

2017 PLANNING FEES (EFFECTIVE JULY 24, 2017)

FEES	ACTUAL COST ⁽¹⁾	PLANNING	PUBLIC WORKS ^{(7) (8)}	DER ^{(7) (8)}	PLAN. COMM. CLERK	CLERK OF THE BOARD ⁽⁶⁾	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE ⁽⁵⁾⁽¹⁰⁾⁽¹¹⁾	
Adult Business Permit		\$516	\$70	\$410			\$50	\$50	\$21	\$1,117	
Ag Grievances	Actual Cost Min Charge/ Deposit:	\$2,917	\$210	\$410	\$144	\$200	\$200	\$200	\$78	\$4,359	Deposit
Alcohol Beverage Control (ABC) License		\$79							\$1	\$80	
Appeal of Planning Commission Decision to Board of Supervisors		\$561				\$100			\$12	\$673	
Appeal of Staff Determination to Planning Commission		\$561			\$144				\$12	\$717	
Building Permit Review (4)		\$90					\$1.28/ \$1,000			\$90	plus \$1.28/ \$1,000
Business License Application		\$80								\$80	
Combination Application (2)										See Note 2 Below	
Community Plan Amendment	Actual Cost Min Charge/ Deposit:	\$2,917	\$340	\$410	\$144	\$200	\$200	\$200	\$81	\$4,492	Deposit
Condition of Approval or Development Standard Modification (6)		\$1,660	\$450	\$160	\$72				\$37	\$2,379	
Continuance Request for PC		\$227			\$72					\$299	
Continuance Request for BOS		\$227			\$64	\$144				\$435	
Development Agreement	Actual Cost Min Charge/ Deposit:	\$2,917	\$210	\$410	\$144	\$200	\$200	\$200	\$78	\$4,359	Deposit
Environmental Impact Report Separate Fee Charged In Addition To Regular Application Fee	Actual Cost Min Charge/ Deposit:									Deposit - To be determined based on cost estimate	
Environmental Studies & Peer Reviews	Actual Cost Min Charge/ Deposit:									Deposit - To be determined based on cost estimate	
Field Inspections & Site Visits (9) To Verify Conditions Of Approval/Mitigation Measures	Actual Cost Min Charge/ Deposit:									\$69	Deposit
General Plan Amendment	Actual Cost Min Charge/ Deposit:	\$2,917	\$210	\$410	\$144	\$200	\$200	\$200	\$78	\$4,359	Deposit
Historical Site Review (Staff Approval)		\$516	\$70	\$410			\$50	\$50	\$21	\$1,117	
Historical Site Permit		\$1,581	\$210	\$410	\$144		\$100	\$100	\$46	\$2,591	
Landscape Plan Review		\$153								\$153	
Landscape/Site Inspection		\$113								\$113	
Minor Lot Line Adjustment In R, C, M, PD, PI, IBP, LI Zones		\$187	\$210	\$160			\$50	\$50	\$14	\$671	
Minor Lot Line Adjustment In A-2 Zone Without Williamson Act		\$380	\$695	\$160			\$50	\$50	\$27	\$1,362	
Lot Line Adjustment In A-2 Zone With Williamson Act		\$680	\$695	\$160		\$50	\$50	\$50	\$33	\$1,718	
Merger		\$85							\$2	\$87	
Mine Use Permit/ Reclamation Plan (RP)/ RP Amendment	Actual Cost Min Charge/ Deposit:	\$2,917	\$255	\$160	\$144		\$200	\$200	\$70	\$3,946	Deposit
Mine Inspections	Actual Cost Min Charge/ Deposit:	\$2,200								\$2,200	Deposit
Mine Reinspection	Actual Cost Min Charge/ Deposit:	\$830								\$830	Deposit
Mobile Home Application		\$397							\$7	\$404	
Mobile Home Renewal		\$57							\$1	\$58	
Mobile Home Renewal - Late Fee		\$108							\$1	\$109	

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Parcel Maps (R, C, M, LI, IBP, PD, PI Zones) (6)		\$1,286	\$450	\$410	\$144		\$100	\$100	\$41	\$2,531	plus \$30/lot
Parcel Maps (A-2 Zone, Non-Williamson Act And < 4 Parcels + Remainder) (6)		\$1,405	\$450	\$410	\$144		\$100	\$100	\$43	\$2,652	plus \$30/lot
Parcel Maps (A-2 Zone, With Williamson Act Or > 4 Parcels + Remainder) (6)		\$2,164	\$450	\$410	\$144		\$100	\$100	\$57	\$3,425	plus \$30/lot
Permit and Zoning Research (9)	Actual Cost Min Charge/ Deposit:									\$69	Deposit
Recirculation Of Mitigated Negative Declaration	Actual Cost Min Charge/ Deposit:	\$1,230	\$210	\$160	\$144					\$1,744	
Rezone	Actual Cost Min Charge/ Deposit:	\$2,917	\$210	\$410	\$144	\$400	\$200	\$200	\$78	\$4,559	Deposit
Specific Plans	Actual Cost Min Charge/ Deposit:	\$2,917	\$340	\$410	\$144	\$200	\$200	\$200	\$81	\$4,492	Deposit
Staff Approval Permit - With Referral		\$516	\$70	\$160			\$50	\$50	\$16	\$862	
Staff Approval Permit - Without Referral & Single-Family Residence In Ag Zone		\$356					\$20	\$20	\$7	\$403	
Street Name Change		\$356	\$125		\$72				\$11	\$564	
Subdivision Ord. Exception		\$2,124	\$140	\$410	\$144		\$100	\$100	\$55	\$3,073	
Tentative Subdivision Map (3)	Actual Cost Min Charge/ Deposit:	\$2,917	\$550	\$888	\$144		\$200	\$200	\$89	\$4,988	Deposit plus \$30/lot
Time Extensions		\$448			\$72				\$10	\$530	
Use Permit - Agricultural - All Tiers (6)		\$2,124	\$450	\$410	\$144		\$100	\$100	\$55	\$3,383	
Use Permit - Non-Agriculture Zones (6)		\$1,563	\$450	\$410	\$144		\$100	\$100	\$45	\$2,812	
Use Permit - Requiring Board Of Supervisors Approval (6)		\$2,124	\$450	\$410	\$144	\$200	\$200	\$200	\$63	\$3,791	
Zoning Ordinance Variance		\$2,124	\$160	\$410	\$144		\$100	\$100	\$55	\$3,093	
Verification Letter - Single SFD		\$68							\$1	\$69	
Verification Letter - All Other Uses		\$142							\$3	\$145	
Waiver - Noise Control		\$561			\$144				\$12	\$717	
Williamson Act Contract		\$147	\$70			\$60			\$4	\$281	
Williamson Act Notice of Non-Renewal		\$130							\$2	\$132	
Williamson Act Cancellation (2)		\$669				\$400	\$200	\$200	\$28	\$1,497	
Zoning Ordinance Text Amendment	Actual Cost Min Charge/ Deposit:	\$2,124	\$210	\$410	\$144	\$400	\$200	\$200	\$68	\$3,756	Deposit

PLANNING FEE SCHEDULE NOTES

(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 the 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.

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.

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

(2) Applications for two or more actions (e.g., Tentative Map and Exception) will be charged the highest application fee, except applications for a Lot Line Adjustment or Williamson Act Cancellation. See Exceptions note below. For those applications for two or more actions that include an action that is charged at "actual cost" (e.g., General Plan Amendment, Rezone, & Parcel Map) they will be charged the highest deposit amount as a minimum charge and deposit; this 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 staff costs to be billed at weighted labor rate per note (1).

Exceptions: If a Lot Line Adjustment 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 eight hours at a weighted labor rate of \$111.00 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 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 five hours at a weighted labor rate of \$90.00 per hour. Additional time required for these types of request will be charged at the same hourly rate.

(7) Fees for the Department 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 additional 2.5% fee will be charged for fees collected by credit card.

(9) Deposit reflects a one hour minimum charge calculated annually based on the July 1st average weighted labor rate of planner staff (assistant/associate/senior/deputy director) assigned to performing the work. Actual cost for field inspections/site visits shall include mileage.

(10) Any application which has been inactive for one year or more will be recharged current applicable fees, unless it is determined by the Director that the work performed under the original fee will not need to be revised and/or updated.

(11) Any application submitted to legalize or correct for a violation of County Code shall be charged actual cost with a deposit amount equal to the adopted application fee.

ADDITIONAL FEES REQUIRING SEPARATE PAYMENT

California State Archaeology Clearinghouse Fees - Applicable to MANY discretionary Permits - inquire with staff Make Check payable to "Central California Information Center" Payable at the time of Application Submittal	\$150.00 per hr min. 0.15 per copy
*** Fees subject to change without County approval required. Contact Elizabeth Greathouse at (209) 667-3307 for current fees	

California Fish and Wildlife Environmental Fees - Applicable to ALL discretionary Permits unless found exempt from CDFW Fees Environmental Impact Report Mitigated Negative Declaration / Negative Declaration Make Check payable to: Stanislaus County Payable within 5 days of Planning Commission or Board of Supervisors Action on Project	\$3,078.25 \$2,216.25
*** Fees subject to change without County approval required. For current fees go to www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html	

County Clerk Recorder Fee - Applicable to ALL discretionary Permits, Williamson Act actions, CDFW DeMinimus Findings, and CEQA filings Make check payable to: Stanislaus County Clerk Recorder Payable within 5 days of Planning Commission or Board of Supervisors Action on Project	\$57.00
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ADDITIONAL RECORDER FEES, IN ADDITION TO ANY OTHER FEES, WILL BE REQUIRED IF DOCUMENTS MUST BE RECORDED
Fees are set by the Clerk Recorder's Office

DOCUMENTS & OTHER MEDIA: Reproduction costs for any document or other media retained by the Planning Department shall be actual cost.		
Photocopy Charges:	1st Page	\$1.00
	Additional Pages	\$0.25 per page