shop	\$ 13.29	<i>Square Foot</i>
Gyms, Health Clubs	\$ 4.74	<i>Square Foot</i>
Health Clubs – No Showers, Pool or Spa ¹¹	\$ 3.55	<i>Square Foot</i>
Market – Grocery	\$ 2.37	<i>Square Foot</i>
Market – Grocery (with bakery, food prepared on-site or garbage grinder) ¹²	See Footnote	
Mortuaries	\$ 2.27	<i>Square Foot</i>
Plant Nursery	\$ 1.35	<i>Square Foot</i>
Printers	\$ 2.37	<i>Square Foot</i>
Restaurant – Fast Food and Small Non-Franchise	\$ 16.08	<i>Square Foot</i>
Grease Interceptor	\$ 11.53	<i>Square Foot</i>
Restaurant – Full Service Franchise	\$ 27.87	<i>Square Foot</i>
Restaurant - Full Service Franchise with Grease Interceptor	\$ 19.98	<i>Square Foot</i>
Veterinary Hospital	\$ 3.89	<i>Square Foot</i>
Shopping Center – Up to 25% Dining	\$ 6.20	<i>Square Foot</i>
Shopping Center – Up to 50% Dining	\$ 12.24	<i>Square Foot</i>
Shopping Center – Up to 75% Dining	\$ 19.46	<i>Square Foot</i>
Laundries – Full Service (Dry Cleaners)	\$ 19.76	<i>Square Foot</i>
Laundry - Industrial	\$ 2,342.96	<i>Square Foot</i>
Laundries – Coin Operated	\$ 2,199.12	<i>Machine</i>
Laundries, Full Service Dry Cleaner	\$ 10.87	<i>Square Foot</i>
Hotels, Motels – Excluding bars and restaurants	\$ 2,199.12	<i>Room</i>
Recreational Vehicle Park	\$ 2,029.95	<i>RV Space</i>
Theaters	\$ 25.54	<i>Seat</i>

CITY OF MODESTO
Community and Economic Development Department
Land Development Engineering Division
Sewer Related Fee Schedule
(209) 571-5569

Description	Amount		
Residential (FLOW/BOS/TSS)			
Single-Family or Mobile Home on Lot	\$	4,905.72	<i>Unit</i>
Multi-Family or Additional Unity or Mobile Home on Lot	\$	4,212.16	<i>Unit</i>
Apartments or Mobile Home in Mobile Home Park	\$	3,197.18	<i>Unit</i>
Other			
Subtrunk Charge ²	\$	645.00	<i>Gross Acre l.f. of lot frontage</i>
Lateral Charge ³	\$	33.00	<i>adjacent to sewer line</i>
Sewer Permit	\$	20.00	<i>Permit</i>
Sewer Inspection	\$	15.00	<i>Structure</i>
Parcel Reduction ⁴	\$	37.00	<i>Inspection</i>
Reimbursement Agreement Preparation ⁵	\$	175.00	<i>Agreement</i>
Outside City Limits Agreement ⁶	\$	35.00	<i>Agreement</i>

Division Endnotes

- ¹ Pays towards the construction of the Wastewater Treatment Plan and the sewer trunk system throughout the City. Generally, this fee is charged at the time that the building permit is issued for the construction of the house sewer lateral on the property.
- ² Pays toward the construction and maintenance of the subtrunk lines. This fee is charged at the time the sewer service is made available to any subdivision, tract, area or lot in the Sewer District. In the case of new subdivisions or parcel maps, this charge shall be paid at the time of filing the final subdivision or parcel map. The Council may establish conditions under which the subtrunk sewer extension charges set forth in Section 5-6.803 may be spread over a period of time.
- ³ Pays towards the specific sewer lateral that extends down the street or alley serving the specific property. Generally, this fee is charged at the time the building permit is issued for the house sewer line on the property. This fee may be waived if the property owner has participated in the cost of the extension of the lateral down the street or alley.
- ⁴ Pays for the time required to inspect the parcel in order to determine the size of acreage to be used in calculating the Bond Redemption Charge and Subtrunk Fee. This fee is charged when a parcel larger than 20,000 square feet is developing only a portion of the lot. The remaining acreage would be paid for at the time that the future development takes place on the remainder of the parcel.
- ⁵ Pays for the time required to prepare a Sewer Reimbursement Agreement, including review of costs and administrative preparation. Generally, this fee is charged immediately prior to the acceptance of the reimbursement agreement by the City Council. This fee is charged as directed by the Engineer.
- ⁶ Pays for the time required to prepare an Outside City Limits Agreement, including review of costs and administrative preparation. Generally, this fee is charged prior to the acceptance of the Agreement by the City Council.
- ⁷ Banks and title companies are considered General Office. Barbershops, nail salons and tattoo parlors without wash sinks are considered General Office.
- ⁸ The Wastewater Capacity charge is not applied to Residential Care Facilities of 6 or fewer beds.
- ⁹ Schools head count is the total of staff and students.
- ¹⁰ Commercial Groups Combined BOD + TSS
 - Group 1 – 400 mg/l or less
 - Group 2 – 401 mg/l to 900 mg/l
 - Group 3 – 901 mg/l to 1,400 mg/l
 - Group 4 – 14,01 mg/l or more
- ¹¹ Example: Martial Arts facilities with no showers.
- ¹² Estimated flow coefficient to be weighted average based on proportional square footage dedicated to each use.

CITY OF MODESTO
 Fire Department
Fire Prevention Fee Schedule
 (209) 571-5553

Description	Amount	
Site Plan Review	\$	101.00 <i>Plan</i>
Plan Check, Complete Building	\$	78.00 <i>1,000 sf</i>
Plan Check, Shell Building	\$	63.00 <i>1,000 sf</i>
Plan Check, Sprinkler System	\$	24.00 <i>1,000 sf</i>
Plan Check, Tenant Improvement	\$	51.00 <i>1,000 sf</i>
Plan Check, Fire Alarm System	\$	24.00 <i>1,000 sf</i>
Engineered/Pre-Engineered Protection System	\$	214.00 <i>Plan</i>
Alternate Materials/Methods Evaluation	\$	302.00 <i>Plan</i>
Incomplete or Changed Plans	\$	144.00 <i>Plan</i>
Fire Alarm System Test and Inspection	\$	101.00 <i>Plan</i>
Fire Sprinkler System Test and Inspection	\$	497.00 <i>Riser</i>
Spray Booth Installation Permit	\$	48.00 <i>Each</i>
Underground Tank Installation (First tank)	\$	38.00 <i>Each</i>
Underground Tank Installation (additional tanks)	\$	13.00 <i>Each</i>
Convault Tank Installation (First tank)	\$	38.00 <i>Each</i>
Convault Tank Installation (additional tanks)	\$	9.00 <i>Each</i>
Field Fire Flow Test	\$	40.00 <i>Each</i>
Hood and Duct System Installation	\$	49.00 <i>Each</i>
Medical Gas System Installation	\$	102.00 <i>Each</i>
On-Site Fire Main Test	\$	87.00 <i>Each</i>

CITY OF MODESTO
Parks, Recreation and Neighborhoods Department
Landscape and Irrigation Fee Schedule
(209) 577-5344

Description	Amount		
Landscape Plan Review			
Initial Plan Check (Up to 5,000 Square Feet)	\$	245.00	<i>Plan</i>
Re-Check (Up to 5,000 Square Feet)	\$	179.00	<i>Each</i>
Initial Plan Check (5,001 – 10,000 Square Feet)	\$	380.00	<i>Plan</i>
Re-Check (5,001 – 10,000 Square Feet)	\$	179.00	<i>Each</i>
Initial Plan Check (10,001 – 15,000 Square Feet)	\$	447.00	<i>Plan</i>
Re-Check (10,001 – 15,000 Square Feet)	\$	245.00	<i>Each</i>
Initial Plan Check (15,001 – 25,000 Square Feet)	\$	580.00	<i>Plan</i>
Re-Check (15,001 – 25,000 Square Feet)	\$	313.00	<i>Each</i>
Initial Plan Check (25,001 – 50,000 Square Feet)	\$	715.00	<i>Plan</i>
Re-Check (25,001 – 50,000 Square Feet)	\$	380.00	<i>Each</i>
Initial Plan Check (50,001 Square Feet and over)	\$	1,049.00	<i>Plan</i>
Re-Check (50,001 Square Feet and over)	\$	447.00	<i>Each</i>
Landscape and Irrigation Inspections			
Initial Inspection (Up to 5,000 Square Feet)	\$	179.00	<i>Inspection</i>
Re-Inspection (Up to 5,000 Square Feet)	\$	179.00	<i>Inspection</i>
Initial Inspection (5,001 – 10,000 Square Feet)	\$	213.00	<i>Inspection</i>
Re-Inspection (5,001 – 10,000 Square Feet)	\$	179.00	<i>Inspection</i>
Initial Inspection (10,001 – 15,000 Square Feet)	\$	313.00	<i>Inspection</i>
Re-Inspection (10,001 – 15,000 Square Feet)	\$	213.00	<i>Inspection</i>
Initial Inspection (15,001 – 25,000 Square Feet)	\$	447.00	<i>Inspection</i>
Re-Inspection (15,001 – 25,000 Square Feet)	\$	245.00	<i>Inspection</i>
Initial Inspection (25,001 – 50,000 Square Feet)	\$	580.00	<i>Inspection</i>
Re-Inspection (25,001 – 50,000 Square Feet)	\$	245.00	<i>Inspection</i>
Initial Inspection (50,001 Square Feet and over)	\$	715.00	<i>Inspection</i>
Re-Inspection (50,001 Square Feet and over)	\$	313.00	<i>Inspection</i>

CITY OF MODESTO
Other Development Related Fees

Description	Amount
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Stanislaus County Public Facilities Fees (PFF)

Contact Stanislaus County Building Department at (209) 525-6557.

Modesto City School Fees

Contact Barbara Hutton with Modesto City Schools at (209) 576-4806 (Multi-Family and Commercial Developments only).