

**AN ORDINANCE TO ADOPT A REVISED FEE SCHEDULE FOR PLANNING SERVICES**

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:**

**Section 1:** The Board of Supervisors hereby adopts the Planning Services 2009 Fee Schedule, attached as Exhibit A and incorporated by reference, a copy of which is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act.

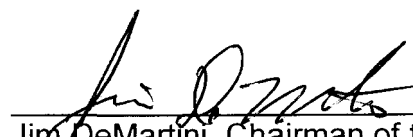
**Section 2.** This ordinance shall be published once before the expiration of 15 days after passage of this ordinance, with the names of the members voting for and against the same, in the Modesto Bee, a newspaper published in the County of Stanislaus, State of California, and the ordinance shall take effect either (a) pursuant to section 25123 of the Government Code, 30 days after the date of publication, or (b) pursuant to section 66017 of the Government Code, 60 days following the final action on the adoption of the fees or charges, whichever date occurs last.

Upon motion of Supervisor Grover, seconded by Supervisor Monteith, the foregoing resolution was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, the 19th day of May, 2009, by the following called vote:

AYES: Supervisors: O'Brien, Chiesa, Grover, Monteith, and Chairman DeMartini


NOES: Supervisors: None

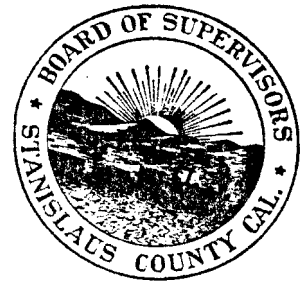
ABSENT: Supervisors: None

  
Jim DeMartini, Chairman of the Board of Supervisors of the County of Stanislaus, State of California


ATTEST:

CHRISTINE FERRARO TALLMAN  
CLERK OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

By   
Deputy



APPROVED AS TO FORM:  
JOHN P. DOERING  
COUNTY COUNSEL

By 

Thomas Boze  
~~Assistant~~ County Counsel  
Deputy

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FEES	ACTUAL COST	PLANNING	PUBLIC WORKS	DER	PLAN. COMM. CLERK	CLERK OF THE BOARD	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE	
Minor Lot Line Adjustment in R, C, M, PD, PI, IBP, LI Zones		\$ 165	\$210	\$160	\$52		\$50	\$50	\$14	\$700	
Minor Lot Line Adjustment in A-2 Zone without Williamson Act		\$ 335	\$695	\$160	\$52		\$50	\$50	\$27	\$1,368	
Lot Line Adjustment in A-2 Zone with Williamson Act		\$ 600	\$695	\$160	\$52	\$50	\$50	\$50	\$33	\$1,690	
Merger		\$ 75							\$2	\$77	
Mine Use Permit/ Reclamation Plan <sup>(1)</sup>	Actual Cost Min Charge/ Deposit:	\$ 2,575	\$255	\$160	\$103		\$200	\$200	\$70	\$3,563	Deposit
Mines Inspections		\$ 760								\$760	
Mine Reinspection (if required, 3 hour min @ \$72/hr)	Actual Cost Min Charge/ Deposit:	\$ 216								\$216	Deposit
Mobile Home Application		\$ 350							\$7	\$357	
Mobile Home Renewal		\$ 50							\$1	\$51	
Mobile Home Renewal -Late Fee		\$ 95							\$1	\$96	
Parcel Maps (R, C, M, LI, IBP, PD, PI Zones)		\$ 1,135	\$210	\$410	\$103		\$100	\$100	\$41	\$2,099	plus \$30/lot
Parcel Maps (A-2 Zone, non-Williamson Act and < 4 parcels + remainder)		\$ 1,240	\$210	\$410	\$103		\$100	\$100	\$43	\$2,206	plus \$30/lot
Parcel Maps (A-2 Zone, with Williamson Act or > 4 parcels + remainder)		\$ 1,910	\$210	\$410	\$103		\$100	\$100	\$57	\$2,890	plus \$30/lot
Recirculation of Mitigated Negative Declaration <sup>(1)</sup>	Actual Cost Min Charge/ Deposit:	\$ 1,085	\$210	\$160	\$103					\$1,558	
Rezone <sup>(1)</sup>	Actual Cost Min Charge/ Deposit:	\$ 2,575	\$210	\$410	\$103	\$200	\$200	\$200	\$78	\$3,976	Deposit
Specific Plans <sup>(1)</sup>	Actual Cost Min Charge/ Deposit:	\$ 2,575	\$340	\$410	\$103	\$200	\$200	\$200	\$81	\$4,109	Deposit

FEES	ACTUAL COST	PLANNING	PUBLIC WORKS	DER	PLAN. COMM. CLERK	CLERK OF THE BOARD	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE	
Staff Approval Permit - with referral		\$ 455	\$70	\$160			\$50	\$50	\$16	\$801	
Staff Approval Permit - without referral & Single Family Residence in Ag Zone		\$ 315					\$20	\$20	\$7	\$362	
Street Name Change		\$ 315	\$125		\$103				\$11	\$554	
Subdivision Ord. Exception		\$ 1,875	\$140	\$410	\$103		\$100	\$100	\$55	\$2,783	
Tentative Subdivision Map <sup>(3)</sup>	Actual Cost Min Charge/ Deposit:	\$ 2,575	\$550	\$820	\$103		\$200	\$200	\$89	\$4,537	Deposit plus \$30/lot
Time Extensions		\$ 395			\$103				\$10	\$508	
Use Permit - Agricultural - All Tiers		\$ 1,875	\$160	\$410	\$103		\$100	\$100	\$55	\$2,803	
Use Permit - non-agriculture zones		\$ 1,380	\$160	\$410	\$103		\$100	\$100	\$45	\$2,298	
Use Permit - Requiring Board of Supervisors Approval		\$ 1,875	\$160	\$410	\$105	\$200	\$200	\$200	\$63	\$3,213	
Zoning Ordinance Variance		\$ 1,875	\$160	\$410	\$105		\$100	\$100	\$55	\$2,805	
Verification Letter - single SFD		\$ 60							\$1	\$61	
Verification Letter - all other uses		\$ 125							\$3	\$128	
Williamson Act Contract		\$ 130				\$60			\$4	\$194	
Williamson Act Notice of Non-Renewal		\$ 115							\$2	\$117	
Williamson Act Cancellation		\$ 590				\$400	\$200	\$200	\$28	\$1,418	
Zoning Ordinance Text Amendment	Actual Cost Min Charge/ Deposit:	\$ 1,875	\$210	\$410	\$105	\$400	\$200	\$200	\$68	\$3,468	Deposit

\*(1) Fees described above that require a deposit and are charged at "actual cost" have a minimum charge associated with them. The deposit required is this minimum charge and is non-refundable\*. This DOES NOT include any necessary consultant costs for environmental review, specialized studies, financial consulting or any other expert consulting services potentially needed by the County for processing these applications. Monthly draws against the deposit will be made based on staff time and materials needed to process the applications. Staff costs and expenses for Planning, Public Works, and DER will be billed at fully burdened weighted labor rates as provided by the Auditors Office at the time of services rendered.

All additional staff time and expenses needed to complete the application processing that exceed the deposit amount will be charged at actual cost, including labor charged at the weighted labor rate. Invoices will be calculated on a quarterly basis and forwarded to the applicant for payment. If the deposit reaches a balance of 20% of the initial deposit or less, the Applicant will be asked to make a subsequent deposit in an amount dependent upon the amount of work left to complete on processing. Applicants will be expected to pay the subsequent deposit within 30 days of invoice date. In the event that the account is not paid within 30 days of the invoice date, processing will be suspended until such time that payment is made. Any remainder will be used to reconcile your final bill. If there is a balance remaining after reconciling the final bill, a refund check will be mailed to you. Public hearings will not be scheduled until payment in full is received.

\*(2) Applications for two or more actions (for example: Tentative Map and Exception ) will be charged the highest application fee. For those applications for two or more actions that include an action that is charged at "actual cost" (for example: General Plan Amendment, Rezone, & Parcel Map) they will be charged the highest deposit amount as a minimum charge and deposit. The deposit is non-refundable\*. All additional staff time and expenses needed to complete the application processing that exceed the deposit amount will be charged at actual cost, including labor charged at the weighted labor rate per note #1 above. If a Lot Line Adjustment in an Agricultural zone is included in a Combination Application, an additional \$695 will be required beyond the set fee or deposit amount in order to obtain a "Certificate of Compliance" from Public Works.

\*(3) Department of Environmental Resources charges for Tentative Map Review reflect a minimum charge of 8 hours at a weighted labor rate of \$103.00 per hour. Additional time required for tentative map review will be charged at the same hourly rate.

\*(4) A General Plan Maintenance Fee will be charged for every Building Permit of \$1.28 per \$1,000 of improvement valuation. This fee will be collected with other Building Permit fees and will be calculated based on the total valuation of the improvement as determined through the normal Building Permit process.

\*(5) If your project falls within an Airport Planning Boundary, a separate application and fee will be required for the Airport Land Use Commission (ALUC). You will be required to contact the ALUC and submit an application for review. For information purposes only: Projects are identified by the ALUC as either "Major" or "Minor" and the ALUC has adopted the following project review fees as of November 2005: Major: \$1,200, Minor: \$225. An amendment to the ALUC Plan will be charged as "Actual Cost" with a deposit and minimum charge of \$3,950, and an appeal of a Staff determination to the ALUC is charged \$629. Applicants should check with the ALUC to verify application costs.

\* Fees may be refunded if the Planning Director, or his appointed designee, determines extraordinary circumstance warranting a refund exist.

**ADDITIONAL FEES REQUIRING SEPARATE PAYMENT**

<b>California State Archaeology Clearinghouse Fees - Applicable to MANY discretionary Permits - inquire with staff</b>	<b>\$</b>	<b>60.00</b>
Make Check payable to "Central California Information Center"		
Payable at the time of Application Submittal		
<b>*** Fees subject to change without County approval required.</b>		

<b>California Fish and Game Environmental Fees - Applicable to ALL discretionary Permits unless found exempt from CDFG Fees</b>		
<b>Environmental Impact Report</b>	<b>\$</b>	<b>2,768.25</b>
<b>Mitigated Negative Declaration / Negative Declaration</b>	<b>\$</b>	<b>1,993.00</b>
Make Check payable to: Stanislaus County		
Payable within 5 days of Planning Commission or Board of Supervisors Action on Project		
<b>*** Fees subject to change without County approval required.</b>		

<b>County Clerk Recorder Fee - Applicable to ALL discretionary Permits, Williamson Act actions, CDFG DeMinimus Findings, and CEQA filings</b>	<b>\$</b>	<b>57.00</b>
Make check payable to: Stanislaus County Clerk Recorder		
Payable within 5 days of Planning Commission or Board of Supervisors Action on Project		

**ADDITIONAL RECORDER FEES WILL BE REQUIRED IF DOCUMENTS MUST BE RECORDED**

Fees are set by the Recorders Office

**DOCUMENTS**

TOTAL General Plan (complete set)	\$ 63.00
1. General Plan	\$ 40.00
2. Support Document	\$ 18.00
3. Agricultural Element	\$ 5.00
Subdivision Ordinance	\$ 10.00
Zoning Ordinance	\$ 10.00
Airport Land Use Comm Plan	\$ 10.00
Community Plans	Cost
Economic Strategic Plan	Cost
Public Facility Fees	\$ 3.50
Salida EIR	Cost
Salida PD Guidelines	Cost
Economic Strategic Plan	Cost
Planning Comm Audio Tape	\$ 10.00
Planning Comm DVD	\$ 10.00
Planning Comm Video Tape	\$ 15.00
Photocopy (1st.)	\$ 1.00
Photocopy (additional)	\$ 0.25
Specific Plan/EIR	actual cost

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## Fee Comparison with Comparable Counties

	2009 Proposed Stanislaus	Monterey	Kern	Fresno	San Joaquin	Sonoma	Solano	Sacramento	Ventura
General Plan Amendment	Actual Cost \$3976 Deposit	COST \$667 Deposit	COST \$1,355 Deposit	\$12,240	\$7,775	COST Min \$3,683 deposit	\$4,520	\$25,365	COST \$3,000 deposit
Lot Line Adjustment	\$700 to \$1690	\$5,611 to \$6,507	\$350	\$1,050	\$1,865	\$1,111 to COST	\$3,608	\$3,309	\$750
Parcel Map	\$2099 to \$2890 + \$30/lot	\$15,906	\$1,455	\$1,562 + \$33/lot	\$4,450 + \$442/lot	\$2,388 + \$358/lot	\$4,696	\$10,245	COST \$2,000 deposit
Tentative Subdivision Map	Actual Cost \$4537 + \$30/lot Deposit	\$27,888 +\$300/lot	COST \$1,100 deposit +\$25/lot	\$4,490 +\$457/lot	\$12,365 + \$35/lot	COST Min \$4,300 deposit	\$6,581 + \$314/lot	\$14,679	COST \$2,500 deposit
Rezone	Actual Cost \$3976 Deposit	COST \$667 Deposit	COST \$900 + \$25/lot deposit	\$6,214	\$5,569 + \$63/ac >10ac	COST Min \$3,222 deposit	\$3,100	\$21,726	COST \$1,000 deposit
Use Permit	\$2298 to \$3213	\$7,264	COST \$1,400 + \$25/lot deposit	\$9,123	\$4,445 to \$12,525	COST Min \$4,594 deposit	\$5,537	\$12,079	COST \$1,500 to \$4,000 deposit
Variance	\$2,805	\$5,237	COST \$1,300 + \$25/lot deposit	\$3,204 to \$6,049	\$4,190	\$4,873	\$1,065	\$10,553	COST \$2,000 deposit



ORDINANCE C.S. 1060

Upon motion of Supervisor Grover, seconded by Supervisor Monteith, Ordinance C.S. 1060 was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 19th day of May 2009, by the following called vote:

AYES: SUPERVISORS: O'Brien, Chiesa, Grover, Monteith and Chairman DeMartini  
NOES: None  
ABSENT: None  
ABSTAINING: None

Ordinance C.S. 1060 establishes new fees and amends existing fees for planning services. A full copy of the ordinance is available for review at the Clerk of the Board's Office, 1010 10th Street, Suite 6700, Modesto, California. For further information, contact Kirk Ford, Director of the Stanislaus County Planning and Community Development Department at (209) 525-6330 or at 1010 10th Street, Suite 3400, Modesto, CA..

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: May 19, 2009

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk  
of the Board of Supervisors  
of the County of Stanislaus,  
State of California

BY:



Elizabeth A. King, Assistant Clerk of the Board

**DECLARATION OF PUBLICATION  
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS  
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident  
Of the County aforesaid; I am over the age of  
Eighteen years, and not a party to or interested  
In the above entitle matter. I am a printer and  
Principal clerk of the publisher  
of **THE MODESTO BEE**, printed in the City  
of **MODESTO**, County of **STANISLAUS**,  
State of California, daily, for which said  
newspaper has been adjudged a newspaper of  
general circulation by the Superior Court of the  
County of **STANISLAUS**, State of California,  
Under the date of **February 25, 1951, Action  
No. 46453**; that the notice of which the annexed is  
a printed copy, has been published in each issue  
there of on the following dates, to wit:

May 27, 2009

ORDINANCE C.S. 1060  
Upon motion of Supervisor Grover,  
seconded by Supervisor Monteith, Ordinance C.S. 1060 was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 19th day of May 2009, by the following called vote: AYES: SUPERVISORS: O'Brien, Chiesa, Grover, Monteith and Chairman DeMartini. NOES: None. ABSENT: None. ABSTAINING: None. Ordinance C.S. 1060 establishes new fees and amends existing fees for planning services. A full copy of the ordinance is available for review at the Clerk of the Board's Office, 1010 10th Street, Suite 6700, Modesto, California. For further information, contact Kirk Ford, Director of the Stanislaus County Planning and Community Development Department at (209) 525-6330 or at 1010 10th Street, Suite 3400, Modesto, CA. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: May 19, 2009. ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Assistant Clerk of the Board  
**Pub Dates May 27, 2009**

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I certify (or declare) under penalty of perjury  
That the foregoing is true and correct and that  
This declaration was executed at

**MODESTO, California on**

May 27th, 2009

(Signature)

