

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

DEPT: Planning and Community Development

BOARD AGENDA:6.B.12
AGENDA DATE: June 23, 2020

SUBJECT:

Approval to Set a Public Hearing on July 14, 2020, at the 9:00 A.M. Meeting, to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Building Services

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2020-0300

On motion of Supervisor Chiesa, Seconded by Supervisor Berryhill
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Berryhill, DeMartini and Chairwoman Olsen


Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION:

ATTEST: 
ELIZABETH A. KING, Clerk of the Board of Supervisors

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:6.B.12
AGENDA DATE: June 23, 2020

CONSENT:

CEO CONCURRENCE:

4/5 Vote Required: No

SUBJECT:

Approval to Set a Public Hearing on July 14, 2020, at the 9:00 A.M. Meeting, to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Building Services

STAFF RECOMMENDATION:

1. Set a public hearing on July 14, 2020, at the 9:00 a.m. meeting, to introduce and waive the first reading of an ordinance to amend existing fees for building services.

2. Authorize the Clerk of the Board to publish notice as required by law.

DISCUSSION:

The last comprehensive update to the Department of Planning and Community Development's Building Permits Services fees was adopted in 2010. Since that time, the Building Permit Services fees have only been updated once, in 2013, to address fees related to solar energy and other renewable/alternative energy sources. Building Permit Services was heavily impacted by the 2008 economic downturn, which resulted in staffing reductions. As the economy has improved, Building Permit Services has been able to grow under the same fee structure as a result of lower staffing costs (rehiring at a lower classification level), implementation of process improvements and better use of technology, and growth in high valuation permits. Process improvements have included a shift to online permitting, which in Fiscal Year 2018-2019 accounted for 30% of all new applications received; greatly reducing the staff time associated with each permit. The shift to online permitting also allowed the department to transition to 100% online permitting when Tenth Street Place was closed to the public in response to the Coronavirus ("COVID 19") pandemic.

The proposed fee increase reflects increases to salary amounts, healthcare costs and general operational costs which can no longer be sustained under the existing fee structure without the use of fund balance. Increases in general operational costs include increases in the County's Cost Allocation Plan ("CAP") costs and general liability. Building Permit Services is also contributing its fair share cost for the department's general administration, including finance and human resource staffing, which was not the case in 2010. Building Permit Services is 100% funded by fees and does not receive any General Fund dollars to cover costs of operations.

Building Permit Services fees are comprised of valuation based and flat-rate fees (approximately 90% and 10% respectively). Valuation based fees are calculated based on the value of construction and a multiplier associated with the percentage of departmental costs that must be obtained from building permit fees. Building Valuation Data (“BVD”) is published by the International Code Council (“ICC”), updated at six-month intervals, and the data is based on market values averages of construction costs throughout the United States. The published BVD is based on published industry standards used by jurisdictions throughout the State and is available on the ICC website: <https://www.iccsafe.org/>. The proposed update reflects use of the February 2018 BVD (see Attachment 1 – *International Code Council Building Valuation Data February 2018*). The department is currently utilizing the February 2010 BVD which was the latest published BVD at the time of the last comprehensive fee update. Based on a survey of contractor reported valuations over the last years, the February 2018 BVD is reflective of local market conditions.

As reflected in the table below, the project valuation is used to determine the permit fee based on valuation:

TOTAL VALUATION	FEES
\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000

\$1,000,0001 and up	\$5,608.75 for the first \$1,000,001 plus \$3.15 for each additional \$1,000 or fraction thereof
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The permit fee values were established as part of the 2010 Building Permit Services fee update and the department is not proposing any adjustment. The only proposed adjustment is to the source for determining the valuation amount. The 2010 Building Permit Services fee update authorized the Stanislaus County Building Official to use the most current BVD published by the ICC; however, the BVD was never adjusted as the fees being collected were adequate to cover costs. While there is a need to revisit the BVD being used on an annual basis, the department does not feel it necessary to always use the most current BVD; as such, the department will include any future updates to the BVD in future annual fee updates and will recommend use of the latest BVD reflective of local market conditions.

Attachment 2 provides a comparison of Stanislaus County’s current and proposed valuation amounts, valuation and flat rate fees, based on common construction/permit types. Also, included in the comparison are the current valuation and permit fees amounts for the counties of: Fresno, Sacramento, San Joaquin, and Tulare; and the cities of: Ceres, Hughson, Modesto, Oakdale, and Waterford. The department is attempting to obtain fee information from all eight of the County’s comparison counties and all nine of the cities within Stanislaus County; however, many jurisdictions do not have their fees posted online and, as of the time this report was prepared, staff from the various jurisdictions had not yet responded to our requests for fee information.

Overall, Building Permit Services fees are proposed to increase an average of 18%. The following is a summary of valuation based and flat-rate permit fee increases based on the common construction/permit types included in Attachment 2:

Construction/Permit Type	Existing Fees	Proposed Fees	Difference
Single Family Dwelling*	\$4,282.33	\$5,052.55	\$770.22 (18%)
Agricultural Storage Building**	\$1,639.69	\$1,787.53	\$147.84 (9%)
Tenant Improvement***	\$1,223.89	\$1,397.14	\$173.25 (14%)
3,500 sq. ft. Garage	\$1,935.37	\$2,264.31	\$328.94 (17%)
2,500 sq. ft. Garage	\$1,570.39	\$1,819.87	\$249.48 (16%)
1,500 sq. ft. Garage	\$1,143.04	\$1,312.83	\$169.79 (15%)
HVAC – System Replacement	\$165.22	\$201.98	\$36.76 (22%)
Water Heater – Replacement	\$99.94	\$126.28	\$26.34 (26%)
Electrical Service – Upgrade	\$106.06	\$133.44	\$27.38 (26%)
Re-roof	\$165.22	\$201.98	\$36.76 (22%)

*Based on a 3,300 Square Feet (sq. ft.) dwelling, with a 1,350 sq. ft. garage, and a 740 sq. ft patio

**Based on a 5,000 sq. ft. building

***Based on a 1,200 sq. ft. of warehouse to office space conversion

The following is an overview of how Stanislaus County’s proposed fees compare to the highest and lowest fees of the comparison counties and cities as reflected in Attachment 2:

Construction/Permit Type	Highest Fees	Lowest Fees	Stanislaus County’s Proposed fee
Single Family Dwelling*	\$9,943.07(Sacramento County)	\$1,509 (Tulare County)	\$5,052.55
Agricultural Storage Building**	\$6,428 (City of Modesto)	\$428 (Tulare County)	\$1,787.53
Tenant Improvement***	\$2,647.00 (City of Modesto)	\$623 (Tulare County)	\$1,397.14
3,500 sq. ft. Garage	\$5,322.92 (Sacramento County)	\$496 (Tulare County)	\$2,264.31
2,500 sq. ft. Garage	\$4,392.74(County of Sacramento)	\$496 (Tulare County)	\$1,819.87
1,500 sq. ft. Garage	\$2,992.51(County of Sacramento)	\$496 (Tulare County)	\$1,312.83
HVAC – System Replacement	\$348 (County of Sacramento)	\$101 (City of Ceres)	\$201.98
Water Heater – Replacement	\$196 (City of Hughson)	\$71 (City of Ceres)	\$126.28
Electrical Service – Upgrade	\$200 (Cities of Ceres and Modesto)	\$85 (City of Hughson)	\$133.44
Re-roof	\$290 (Sacramento County)	\$125 (City of Waterford)	\$201.98

*Based on a 3,300 Square Feet (sq. ft.) dwelling, with a 1,350 sq. ft. garage, and a 740 sq. ft patio

**Based on a 5,000 sq. ft. building

***Based on a 1,200 sq. ft. of warehouse to office space conversion

The variation in fees among the various jurisdictions can be the result of many factors including, but not limited to, if a jurisdiction’s fees are based on the actual cost of providing services; and the staffing levels, salary levels, and indirect overhead costs associated with operations necessary for service delivery. As mentioned earlier, Stanislaus County’s Building Permit Services is 100% funded by fees and does not receive any General Fund dollars to cover costs of operations.

The Consumer Price Index (“CPI”) is the leading tool to measure the average change over time in the prices paid by consumers, from January 2010 to March 2020, as reported by the Bureau of Labor Statistics, prices increased 17.9%. Proposed increases to the per hour charges are based on Fiscal Year 2020-2021 weighted labor rates for the mid-range of the staff classifications typically assigned to take on those tasks (e.g., Plan Check and field inspection per hour fee proposed to increase from \$85 to \$98).

All of the department’s proposed updates to its Building Permit Services fees are reflected in Attachment 3 – *Proposed Ordinance and 2020 Building Services Fees*. Other fees that may be applied at the time of building permit issuance, and are not

reflected in Attachment 3, are those charged by other Stanislaus County departments, fire and school districts, and Stanislaus County's Public Facilities Fees. For Fiscal Year 2020-2021, the Planning Department's Planning Services fee for review of a building permit (e.g., setbacks, heights, and land use entitlement permit conditions of approval) is being proposed to increase from \$77 to \$79. The Stanislaus County Department of Environmental Resources ("DER") is proposing to increase its building permit review fee from \$40 to actual cost with a half-hour minimum based on an hourly weighted labor rate ("WLR") of \$120. DER is also proposing to apply the WLR to site evaluations conducted as part of the building permit process. The department is unaware of any proposed adjustments to Stanislaus County's Department of Public Works' or Stanislaus County's Fire Warden's fees relating to building permits.

The department is proposing the addition of the following fees:

- An additional 3.5% charge to any fees collected by credit card. The additional charge will cover bank service charges and/or merchants' fees added to the transaction by the credit card companies. While the actual fees added to the transaction vary based on the type of credit card being used, the 3.5% is based on the average fees which have been charged to the department over the last five years, including charges for online credit card payments. Customers not wishing to pay these fees, retain the option to pay fees by cash or check. The department will be monitoring the fees charged and fees recovered to insure full cost recovery of credit card fees. The department will also research the availability of vendors who may be able to provide services at a lesser cost.

The Building Permits Division also collects Stanislaus County's Public Facilities Fees ("PFF") at the time of building permit issuance; however, the payment of PFF by credit card is currently not an option due to the associated credit card costs. Administration costs for collection of PFF are reimbursed to the department using the PFF programs administrative funds. As PFF fees can range from tens of thousands to hundreds of thousands of dollars per project, the uncertainty in the amount of fees that might be charged to Stanislaus County based on the type of credit card that might be used could result in a significant unrecovered cost to the PFF program. As the Building Permits Division has expanded the type of permits available online to include permit types requiring the payment of PFF, such as single-family dwellings, the department will work with Stanislaus County's PFF committee to determine if payment of PFF by credit card is viable. An additional 3.5% credit card charge on the \$10,974 PFF for a single-family dwelling would be \$984. It is unknown if customers would find the convenience of obtaining the permit online worth the addition fee.

- A flat rate One-Stop-Shop Payment Collection fee of \$5 to cover the administrative costs of collecting and transferring fees collected during the Building Permit process for other Stanislaus County departments (Public Works, and Environmental Resources), fire districts, and the State (for mobile home permits). The one-stop-shop fee collection by the Building Permits Division reduces the burden on customers and the entities charging the fee by centralizing the process.

- A fee for issuance of new addresses, reassignment of addresses, and for address research. The Planning Department's Building Permits Division is currently responsible for addressing in the unincorporated area. The assignment, reassignment, and researching of addresses involves multiple steps including the creation of a case within the department's permit tracking software, researching building permits and land subdivisions, updating and maintaining Stanislaus County's master addressing maps, maintaining a record of all addressing determinations, and notifying multiple entities of the determination (e.g., United States Postal Service, Stanislaus Regional 911, and Stanislaus County's Information Technology Central's GIS Central).

Currently there are no adopted fees to cover the costs associated with addressing. The department is proposing an actual cost deposit fee of \$98 per hour to be collected as follows:

- New address requests will be charged a one-hour minimum deposit at time of building permit application submittal and any remaining balance will be collected at the issuance of building permit.
- Reassignment and research requests will be charged a half hour minimum (\$49) deposit at the time an application for the request is submitted and any remaining balance will be collected prior to reassignment or issuance of a final research determination.

Upon setting of the public hearing for consideration of this request, the Planning Department will send notices of the proposed amendments to persons and firms known to the department as regular applicants seeking building permit services. The department will also send notice to the Stanislaus County Farm Bureau and the California Building Industry Association. Any comments and/or concerns received as a result of this notification process will be presented by staff to the Board of Supervisors at the public hearing.

POLICY ISSUE:

Building Permits, and associated fees, are authorized under California Health and Safety Code Section 19130 et seq. Prior to levying a new fee, or amending an existing fee, Stanislaus County is required by California Government Code Section 54985 et seq. and 66016, to hold a scheduled public hearing as part of a regularly scheduled meeting of the Board of Supervisors. At that time, the Board of Supervisors may introduce and waive the first reading of an ordinance to amend existing fees of the Planning and Community Development Department. In accordance with Government Code Section 66017, building permit fees become effective 60-days after adoption (September 26, 2020).

FISCAL IMPACT:

If approved as proposed, staff will initiate the public hearing process and return with an ordinance to amend the Planning and Community Development Department's current Building Permit Services fee schedule on July 14, 2020. The increase in revenue resulting from the approval of this proposal is anticipated to provide \$242,712 in increased estimated revenue for Fiscal Year 2020-2021 based on Fiscal Year 2018-2019 permit volumes. Approximately 13% (\$31,552) of the proposed revenue is comprised from flat rate permit fees and the remainder from valuation-based fees. The estimated increased revenue of \$ 242,712 will help offset the Fund Balance needed to fund operations in the Building Permits Division in Fiscal Year 2020-2021. The fund balance needed to fund operations in the Building Permits Division is anticipated to be \$310,771 in Fiscal Year 2019-2020. The estimated Building Permits Division fund balance as of July 1, 2020 is \$2,667,562. Included in the \$2,667,562 fund balance total as of July 1, 2020 is \$1,609,817 in fund balance that is tied to building permits that have not been finalized. The remaining fund balance amount of \$1,057,745 will be used to fund the department's front counter remodel, ergonomic upgrades to staff work stations, vehicle and computer refresh, and to cover general administrative costs associated with the cyclical highs and lows in permit volumes.

BOARD OF SUPERVISORS' PRIORITY:

These recommended actions are consistent with the Board of Supervisors' priorities of *Developing a Healthy Economy* and *Delivering Efficient Public Services & Community Infrastructure* by providing for cost recovery needed to allow the Planning and Community Development Department to continue providing high quality, streamlined permit processing services for the benefit of all our customers.

STAFFING IMPACT:

Existing Planning and Community Development Department staff is responsible for the implementation of any fee changes.

CONTACT PERSON:

Angela Freitas, Planning and Community Development Director
Telephone: (209) 525-6330

ATTACHMENT(S):

1. International Code Council Building Valuation Data February 2018
2. County and City Building Permit (BP) and Plan Check (PC) Fee Comparison
3. Proposed Ordinance and 2020 Building Services Fees

Building Valuation Data – FEBRUARY 2018

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2018. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$170.56/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$170.56/sq. ft x 0.0075
= \$20,467

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	239.41	231.54	226.03	216.67	203.74	197.86	209.82	186.11	179.13
A-1 Assembly, theaters, without stage	219.07	211.20	205.68	196.33	183.65	177.76	189.48	166.01	159.03
A-2 Assembly, nightclubs	188.23	182.77	178.14	170.93	161.13	156.68	164.92	145.88	140.94
A-2 Assembly, restaurants, bars, banquet halls	187.23	181.77	176.14	169.93	159.13	155.68	163.92	143.88	139.94
A-3 Assembly, churches	220.05	212.18	206.66	197.31	185.99	180.11	190.46	168.36	161.38
A-3 Assembly, general, community halls, libraries, museums	185.05	177.18	170.67	162.31	148.58	143.75	155.46	131.00	125.02
A-4 Assembly, arenas	218.07	210.20	203.68	195.33	181.65	176.76	188.48	164.01	158.03
B Business	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	114.08	108.82	102.59	98.59	88.51	84.45	94.44	74.21	69.43
F-2 Factory and industrial, low hazard	113.08	107.82	102.59	97.59	88.51	83.45	93.44	74.21	68.43
H-1 High Hazard, explosives	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	N.P.
H234 High Hazard	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	62.30
H-5 HPM	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
I-1 Institutional, supervised environment	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
I-2 Institutional, hospitals	321.25	314.27	308.52	299.78	284.17	N.P.	293.24	265.24	N.P.
I-2 Institutional, nursing homes	222.99	216.01	210.27	201.52	187.89	N.P.	194.98	168.96	N.P.
I-3 Institutional, restrained	218.28	211.30	205.55	196.81	183.43	176.62	190.27	164.50	156.55
I-4 Institutional, day care facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
M Mercantile	140.27	134.81	129.18	122.96	112.68	109.23	116.95	97.44	93.50
R-1 Residential, hotels	193.08	186.60	181.24	173.68	159.89	155.58	173.77	143.39	138.97
R-2 Residential, multiple family	161.95	155.46	150.10	142.54	129.52	125.22	142.64	113.02	108.61
R-3 Residential, one- and two-family ^d	151.10	146.99	143.20	139.61	134.50	130.95	137.27	125.85	118.45
R-4 Residential, care/assisted living facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
S-1 Storage, moderate hazard	105.73	100.48	94.25	90.25	80.38	76.32	86.10	66.08	61.30
S-2 Storage, low hazard	104.73	99.48	94.25	89.25	80.38	75.32	85.10	66.08	60.30
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$21.00 per sq. ft.

County and City Building Permit (BP) and Plan Check (PC) Fee Comparison

Based on March, 2020 Values

Construction/Permit Type	Valuation Based Permits						Flat Rate Permits			
	Single-Family Dwelling*	Agricultural Storage Building**	Tenant Improvement***	3,500 sq. ft. Garage	2,500 sq. ft. Garage	1,500 sq. ft. Garage	HVAC Change Out	Water Heater	Electrical Service (New and Reconnect)	Reroof
Stanislaus County										
Current Valuation	\$385,881.50	\$100,000.00	\$63,996.00	\$131,145.00	\$93,675.00	\$56,205.00				
Proposed Valuation	\$469,358.00	\$115,570.00	\$78,630.00	\$167,300.00	\$119,500.00	\$71,700.00				
Current Permit Fee (BP and PC Only)	\$4,282.33	\$1,639.69	\$1,223.89	\$1,935.37	\$1,570.39	\$1,143.04	\$165.22	\$99.94	\$106.06	\$165.22
Proposed Permit Fee (BP and PC Only)	\$5,052.55	\$1,787.53	\$1,397.14	\$2,264.31	\$1,819.87	\$1,312.83	\$201.98	\$126.28	\$133.44	\$201.98
Fresno County										
Current Valuation	\$454,420.00	\$140,000.00	\$124,800.00	\$133,000.00	\$95,000.00	\$57,000.00				
Current Permit Fee (BP and PC Only)	\$4,509.09	\$2,276.46	\$2,126.46	\$2,206.46	\$1,932.71	\$1,362.71	\$143.00	\$109.50	\$116.00	\$179.00
Sacramento County										
Current Valuation	\$469,355.00	\$191,200.00	\$125,808.00	\$167,300.00	\$119,500.00	\$71,700.00				
Current Permit Fee (BP and PC Only)	\$9,943.07	\$5,788.02	\$2,607.99	\$5,322.92	\$4,392.74	\$2,992.51	\$348.00	\$104.40	\$116.00	\$290.00
San Joaquin County										
Current Valuation	\$406,081.00	\$154,600.00	\$134,400.00	\$135,275.00	\$96,625.00	\$57,975.00				
Current Permit Fee (BP and PC Only)	\$4,509.09	\$2,185.41	\$1,998.77	\$2,006.85	\$1,641.93	\$1,195.52	\$120.00	\$120.00	\$120.00	\$198.75

Tulare County											
Current Valuation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
Current Permit Fee (BP and PC Only)	\$1,509.00	\$428.00	\$623.00	\$496.00	\$496.00	\$496.00	\$210.00	\$147.00	\$184.00	\$248.00	
City of Ceres											
Current Valuation	\$446,302.50	\$187,350.00	\$63,996.00	\$342,825.00	\$244,875.00	\$146,925.00					
Current Permit Fee (BP and PC Only)	\$6,367.05	\$3,091.00	\$1,055.93	\$5,903.91	\$4,287.74	\$2,671.56	\$101.00	\$71.00	\$200.00	\$176.00	
City of Hughson											
Current Valuation	\$385,881.50	\$187,350.00	\$63,996.00	\$131,145.00	\$93,675.00	\$56,205.00					
Current Permit Fee (BP and PC Only)	\$5,197.09	\$2,443.57	\$1,223.89	\$1,926.13	\$1,558.84	\$1,133.50	\$245.25	\$196.25	\$85.00	\$153.25	
City of Modesto											
Current Valuation	\$406,081.00	\$154,600.00	\$134,400.00	\$135,275.00	\$96,625.00	\$57,975.00					
Current Permit Fee (BP and PC Only)	\$6,148.00	\$6,428.00	\$2,647.00	\$2,019.00	\$1,615.00	\$1,404.00	\$200.00	\$115.00	\$200.00	\$289.00	
City of Oakdale											
Current Valuation	\$555,014.00	\$241,500.00	\$81,000.00	\$424,340.00	\$303,100.00	\$181,860.00					
Current Permit Fee (BP and PC Only)	\$5,455.56	\$2,539.25	\$1,809.50	\$3,290.00	\$2,444.75	\$1,956.50	\$265.00	\$186.50	\$96.00	\$265.00	
City of Waterford											
Current Valuation	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available					
Current Permit Fee (BP and PC Only)	\$5,560.88	Not Available	Not Available	\$3,671.00	\$2,671.00	\$1,770.00	\$125.00	\$125.00	\$125.00	\$125.00	

*Based on a 3,300 Square Feet (sq. ft.) dwelling, with a 1,350 sq. ft. garage, and a 740 sq. ft patio

**Based on a 5,000 sq. ft. building

***Based on a 1,200 sq. ft. of warehouse to office space conversion

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 2020 Fee Schedule for building services, 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 _____, 2020, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

ABSTAINING: Supervisors:

Kristin Olsen,
Chairwoman of the Board of Supervisors,
of the County of Stanislaus,
State of California

Ordinance No. C.S. _____
Adopted July 14, 2020
Page 2

ATTEST:

Elizabeth A. King
Clerk of the Board of Supervisors,
of the County of Stanislaus,
State of California

By: _____
Kelly Rodriguez, Assistant Clerk of the Board

APPROVED AS TO FORM:
Thomas E. Boze,
County Counsel

By: 
Robert J. Taro,
Assistant County Counsel

Stanislaus County Building Permit Services Fee Schedule - Effective September 26, 2020

The fees captured in this schedule are for building permit services delivered by the Stanislaus County Planning and Community Development Department's Building Permit Division only. Additional fees from other County Departments, Fire Districts, School District, and/or County Public Facilities Fees may be applicable.

GENERAL APPLICATION PROCESSING FEE AND PER HOUR RATE - APPLICABLE TO ALL PERMIT TYPES

	EXISTING	PROPOSED
Application Processing Fee - Per Application	\$ 30.00	\$ 45.00
Field Inspection Hourly Rate	\$ 85.00	\$ 98.50
Plan Review (PC) Hourly Rate	\$ 85.00	\$ 98.50

MANUFACTURED HOMES¹

The fee for a Manufactured Home set up permit on private property shall be stipulated in the Mobile Home Parks Act, Title 25 of the California Administrative Code section 1020.1. (excluding the re-inspection fee). The re-inspection fee is based on the County's approved re-inspection fee included herein. The fee's indicated in section 1020.1 include inspection of utilities, sewage, and setup.

	EXISTING	PROPOSED
Mobile Home Plan Review Fee - Actual cost with deposit fee based on a 3/4 of a hour minimum.	\$ 64.00	\$ 74.00
Additional Plan Review Fee - Actual cost with deposit fee based on a 1/2 of a hour minimum	\$ 42.00	\$ 49.00
Electrical Service	\$ 70.00	\$ 81.00
Mobile Home Inspection Fee	\$ 360.00	NO CHANGE
Mobile Home Deck/Awnings	\$ 64.00	DELETED
Mobile Home Permanent Foundation System Fee - Single Wide	\$ 77.00	\$111.00
Mobile Home Permanent Foundation System Fee - Double Wide	\$ 98.00	COMBINED
Mobile Home Permanent Foundation System Fee - Triple Wide	\$ 118.00	COMBINED

¹ California Department of Housing and Community Development Fee will be collected by the County at the rate set by the State.

GENERAL INSPECTIONS

General Inspections included, but are not limited to, fire damage evaluation inspections, minor repairs, and inspection of smoke and carbon monoxide detectors. Each inspection includes a written staff report to the applicant.

	EXISTING	PROPOSED
Site or Structure	\$ 108.00	\$ 125.00
Each Additional Unit More Than A Duplex ²	\$ 46.00	\$ 53.00

² A duplex shall be considered a single unit for purposes of this fee.

Stanislaus County Building Permit Services Fee Schedule - Effective September 26, 2020

MOVE IN DWELLING OR STRUCTURE (PRE-MOVE INSPECTION AND REPORT)³

A fee for each inspection and permit shall be paid in accordance to the following:

	EXISTING	PROPOSED
Structure or House to be Moved Currently Exists Within the County	\$ 108.00	\$ 125.00
Structure or House to be Moved Into the County	\$ 164.00	\$ 190.00

³ A completion guarantee deposit shall be posted with the County's Chief Building Official when the building permit application purposes to relocate an existing structure for human occupancy. The amount of the guarantee shall not be less than \$5.00 per square-foot for the structure, nor less than \$5,000.00. The guarantee deposit shall be in the form of a "TIME CERTIFICATE OF DEPOSIT" or an "ASSIGNED PASSBOOK" account. The construction for which the guarantee deposit is posted shall be completed within one year. On a showing of good cause the construction time may be extended by the Chief Building Official for an additional period not to exceed one year. In the case on non-compliance of work within the one year, the Chief Building Official may use the guarantee deposit to either complete the work or demolish the unfinished structure. The guarantee deposit, or unused portion thereof, will be returned to the depositor upon final inspection and acceptance of the work performed.

AFTER HOURS (5:00 P.M. TO 7:00 A.M.) AND WEEKEND INSPECTIONS, EXCLUDING HOLIDAYS

After hours and emergency inspections subject to staff availability. This fee is to be paid prior to the inspection being made and the inspection request shall be submitted during normal business hours 24 hours prior to inspection date. The fee for after hours inspections shall be as follows:

	EXISTING	PROPOSED
Hourly Rate	\$ 128.00	\$ 147.00
Minimum Charge - Based on a three hour minimum.	\$ 384.00	\$ 441.00

CALCULATED VALUATION BASED PERMITS

The County's Building Official shall make the determination of value or valuation under any of the provisions of this code. The value to be used in computing the building permit and building plan review fees shall be the total value of all the construction work for which the permit is issued as well as: all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment authorized by Government Code Section 66016 and Health and Safety Code Section 19130-19138. The Chief Building Official shall use the February 2018 building valuation data found in the "Building Safety Journal" published by the International Code Council (ICC).

TOTAL VALUATION	EXISTING	PROPOSED
\$1 to \$500	\$ 23.50	NO CHANGE
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000	NO CHANGE

Stanislaus County Building Permit Services Fee Schedule - Effective September 26, 2020

TOTAL VALUATION CONTINUED	EXISTING	PROPOSED
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000	NO CHANGE
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000	NO CHANGE
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000	NO CHANGE
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000	NO CHANGE
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	NO CHANGE
\$1,000,001 and Up	\$5,608.75 for the first \$1,000,001 plus \$3.15 for each additional \$1,000 or fraction thereof	NO CHANGE

BUILDING INSPECTION FEES - MECHANICAL

The minimum mechanical fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 85.00	\$ 98.50
Field Inspections Minimum Charge	\$ 64.00	\$ 74.00
Per Piece of Mechanical Equipment to be Inspected	\$ 12.00	\$ 14.00

Stanislaus County Building Permit Services Fee Schedule - Effective September 26, 2020

BUILDING INSPECTION FEES - ELECTRICAL

The minimum electrical fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 85.00	\$ 98.50
Field Inspections Minimum Charge	\$ 64.00	\$ 74.00
Per Electrical Motor, Generator, Transformer, Machine Fixture or Device Requiring an Inspection	\$ 12.00	\$ 14.00
Electrical Service Greater Than 1,000 amps	\$ 117.00	\$ 135.00
New Electrical Service or the Replacement of, Temporary Power, and Electrical Pumps	\$ 70.00	\$ 81.00

BUILDING INSPECTION FEES - PLUMBING

The minimum plumbing fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 85.00	\$ 98.50
Field Inspections Minimum Charge	\$ 64.00	\$ 74.00
Per Fixture or Trap or Device Requiring an Inspection	\$ 5.00	\$ 6.00

MISCELLANEOUS PERMIT FEES

Miscellaneous permit fees cover all permit types not otherwise identified within this fee schedule. The minimum miscellaneous permit fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 85.00	\$ 98.50
Field Inspections Minimum Charge	\$ 64.00	\$ 74.00

GRADING PERMIT FEES

The minimum grading permit fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 85.00	\$ 98.50
Field Inspections Minimum Charge	\$ 64.00	\$ 74.00

Stanislaus County Building Permit Services Fee Schedule - Effective September 26, 2020

RESEARCH FEES

The minimum research fee shall not be less than the actual cost of conducting and delivering the research at the hourly rate as set forth in this fee schedule. A non-refundable deposit shall be collected before any research work can begin. Any remaining balance due shall be collected upon completion of the research.

	EXISTING	PROPOSED
Research Hourly Rate	\$ 53.00	\$ 61.00
Research Minimum Charge	\$ 26.50	\$ 31.00

INVESTIGATION FEES

Whenever any work has commenced for which a permit is required by the County's adopted code without first obtaining said permit, an investigation fee shall be imposed. The minimum investigation fee shall be equal to the amount of the permit fee required and shall be collected at the time of building permit application submittal. The payment of any investigation fee shall not exempt any person from compliance with all other provisions of the adopted code, nor from any penalty prescribed by law.

RE-INSPECTION FEES

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. The fee will be at the following rate:

	EXISTING	PROPOSED
First Re-Inspection Fee	\$ 85.00	\$ 98.00
Second Re-Inspection Fee for Same Item	\$ 170.00	\$ 195.00
Third Re-Inspection Fee for Same Item	\$ 255.00	\$ 295.00

MICRO FILM FEES

A microfilm fee shall be collected for all building permits at the following rate:

	EXISTING	PROPOSED
Counter Permit (No Plans)	\$ 3.00	\$ 3.50
Residential	\$ 5.00	\$ 6.00
Commercial	\$ 5.00	\$ 6.00
Plus a Per Sheet Cost on Plans	\$ 1.00	\$ 1.25

Stanislaus County Building Permit Services Fee Schedule - Effective September 26, 2020

PLAN REVIEW FEES

When plans or their data are required to be submitted by Section 107 of the adopted California Building Code, a plan review fee shall be paid at the time of submitting plans and specifications for review. The Plan Review Fee is in addition to the Building Permit Fees and at no time shall the plan review fee be less than the County's actual cost of plan review computed at the hourly plan review rate.

	EXISTING	PROPOSED
Plan Review Fees - Based on Building Permit Fee	65%	NO CHANGE
Incomplete Plans or Changed Plans Requiring Additional Plan Review Shall Be Charged an Additional Plan Review Fee (With a Minimum 1/2 Hour Charge)	\$ 85.00	\$ 98.50

MASTER PLAN REVIEW

A Master plan review shall only apply to an individual recorded subdivision. The fee for a Master plan review shall be:

- 1) 65% of the building permit fee for the original plan review, and
- 2) all subsequent permits pulled using a pre-approved plan will be assessed a plan review fee equal to 50% of the full plan review fee.

EXPIRATION OF PLAN REVIEW

In accordance with By Section 105.3.2 California Building Code, applications for which no permits have been issued within 180 days following the date of application, shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant ~~upon receipt of the Plan Review fee~~ or destroyed by the Chief Building Official. The Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. In order to renew action on an application after expiration, the applicant ~~shall may~~ be required to submit new plans and ~~the applicant will pay a~~ the new plan review fee **in effect at the time of re-submittal.**

WIND AND GEOTHERMAL ALTERNATIVE ENERGY SYSTEMS PERMIT FEES

The minimum alternative energy system fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the following weighted hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 85.00	\$ 98.50
Field Inspections Minimum Charge	\$ 64.00	\$ 74.00

Stanislaus County Building Permit Services Fee Schedule - Effective September 26, 2020

PHOTOVOLTAIC

Residential Roof Mount System⁴

Total Kilowatts	Additional Cost Per Kilowatt	
	EXISTING	PROPOSED
0 to 15	\$0.00	NO CHANGE
16 and Up	\$15.00 for each KW over 15 KW	NO CHANGE

Residential Ground Mount System^{4,5}

Total Kilowatts	Additional Cost Per Kilowatt	
	EXISTING	PROPOSED
0 to 15	\$0.00	NO CHANGE
16 and Up	\$15.00 for each KW over 15 KW	NO CHANGE

Commercial Ground Mount System^{4,5}

Total Kilowatts	Additional Cost Per Kilowatt	
	EXISTING	PROPOSED
0 to 50	\$0.00	NO CHANGE
51 to 250	\$7.00 Per Kilowatt over 50	NO CHANGE
251 to 1,000	\$4.00 Per Kilowatt over 250	NO CHANGE
1,001 to 5,000	\$1.50 Per Kilowatt over 1,000	NO CHANGE
5,001 to 25,000	\$0.50 Per Kilowatt over 5,000	NO CHANGE
25,001 to 75,000	\$0.25 Per Kilowatt over 25,000	NO CHANGE
75,001 to 150,000	\$0.25 Per Kilowatt over 75,000	NO CHANGE
150,001 and Up	\$0.25 Per Kilowatt over 150,000	NO CHANGE

Stanislaus County Building Permit Services Fee Schedule - Effective September 26, 2020

Commercial Roof Mount System⁵

Total Kilowatts

	Additional Cost Per Kilowatt	
	EXISTING	PROPOSED
0 to 50	\$0.00	NO CHANGE
51 to 250	\$7.00 for Each KW over 50 KW	NO CHANGE
251 to Up	\$5.00 for Each KW over 250 KW	NO CHANGE

⁴ Fees above do not include accessory structures associated with project.

⁵ Additional review fees as established by other departments may apply.

FEE REFUNDS

The Building Official may authorize the refund of any fee paid hereunder, which was erroneously paid or collected. The Building Official may authorize the refund of not more than 80% of the permit fee paid when work has not commenced. The Building Official may authorize the refund of not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid, is withdrawn, or cancelled before any plan review has begun. The Building Official shall not authorize the refund of any fee paid except upon written application filed by the original permit holder no later than 180 days after the date of fee payment. All actual staff and processing fee costs shall be paid in full prior to issuance of any refund and the required microfilm charge shall be retained.

CREDIT CARD TRANSACTION FEE

An additional 3.5% charge shall be added to any fees collected by credit card.

ONE-STOP-SHOP PAYMENT COLLECTION

An additional charge of \$5.00 per permit application shall be charged when fees are collected by Building Permit Services for any other County Departments, Fire Districts, and/or the State of California Department of Housing and Community Development.

ADDRESSING FEES

	EXISTING	PROPOSED
Addressing Hourly Rate	NO FEE	\$ 98.50
New Address Request - Deposit based on 1/2 hour minimum charge.	NO FEE	\$ 49.00
Address Reassignment - Deposit based on 1/2 hour minimum charge.	NO FEE	\$ 49.00
Address Research - Deposit based on 1/2 hour minimum charge.	NO FEE	\$ 49.00

PHOTOCOPY CHARGES⁵

	EXISTING	PROPOSED
8 1/2" X 11" - First Page	\$ 1.00	NO CHANGE
8 1/2" X 11" - Additional Pages (per page cost)	\$ 0.25	NO CHANGE
11" x 17" - First Page	\$ 1.00	NO CHANGE
11" x 17" - Additional Pages (per page cost)	\$ 0.50	NO CHANGE

⁵ Large format plans required to be copied off-site will only be provided electronically via email at no charge.

Stanislaus County Building Permit Services Fee Schedule - Effective September 26, 2020

STATE FEES REQUIRED TO BE COLLECTED BY THE COUNTY

Strong Motion Instrumentation Program

A fee collected on behalf of the California Department of Conservation in accordance with California Public Resources Code Sections 2705-2709.1 for seismic education and preparation for damage assessments after seismic events. Public Resources Code 2705-2709.1: A fee from each building permit shall be equal to the amount of the proposed building construction (Valuation) for which the building permit is issued. The fee amount shall be assessed in the following way:

Group R occupancies, one to three stories in height, except hotels and motels, shall be assessed at a rate of \$13.00 per \$100,000.00, but not less than fifty cents.

All other buildings shall be assessed at the rate of \$28.00 per \$100,000.00 with appropriate fractions thereof, but not less than fifty cents.

For the purpose of this fee, any "Building" is any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

Building Standards Administration Special Revolving Fund

A fee collected on behalf of the California Building Standards Commission in accordance with California Health and Safety Code Sections 18931.6-18931.1, The Green Fee or SB 1473 (Calderon, Chapter 719, Statutes of 2008), for the development, adoption, publication, and updating of green building standards, guidelines, educational efforts, including, but not limited to, training for local building officials associated with green building standards.

A fee of four dollars per \$100,000.00 with appropriate fractions thereof , but not less than one dollar shall be assessed on every permit.

California Housing and Community Development (HCD) Manufactured Home Foundation Fee

Per California Health and Safety Code section 18551, this fee is payable to HCD for each transportable section of a manufactured home, mobile home, or commercial modular being placed on a foundation system.

HCD State Fee Per Unit \$11.00

**STANISLAUS COUNTY
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that on July 14, 2020, 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 the introduction and waiving of the first reading of the following proposed ordinances:

- A.** An ordinance to adopt new fees and amend or eliminate existing fees for the Department of Environmental Resources as follows:
- Hazardous Materials: Increase in Underground Storage Tank and Hazardous Waste Generator Program Fees
 - Environmental Health: Increase in Food Categories 1, 2, 3, Temporary and Mobile Food Facilities, Cottage Food Operations, Body Art Program, Recreational Health Facilities, Public Water Systems, Well Destruction/Installation Without a Valid Permit, Septic Pumper Trucks, Liquid Waste Program, Land Use Program, and Administrative Fees, as well as, adding new fee categories including, but not limited to, Massage Establishment Fees, and elimination of some fee categories
 - Milk and Dairy: Increase in Grade A and B, including Other Hooved Mammals, Quarterly Fees
 - Landfill: Increase in Price by Load, Normal Refuse, Ash Tipping, Special Handling, and Hard-to-Handle Fees

For further information, contact Julie Mendoza at (209) 525-6700, jmendoza@envres.org or at 3800 Cornucopia Way, Suite C, Modesto, CA.

- B.** An ordinance to establish new fees and amend existing fees for Planning Services. For further information, contact Planning and Community Development at (209) 525-6330, planning@stancounty.com or at 1010 10th Street, Suite 3400, Modesto, CA.
- C.** An ordinance to establish new fees and amend existing fees for Building Services. For further information, contact Planning and Community Development at (209) 525-6330, planning@stancounty.com or at 1010 10th Street, Suite 3400, Modesto, CA.
- D.** An ordinance to adopt new fees and amend existing fees for the Stanislaus Animal Services Agency as follows:
- Increase cat adoption fee
 - Set the adoption fee for highly adoptable dogs at an amount not to exceed the actual costs to the Agency
 - Establish new canine influenza vaccine fee
 - Establish a new feline leukemia virus vaccine fee
 - Establish a new de-wormer fee
 - Establish a new dog leash fee
 - Establish a new cat carrier fee

For further information, contact Annette Patton, Stanislaus Animal Services Agency Executive Director, at (209) 342-1740 or at 3647 Cornucopia Way, Modesto, CA.

ADDITIONAL NOTICE IS GIVEN that the proposed ordinances and fee schedules will be available for review on July 3, 2020, in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. If a challenge to one or more of the above items is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (209) 525-4494. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: June 23, 2020

ATTEST: ELIZABETH A. KING, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY: 
Kelly Rodriguez, Assistant Clerk

**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 Dallas, TX; 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:

Jul 03, 2020, Jul 09, 2020

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

July 9th, 2020

(By Electronic Facsimile Signature)



STANISLAUS COUNTY
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• Milk and Dairy: Increase in Grade A and B, including Other Hooved Mammals, Quarterly Fees

• Landfill: Increase in Price by Load, Normal Refuse, Ash Tipping, Special Handling, and Hard-to-Handle Fees

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REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (209) 525-4494. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: June 23, 2020. ATTEST: Elizabeth A. King, Clerk of the Board. BY: Kelly Rodriguez, Assistant Clerk

Pub Dates Jul 3, 9, 2020