

CITY OF TURLOCK PLANNING FEES – Effective January 1, 2025

Type of Permit or Application	Fee Due with Application
Appeal Processing (to Planning Commission)	550.00
Application Continuance	390.00
Conditional Use Permit Review (Includes CUP Amendments)	
• Minor	4,338.00
• Medium	7,409.00
• Major	10,821.00
Development Agreement Review ** (*Deposit Based)	15,125.00
Environmental Review Fees	
• Notice of Exemption	228.00
• Addenda	1,226.00
• Negative Declaration	2,250.00
• Mitigated Negative Declaration	4,525.00
• Mitigated Negative Declaration (with special studies)	6,231.00
• EIR Review/Mitigation Monitoring Program	17% of EIR Cost
California Dept. of Fish and Wildlife Fees	
In addition to the above environmental review fees, the following Fish & Wildlife fees are required as part of the environmental review process, and are payable to the Stanislaus County Clerk.	
<i>NOTE: These fees increase annually on January 1 of each year.</i>	
• Negative Declaration	2,968.75
• Mitigated Negative Declaration	2,968.75
• Environmental Impact report (EIR)	4,123.50
• Environ. Doc pursuant to a Certified Regulatory Program (CRP)	1,401.75
• County Clerk Processing Fee	57.00
General Plan/Specific Plan/Master Plan Adoption or Amendment (*Deposit Based)	13,836.00
General Plan Conformity Finding	2,431.00
Home Occupation Permit	90.00
❖ If Police clearance required	115.00
Minor Administrative Approval	
• Site Plan Review	963.00
• New Christmas tree / Pumpkin lots	425.00
• Christmas Tree/Pumpkin Lot Renewal	200.00
*plus \$500 refundable cleaning deposit	
• Sign permit, 1 st sign plus	120.00
For each additional sign, add	35.00
• Renewal (including re-facing of existing signs and temporary signs)	35.00
Minor Discretionary Permit	
• Minor	2,879.00
• Medium	5,268.00
• Major	8,111.00
• Amendment	1,985.00
Special Minor Discretionary Permits	
• Minor Exceptions	1,013.00
• Historic Site Contract	1,126.00
• Outdoor Dining Permit	984.00
❖ If Police clearance required add	110.00
Mobile Food Vendors	
• Initial Application	900.00
• Annual Renewal	90.00
Out-of-Boundary Service Agreement (*Deposit based)	2,328.00
Parcel Map and Line Adjustment Review	182.00
Final Parcel Map Check	136.50
Final TSM/VTSM Map Check	273.00
Landscape Review Fee	358.00
Improvement Plans per sheet	22.75

Type of Permit or Application	Fee Due with Application
Planned Development Application / Master Plan Review (<i>*Deposit based</i>)	
• Application Review	
• Minor (< 5 acres)	10,944.00
• Major (> 5 acres)	14,356.00
• Amendment	
• Minor	5,491.00
• Major	7,198.00
• Planned Development, Existing (change in standard only)	7,073.00
Prezone (<i>Add to Rezone base fee or other application fee</i>) <i>Excludes LAFCO & BOE fees</i>	
• 0-10 acres	6,380.00
• 11-20 acres	8,655.00
• > 20 acres	10,930.00
Rezone (not Planned Developments) (<i>*Deposit Based</i>)	
• Minor (< 5 acres)	8,300.00
• Major (>5 acres)	9,468.00
Right of Way Abandonment	91.00
Sign Permit / Program	
• Sign permit, 1 st sign plus	120.00
• For each additional sign, add	35.00
• Renewal (including re-facing of existing signs and temporary signs)	35.00
New Comprehensive Sign Program	2,493.00
• Amendment to Comprehensive Sign Program/Iconic/Historic Sign	1,775.00
Shopping Cart Containment /Retrieval: Plan Review	155.00
Temporary Use of Land (TULP)	
• No circulation	145.00
• Add: circulation to depts./outside agencies	100.00
• Add: circulation to neighbors	50.00
Tentative & Vesting Subdivision Map Application (<i>Application fees added to any other entitlement fee if applicable</i>)	
• 0-10 acres	7,283.00
• 11-20 acres	10,126.00
• 21-50 acres	12,970.00
• > 50 acres	15,472.00
Time Extensions	
• Tentative/Vesting Tentative Subdivision Map	2,497.00
• CUP (Conditional Use Permit)	2,349.00
• MDP (Minor Discretionary Permit)	1,894.00
• PD Development Schedules	3,259.00
Variance Application	3,104.00
Williamson Act Cancellation	8,985.00
• Williamson Act Non-Renewal	165.00
Zoning Certificate	90.00
Zoning Verification Letter	90.00
Property Research Letter	P.H.R.+ \$100
Zoning Ordinance Text Amendment (<i>*Deposit Based</i>)	8,915.00

*Deposit Based fee is a minimum charge and deposit towards the full cost of processing the application. The base fee, indicated here, will not be refunded; the final fee will recover 100% of the full cost which may result in an invoice of additional amounts due to fully cover city processing costs. Application processing may be suspended if invoices are not paid within 30 days of invoice date. Public hearings will not be scheduled until payment in full is received.

**Contact Planning Staff for fees for applications with multiple actions, for example: General Plan Amendment and Rezone applications.

Please Note: A Credit Card Use Fee of 2% will be added to all permits paid by credit card.