

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # 6:35 p.m. (B)

Urgent ☐

Routine ☒

AGENDA DATE May 18, 2010

CEO Concurs with Recommendation YES ☐ NO ☐

(Information Attached)

4/5 Vote Required YES ☐ NO ☒

SUBJECT:

Public Hearing to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Planning Services

STAFF RECOMMENDATIONS:

Conduct a public hearing to introduce and waive the first reading of an ordinance to establish new fees and amend existing fees for planning services.

FISCAL IMPACT:

The increase in revenue resulting from the approval of this fee proposal is expected to partially offset direct costs related to processing land use applications and the ongoing provision of services. This proposal also includes a fee for a Reclamation Plan Amendment which is not reflected on the current fee schedule but is an application type reflected in County ordinance and State regulations. It is anticipated that with the total adjustments as proposed, revenues to the Planning and Community Development Department could potentially increase by approximately \$6,300 annually. The proposed adjustments are anticipated to produce additional revenue for the Public Works Department in the amount of \$15,500.

BOARD ACTION AS FOLLOWS:

No. 2010-308

On motion of Supervisor Chiesa, Seconded by Supervisor O'Brien
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION: INTRODUCED AND WAIVED THE FIRST READING OF ORDINANCE NO. C.S. 1082

ATTEST:

Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-55-L-15

DISCUSSION:

The last Planning and Community Development Department initiated increase to the fee schedule for planning services was adopted by the Board of Supervisors on April 28, 2009. The approved fee schedule reflects separate fees for the Planning and Community Development Department (Planning Division and Planning Commission Clerk), Department of Public Works, Department of Environmental Resources (DER), and Clerk of the Board.

This item proposes an approximate 3% increase to the Planning and Community Development portion of the fees. This increase reflects increases in operating costs (such as salaries, benefits, and office materials and equipment) and addresses external increases in other direct costs incurred in the processing of discretionary permits. This increase is comparable to increases in the Consumer Price Index (CPI), as reported by the Bureau of Labor Statistics, of 2.6 to 3.3% from January 2009 to January 2010.

In addition to the above 3% increase, the following changes have been incorporated into the fee structure:

1. A fee for a Reclamation Plan Amendment has been added to the fee schedule. This type of application is reflected in County ordinance and State regulations relating to the Surface Mining and Reclamation Act, but has never been specifically included on the fee schedule. The fee has been added to the existing fee category addressing Mine Use Permits and Reclamation Plans as an "actual cost" application with a deposit of \$3,643.

Mine operators may request to amend their Reclamation Plans if material is identified in an area not previously reflected on the approved Reclamation Plan. Furthermore, the County is required to process a Reclamation Plan Amendment when a surface mining operation goes "idle" and an Interim Management Plan (IMP) is required. A surface mine is considered "idle" when operations are curtailed, for a period of one year or more, by more than 90 percent of the previous maximum annual mineral production, and where there is an intent to resume surface mining operations at a future date. An IMP is a temporary plan to address public health, safety, and environmental issues relevant to the site in question.

To date, Stanislaus County has never processed a Reclamation Plan Amendment in relation to an IMP. However, with the current economic downturn, the County has been informed by the State that seven (7) of our existing thirteen (13) mines are classified as "idle" and require an IMP. Variables which may contribute to cost differences in processing IMP related Reclamation Plan Amendments include the extent of mining which has occurred on-site, the possible need for an on-site inspection, and the processing of individual requests versus grouping the requests for consideration by the Stanislaus County Planning Commission. These are variables which staff cannot control and will need to be addressed on a case-by-case basis as the requests are received.

Tuolumne and Calaveras Counties are our only neighboring counties with similar fees addressing IMP's or Reclamation Plan Amendments (revisions). In Tuolumne County the cost of an IMP is \$1,863. Their fee schedule makes no reference to a Reclamation Plan Amendment, but the cost of a Reclamation Plan itself is \$4,152.50. Calaveras County does not have an IMP fee, but does have minor and major mining Reclamation Plan revision fees of \$2,277.66 and \$4,184.38 respectively. San Joaquin and Merced Counties do not have fees identified for IMP's or Reclamation Plan Amendments.

Incorporation as an "actual cost" application will allow the County flexibility to recover actual costs while allowing for a refund if processing costs are less than the deposit. The hope is that as the economy recovers very little, if any, need for this fee will exist.

2. Note (2) of the fee schedule has been changed to clarify that if a Lot Line Adjustment in a combined application results in the need for a Certificate of Compliance, the cost of the Certificate of Compliance is not included in the combined application fee and Public Works will require the standard \$695 Certificate of Compliance fee.
3. Note (2) of the fee schedule has also been changed to reflect the need for payment of the total Williamson Act Cancellation fee when an application is combined with other non-"actual cost" applications for the purpose of determining the applicable "highest cost" fee for a combined application. The reason for this change is to reflect specific individual costs associated with the processing of a Williamson Act Cancellation, such as special public noticing requirements, which are not addressed in the fees collected for other types of applications.
4. The fee schedule has been changed to update Airport Land Use Commission fees reflected in Note (5). As approved by the Airport Land Use Commission (ALUC) in November of 2005, the minimum charge for an actual cost application and appeal of a staff determination are the same as the Planning and Community Development Department's General Plan Amendment and appeal of a staff determination. The fee schedule has been changed to reflect the ALUC adopted fee without requiring an actual value which must be adjusted every time there is a change to the planning fees.
5. The Clerk of the Board is requesting an increase in their separate fee charged for rezone applications (currently \$200) to \$300. The fee increase covers increased public notice costs.
6. Note (7) is being added to the fee schedule to reflect that separate fees for the Department of Public Works and the Department of Environmental Resources shall only apply when processing of the request requires referral and/or action by the respective Departments.

7. The Department of Public Works is requesting a new separate fee of \$70 for Williamson Act contracts. Currently, there is no Public Works fee to cover the costs of the Survey Division's review of legal descriptions/grant deeds. This review is required to ensure only legal parcels in their entirety are accepted for enrollment in the Williamson Act. This fee reflects work already being conducted by the Survey Division with no cost recovery. With this new fee, and the increase in the Planning fee discussed earlier, the cost for a new Williamson Act Contract will increase from \$194 to \$268.
8. The Department of Public Works is requesting an increase in their separate fee charged for applications requiring a public hearing and not charged actual cost. The increase will apply to Condition of Approval or Development Standard Modifications (currently \$160), Parcel Maps (currently \$210), and Use Permits (currently \$160). The Department requests a standard charge of \$350 for each of the above applications. The Department has reviewed fees charged by the County of Fresno, County of Merced, City of Fresno and City of Turlock. The proposed fees are in line with neighboring entities. In addition, the proposed weighted labor rate is based on the Department's proposal to increase fees over a 5-year period to reduce the actual deficit to zero, consistent with the strategy presented to the Board in 2009. The actual weighted labor rate is \$92.07. The Department will request to increase fees as follows: Fiscal Year 2010-2011 \$70/hr; Fiscal Year 2011-2012 \$80/hr; Fiscal Year 2012-2013 \$90/hr and Fiscal Year 2013-2014 \$95/hr. The increase requested for this year reflects a minimum charge of five (5) hours at a weighted labor rate of \$70 per hour. The Fiscal Year 2010-2011 weighted labor rate level was approved by the Board of Supervisors on April 27, 2010 under a separate item. In addition, Note (6) has been added to the fee schedule to reflect the need for payment of additional charges at the same weighted labor rate if additional staff time is needed.
9. The Planning Division collects fees for several Departments during the Land Use Application process, including Public Works, Environmental Resources, and the Clerk of the Board. The Division is also charged bank service charges when customers use a credit card to pay for fees. The Division has covered labor, record retention, reporting and direct costs related to collection of these fees without any assistance from the Departments to cover those costs and charges.

The Planning Division desires to recover direct costs associated with collection and administration of fees collected for other Departments, and as such, proposes to charge a 1% administrative fee to all departments for fees collected during the Land Use Application process. An additional 2.5% charge will be added if the fees are collected by credit card. It is the intention not to increase the various fees to cover these costs, but rather to transfer the appropriate percentage related to administrative charges from the existing fees during the journal voucher and deposit process. This administrative cost recovery is reflected in Note (8) of the fee schedule.

Upon setting of the public hearing to consider the proposed fee increases, notice of the proposed fee increases was sent out to local individual engineering, architectural, and planning firms. To date, the Planning and Community Development Department has received no comments regarding the proposed fee increase. Since the setting of the public hearing, staff has identified a new fee needing to be included in the fee schedule for planning services. The new fee is for a noise control waiver as authorized by County Code Chapter 10.46 – Noise Control. Chapter 10.46 authorizes a filing fee for a waiver application and specifies the fee amount shall be in an amount as may be fixed from time to time by resolution of the Board. Chapter 10.46 was adopted earlier this year without a filing fee.

Staff is proposing a filing fee in the amount of \$628 consistent with the fee charged for an appeal of a staff determination to the Planning Commission. In accordance with Chapter 10.46, a waiver must be presented to the Planning Commission within 30-days of receipt of the application and notice to the surrounding property owners must be provided. Where a request for waiver is associated with a discretionary permit, the waiver is processed concurrently with the discretionary permit. Where the waiver is processed concurrently, Note (2) of the fee schedule shall apply and the applicant shall only be charged the highest application fee.

The authority to establish and charge fees for planning services is provided by Government Code Sections 65104, 65354.5(b), 65909.5, 65941.5, 66014, 66016, 66451.2, and 66451.33. Essentially, fees shall not exceed the reasonable cost of providing the service for which the fee is charged. Department staff has reviewed all of the existing and proposed fees for planning services and believes they will not exceed the reasonable cost of providing the services.

The average proposed increase per application type is \$57. The deposit for most “actual cost” applications will increase by \$80 and the average proposed increase for projects requiring Planning Commission consideration is \$101. The greatest fee increase is \$249 for agricultural Use Permits and Use Permits requiring Board of Supervisors approval. These Use Permit increases are primarily attributed to the \$190 fee increase proposed by the Department of Public Works.

A review of comparable County agencies (Monterey, Kern, Fresno, San Joaquin, Sonoma, Solano, Sacramento, and Ventura) shows the proposed total fee amounts are in most cases equal to, in respect to charging actual cost, or less than the total fees charged by other agencies. The counties with some fees less than the County’s proposed total fee amounts include Fresno County (Lot Line Adjustments and Parcel Maps) and Solano County (Variance). A fee comparison is provided in Attachment 2.

POLICY ISSUES:

The Board should determine if this action is consistent with its stated priorities of striving for effective partnerships and the efficient delivery of public services.

STAFFING IMPACTS:

There are no staffing impacts associated with this item.

CONTACT PERSON:

Kirk Ford, Director of Planning and Community Development. Telephone: 209-525-6330

ATTACHMENTS:

1. Proposed Ordinance and Draft Fee Schedule – 2010
2. Fee Comparison with Comparable County Agencies

ORDINANCE NO. C.S. _____

**AN ORDINANCE TO ADOPT A REVISED FEE SCHEDULE FOR SERVICES BY THE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

Section 1: The Board of Supervisors hereby adopts the Department of Planning and Community Development 2010 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 _____, seconded by Supervisor _____, 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 _____ day of _____, 2010, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

Jeff Grover, 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

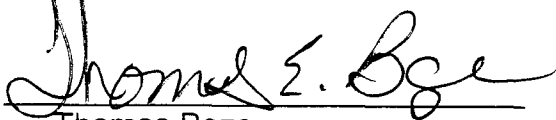
By _____
Deputy

APPROVED AS TO FORM:

JOHN P. DOERING

COUNTY COUNSEL

By

A handwritten signature in black ink, appearing to read "Thomas E. Boze", written over a horizontal line.

Thomas Boze

Assistant County Counsel

PROPOSED 2010 PLANNING FEES (EFFECTIVE JULY 19, 2010)

FEES	ACTUAL COST	PLANNING	PUBLIC WORKS ⁽⁷⁾	DER ⁽⁷⁾	PLAN. COMM. CLERK	CLERK OF THE BOARD	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE
Adult Business Permit		\$469	\$70	\$410			\$50	\$50	\$21	\$1,070
Ag Grievances *(1)	Actual Cost Min Charge/ Deposit:	\$2,652	\$210	\$410	\$106	\$200	\$200	\$200	\$78	\$4,056 Deposit
Alcohol Beverage Control (ABC) License		\$72							\$1	\$73
Appeal of Planning Commission Decision to Board of Supervisors		\$510				\$100			\$12	\$622
Appeal of Staff Determination to Planning Commission		\$510			\$106				\$12	\$628
Building Permit Review *(4) SEE BELOW		\$82					\$1.28/ \$1000			plus \$1.28/ \$82 \$1000
Business License Application		\$72								\$72
Combination Application *(2)										See Note 2 Below
Community Plan Amendment	Actual Cost Min Charge/ Deposit:	\$2,652	\$340	\$410	\$106	\$200	\$200	\$200	\$81	\$4,189 Deposit
Condition of Approval or Development Standard Modification *(6)		\$1,509	\$350	\$160	\$64				\$37	\$2,080
Continuance Request for PC		\$206			\$64					\$270
Continuance Request for BOS		\$206			\$64	\$100				\$370
Development Agreement *(1)	Actual Cost Min Charge/ Deposit:	\$2,652	\$210	\$410	\$106	\$200	\$200	\$200	\$78	\$4,056 Deposit
Environmental Impact Report *(1) Separate fee charged in addition to regular application fee	Actual Cost									Actual Cost - To be determined on case-by-case basis
General Plan Amendment *(1)	Actual Cost Min Charge/ Deposit:	\$2,652	\$210	\$410	\$106	\$200	\$200	\$200	\$78	\$4,056 Deposit
Historical Site Review (Staff Approval)		\$469	\$70	\$410			\$50	\$50	\$21	\$1,070
Historical Site Permit (@ site/Planning Commission)		\$1,437	\$210	\$410	\$64		\$100	\$100	\$46	\$2,367
Landscape Plan Review		\$139								\$139
Landscape/Site Inspection		\$103								\$103
Minor Lot Line Adjustment in R, C, M, PD, PL, IBP, LI Zones		\$170	\$210	\$160	\$53		\$50	\$50	\$14	\$707
Minor Lot Line Adjustment in A-2 Zone without Williamson Act		\$345	\$695	\$160	\$53		\$50	\$50	\$27	\$1,380
Lot Line Adjustment in A-2 Zone with Williamson Act		\$618	\$695	\$160	\$53	\$50	\$50	\$50	\$33	\$1,709
Merger		\$77							\$2	\$79
Mine Use Permit/ Reclamation Plan (RP)/ RP Amendment *(1)	Actual Cost Min Charge/ Deposit:	\$2,652	\$255	\$160	\$106		\$200	\$200	\$70	\$3,643 Deposit
Mines Inspections		\$783								\$783
Mine Reinspection (if required, 3 hour min @ \$72/hr)	Actual Cost Min Charge/ Deposit:	\$222								\$222 Deposit
Mobile Home Application		\$361							\$7	\$368
Mobile Home Renewal		\$52							\$1	\$53
Mobile Home Renewal -Late Fee		\$98							\$1	\$99
Parcel Maps (R, C, M, LI, IBP, PD, PI Zones) *(6)		\$1,169	\$350	\$410	\$106		\$100	\$100	\$41	\$2,276 plus \$30/lot
Parcel Maps (A-2 Zone, non-Williamson Act and < 4 parcels + remainder) *(6)		\$1,277	\$350	\$410	\$106		\$100	\$100	\$43	\$2,386 plus \$30/lot
Parcel Maps (A-2 Zone, with Williamson Act or > 4 parcels + remainder) *(6)		\$1,967	\$350	\$410	\$106		\$100	\$100	\$57	\$3,090 plus \$30/lot
Recirculation of Mitigated Negative Declaration *(1)	Actual Cost Min Charge/ Deposit:	\$1,118	\$210	\$160	\$106					\$1,594
Rezone *(1)	Actual Cost Min Charge/ Deposit:	\$2,652	\$210	\$410	\$106	\$300	\$200	\$200	\$78	\$4,156 Deposit
Specific Plans *(1)	Actual Cost Min Charge/ Deposit:	\$2,652	\$340	\$410	\$106	\$200	\$200	\$200	\$81	\$4,189 Deposit
Staff Approval Permit - with referral		\$469	\$70	\$160			\$50	\$50	\$16	\$815
Staff Approval Permit - without referral & Single Family Residence in Ag Zone		\$324					\$20	\$20	\$7	\$371

FEES	ACTUAL COST	PLANNING	PUBLIC WORKS ⁽⁷⁾	DER	PLAN. COMM. CLERK	CLERK OF THE BOARD	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE
Street Name Change		\$324	\$125		\$106				\$11	\$566
Subdivision Ord. Exception		\$1,931	\$140	\$410	\$106		\$100	\$100	\$55	\$2,842
Tentative Subdivision Map ^{*(3)}	Actual Cost Min Charge/ Deposit:	\$2,652	\$550	\$820	\$106		\$200	\$200	\$89	\$4,617
Time Extensions		\$407			\$106				\$10	\$523
Use Permit - Agricultural - All Tiers ^{*(6)}		\$1,931	\$350	\$410	\$106		\$100	\$100	\$55	\$3,052
Use Permit - non-agriculture zones ^{*(6)}		\$1,421	\$350	\$410	\$106		\$100	\$100	\$45	\$2,532
Use Permit - Requiring Board of Supervisors Approval ^{*(6)}		\$1,931	\$350	\$410	\$108	\$200	\$200	\$200	\$63	\$3,462
Zoning Ordinance Variance		\$1,931	\$160	\$410	\$108		\$100	\$100	\$55	\$2,864
Verification Letter - single SFD		\$62							\$1	\$63
Verification Letter - all other uses		\$129							\$3	\$132
Waiver - Noise Control		\$510			\$106				\$12	\$628
Williamson Act Contract		\$134	\$70			\$60			\$4	\$268
Williamson Act Notice of Non-Renewal		\$118							\$2	\$120
Williamson Act Cancellation		\$608				\$400	\$200	\$200	\$28	\$1,436
Zoning Ordinance Text Amendment	Actual Cost Min Charge/ Deposit:	\$1,931	\$210	\$410	\$108	\$400	\$200	\$200	\$68	\$3,527

* (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, **except applications for a Williamson Act Cancellation**. 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. **Applications for a Williamson Act Cancellation shall pay a separate fee except when combined with an "actual cost" action.**

* (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 the same as a general plan amendment and appeal of a staff determination as reflected on the current Planning fee schedule. Applicants should check with the ALUC to verify application costs.

* (6) Department of Public Works charges for Condition of Approval or Development Standards Modifications, Parcel Maps, and Use Permits reflect a minimum charge of 5 hours at a weighted labor rate of \$70.00 per hour. Additional time required for these types of request will be charged at the same hourly rate.

* (7) Fees for the Departments of Public Works and the Department of Environmental Resources shall only apply when processing of the application(s) require referral to and/or action by the respective Departments.

* (8) A 1% Administrative Cost Recovery Fee will be charged to Public Works, Department of Environmental Resources, and Clerk of the Board for fees collected during the Land Use Application process. An addition 2.5% fee will be charged for fees collected by credit card.

* 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	\$	2,792.25
Mitigated Negative Declaration / Negative Declaration	\$	2,010.25
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

	2010 Proposed Stanislaus	Monterey	Kern	Fresno	San Joaquin	Sonoma	Solano	Sacramento	Ventura
General Plan Amendment	Actual Cost \$4,056 Deposit	Actual Cost \$37,602 Deposit	Actual Cost \$1,355 Deposit	\$12,240	\$6,484 min.	Actual Cost \$3,819 Deposit	\$4,540	\$25,367	Actual Cost \$3,000 Deposit
Lot Line Adjustment	\$707 to \$1,709	Actual Cost \$5,656 min. Deposit	Actual Cost \$500 Deposit	\$1,050	\$1,870	\$1,152 to Actual Cost	\$3,658	\$1,630 to \$3,311	Actual Cost \$500 Deposit
Parcel Map	\$2,276 to \$3,090	Actual Cost \$18,695 Deposit	Actual Cost \$4,345 min. Deposit	\$1,562+ \$33/lot	\$9,935 to \$12365+ \$35/lot	\$2,476+ \$391/lot to Actual Cost	\$4,731	\$7,934 to \$12,445	Actual Cost \$2,000 Deposit
Tentative Subdivision Map	Actual Cost \$4,617 +\$30/lot Deposit	Actual Cost \$26,269 min. Deposit	Actual Cost \$2,730 min. Deposit	\$4,490+ \$457/lot	\$4,895 to \$5,300+ \$442/lot if > 2	Actual Cost \$4,459 Deposit	\$6,696+ \$322/lot	\$13,983 to \$16,608	Actual Cost \$2,500 Deposit
Rezone	Actual Cost \$4,156 Deposit	Actual Cost \$37,451 Deposit	Actual Cost \$1,110 Deposit	\$6,214	\$4,075 min.	Actual Cost \$3,819 Deposit	\$3,120	\$21,728	Actual Cost \$1,000 Deposit
Use Permit	\$2,532 to \$3,462	Actual Cost \$7,322 Deposit	Actual Cost \$1,610 Deposit	\$4,569 to \$9,123	\$5,325 to \$12,525	Actual Cost \$4,764 Deposit	\$5,589	\$5,979 to \$12,081	Actual Cost \$1,500 to \$4,000 Deposit
Variance	\$2,864	Actual Cost \$5,279 Deposit	Actual Cost \$1,410 Deposit	\$3,204 to \$6,049	\$4,190	\$3,358	\$1,065	\$5,879 to \$10,555	Actual Cost \$2,000 Deposit



CLERK OF THE BOARD OF SUPERVISORS

Christine Ferraro Tallman

1010 Tenth Street, Suite 6700, Modesto, CA 95354
Phone: 209.525.4494 Fax: 209.525.4420

STANISLAUS COUNTY
NOTICE OF PROPOSED ORDINANCES

NOTICE IS HEREBY GIVEN that on June 8, 2010, at 9:00 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider waiving the second reading and the adoption of the following ordinances:

Ordinance C.S. 1078 increasing used book fees at the Stanislaus County Library (for further information, contact Vanessa Czopek, County Librarian at (209) 558-7801, between the hours of 8:30 a.m. and 5:00 p.m. or visit the offices at 1500 I Street, Modesto, CA).

Ordinance C.S. 1082 establishing new fees and amending existing fees for the Department of Planning and Community Development - Planning Division (for further information, contact Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 between the hours of 8:00 a.m. and 5:00 p.m. or visit the offices at 1010 10th Street, Suite 3400, Modesto, CA).

Ordinance C.S. 1083 establishing new fees and amending existing fees for the Department of Planning and Community Development – Building Permits Division (for further information, contact Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 between the hours of 8:00 a.m. and 5:00 p.m. or visit the offices at 1010 10th Street, Suite 3400, Modesto, CA).

NOTICE IS FURTHER GIVEN that a full copy of the proposed ordinances are available for review in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: May 18, 2010

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

Elizabeth A. King

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 25, 2010

**PUBLIC NOTICE
STANISLAUS COUNTY
NOTICE OF PROPOSED ORDINANCES**

NOTICE IS HEREBY GIVEN that on June 8, 2010, at 9:00 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider waiving the second reading and the adoption of the following ordinances:

Ordinance C.S. 1078 increasing used book fees at the Stanislaus County Library (for further information, contact Vanessa Czopek, County Librarian at (209) 558-7801, between the hours of 8:30 a.m. and 5:00 p.m. or visit the offices at 1500 I Street, Modesto, CA).

Ordinance C.S. 1082 establishing new fees and amending existing fees for the Department of Planning and Community Development - Planning Division (for further information, contact Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 between the hours of 8:00 a.m. and 5:00 p.m. or visit the offices at 1010 10th Street, Suite 3400, Modesto, CA).

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NOTICE IS FURTHER GIVEN that a full copy of the proposed ordinances are available for review in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: May 18, 2010. ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Assistant Clerk

Pub Dates May 25, 2010

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 25th, 2010

(Signature)

Marie Hickman

PLANNING SERVICE FEES

Proposed New and Amended
Fees

PowerPoint Presentation

PLANNING FEE SCHEDULE

Included Fees

- Planning Department
- Planning Commission Clerk
- Public Works Department
- Department of Environmental Resources
- Clerk of the Board
- Maintenance and administration

PROPOSED FEES

- 3% increase in the Planning Department portion of fees
 - Increased operational costs
- New Reclamation Plan Amendment Fee
 - Interim Management Plans (IMP) for “idle” mining operations
- Lot Line Adjustment – Combined Application
 - Separate fee of \$695 for Certificates of Compliance

PROPOSED FEES

Continued

- Williamson Act Cancellation – Combined Application
 - Separate fee of \$1,436 to cover specific individual costs, such as special public notices.
- Airport Land Use Commission (ALUC) Fees
 - Revised notation language to keep ALUC adopted fees aligned with planning service fees.
- Rezone Application – Clerk of the Board
 - \$200 to \$300 to cover increased public notice costs .

PROPOSED FEES

Continued

- Added notation to clarify separate department fees only apply when a referral and/or action is taken by a department.
- Williamson Act Contracts - Public Works
 - Review of legal descriptions/Grant Deeds.
 - \$194 to \$268.

PROPOSED FEES

Continued

- Increase in Public Works portion of Fees
 - Public hearing items not charged actual cost
 - \$160 and \$210 to \$350 to reflect increased weighted labor rates
- Administrative fee (applied to collected fees)
 - costs associated with the collection and administration of fees collected for other departments.
 - 1% for all fees collected.
 - Additional 2.5% for fees collected by credit card.

PROPOSED FEES

Continued

- New Noise Control Waiver Fee
 - Waiver authorized by County Code Chapter 10.46 - Noise Control adopted in 2010.
 - \$628 fee proposed.

PROPOSED FEES

Overall Average Increase

- \$57 to \$101

STAFF RECOMMENDATION

Conduct a Public Hearing to Introduce and Waive the First Reading of an Ordinance to Establish new Fees for Planning Services.