

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.

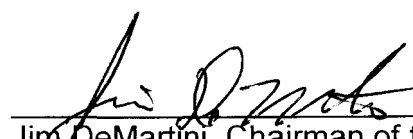
Section 2. This ordinance shall be published once before the expiration of 15 days after passage of this ordinance, with the names of the members voting for and against the same, in the Modesto Bee, a newspaper published in the County of Stanislaus, State of California, and the ordinance shall take effect 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

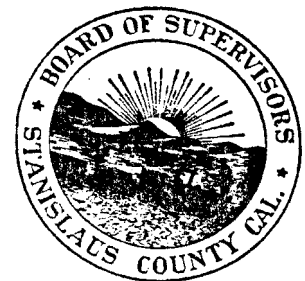
ABSENT: Supervisors: None


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 ⁽¹⁾ | 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 ⁽¹⁾ | Actual Cost Min Charge/ Deposit: | \$ 1,085 | \$210 | \$160 | \$103 | | | | | \$1,558 | |
| Rezone ⁽¹⁾ | Actual Cost Min Charge/ Deposit: | \$ 2,575 | \$210 | \$410 | \$103 | \$200 | \$200 | \$200 | \$78 | \$3,976 | Deposit |
| Specific Plans ⁽¹⁾ | 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 ⁽³⁾ | 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

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

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

| | | |
|---|-----------|--------------|
| County Clerk Recorder Fee - Applicable to ALL discretionary Permits, Williamson Act actions, CDFG DeMinimus Findings, and CEQA filings | \$ | 57.00 |
| 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

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)

