

2009 PLANNING FEES (EFFECTIVE JUNE 29, 2009)

FEES	ACTUAL COST	PLANNING	PUBLIC WORKS	DER	PLAN. COMM. CLERK	CLERK OF THE BOARD	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE	
Adult Business Permit		\$455	\$70	\$410			\$50	\$50	\$21	\$1,056	
Ag Grievances ^{*(1)}	Actual Cost Min Charge/ Deposit:	\$2,575	\$210	\$410	\$103	\$200	\$200	\$200	\$78	\$3,976	Deposit
Alcohol Beverage Control (ABC) License		\$70							\$1	\$71	
Appeal of Planning Commission Decision to Board of Supervisors		\$495				\$100			\$12	\$607	
Appeal of Staff Determination to Planning Commission		\$495			\$103				\$12	\$610	
Building Permit Review ^{*(4)} SEE BELOW		\$80					\$1.28/ \$1000			\$80	plus \$1.28/ \$1000
Business License Application		\$70								\$70	
Combination Application ^{*(2)}											See Note 2 Below
Community Plan Amendment	Actual Cost Min Charge/ Deposit:	\$2,575	\$340	\$410	\$103	\$200	\$200	\$200	\$81	\$4,109	Deposit
Condition of Approval or Development Standard Modification		\$1,465	\$160	\$160	\$62				\$37	\$1,884	
Continuance Request for PC		\$200			\$62					\$262	
Continuance Request for BOS		\$200			\$62	\$100				\$362	
Development Agreement ^{*(1)}	Actual Cost Min Charge/ Deposit:	\$2,575	\$210	\$410	\$103	\$200	\$200	\$200	\$78	\$3,976	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:	\$2,575	\$210	\$410	\$103	\$200	\$200	\$200	\$78	\$3,976	Deposit
Historical Site Review (Staff Approval)		\$455	\$70	\$410			\$50	\$50	\$21	\$1,056	
Historical Site Permit (@ site/Planning Commission)		\$1,395	\$210	\$410	\$62		\$100	\$100	\$46	\$2,322	
Landscape Plan Review		\$135								\$135	
Landscape/Site Inspection		\$100								\$100	
Minor Lot Line Adjustment in R, C, M, PD, PI, IBP, LI Zones		\$165	\$210	\$160	\$52		\$50	\$50	\$14	\$700	
Minor Lot Line Adjustment in A-2 Zone without Williamson Act		\$335	\$695	\$160	\$52		\$50	\$50	\$27	\$1,368	
Lot Line Adjustment in A-2 Zone with Williamson Act		\$600	\$695	\$160	\$52	\$50	\$50	\$50	\$33	\$1,690	
Merger		\$75							\$2	\$77	
Mine Use Permit/ Reclamation Plan ^{*(1)}	Actual Cost Min Charge/ Deposit:	\$2,575	\$255	\$160	\$103		\$200	\$200	\$70	\$3,563	Deposit
Mines Inspections		\$760								\$760	
Mine Reinspection (if required, 3 hour min @ \$72/hr)	Actual Cost Min Charge/ Deposit:	\$216								\$216	Deposit
Mobile Home Application		\$350							\$7	\$357	
Mobile Home Renewal		\$50							\$1	\$51	
Mobile Home Renewal -Late Fee		\$95							\$1	\$96	
Parcel Maps (R, C, M, LI, IBP, PD, PI Zones)		\$1,135	\$210	\$410	\$103		\$100	\$100	\$41	\$2,099	plus \$30/lot
Parcel Maps (A-2 Zone, non-Williamson Act and < 4 parcels + remainder)		\$1,240	\$210	\$410	\$103		\$100	\$100	\$43	\$2,206	plus \$30/lot
Parcel Maps (A-2 Zone, with Williamson Act or > 4 parcels + remainder)		\$1,910	\$210	\$410	\$103		\$100	\$100	\$57	\$2,890	plus \$30/lot

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Recirculation of Mitigated Negative Declaration ⁽¹⁾	Actual Cost Min Charge/ Deposit:	\$1,085	\$210	\$160	\$103					\$1,558	
Rezone ⁽¹⁾	Actual Cost Min Charge/ Deposit:	\$2,575	\$210	\$410	\$103	\$200	\$200	\$200	\$78	\$3,976	Deposit
Specific Plans ⁽¹⁾	Actual Cost Min Charge/ Deposit:	\$2,575	\$340	\$410	\$103	\$200	\$200	\$200	\$81	\$4,109	Deposit
Staff Approval Permit - with referral		\$455	\$70	\$160			\$50	\$50	\$16	\$801	
Staff Approval Permit - without referral & Single Family Residence in Ag Zone		\$315					\$20	\$20	\$7	\$362	
Street Name Change		\$315	\$125		\$103				\$11	\$554	
Subdivision Ord. Exception		\$1,875	\$140	\$410	\$103		\$100	\$100	\$55	\$2,783	
Tentative Subdivision Map ⁽³⁾	Actual Cost Min Charge/ Deposit:	\$2,575	\$550	\$820	\$103		\$200	\$200	\$89	\$4,537	Deposit plus \$30/lot
Time Extensions		\$395			\$103				\$10	\$508	
Use Permit - Agricultural - All Tiers		\$1,875	\$160	\$410	\$103		\$100	\$100	\$55	\$2,803	
Use Permit - non-agriculture zones		\$1,380	\$160	\$410	\$103		\$100	\$100	\$45	\$2,298	
Use Permit - Requiring Board of Supervisors Approval		\$1,875	\$160	\$410	\$105	\$200	\$200	\$200	\$63	\$3,213	
Zoning Ordinance Variance		\$1,875	\$160	\$410	\$105		\$100	\$100	\$55	\$2,805	
Verification Letter - single SFD		\$60							\$1	\$61	
Verification Letter - all other uses		\$125							\$3	\$128	
Williamson Act Contract		\$130				\$60			\$4	\$194	
Williamson Act Notice of Non-Renewal		\$115							\$2	\$117	
Williamson Act Cancellation		\$590				\$400	\$200	\$200	\$28	\$1,418	
Zoning Ordinance Text Amendment	Actual Cost Min Charge/ Deposit:	\$1,875	\$210	\$410	\$105	\$400	\$200	\$200	\$68	\$3,468	Deposit

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

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

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

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

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

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

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

ADDITIONAL FEES REQUIRING SEPARATE PAYMENT

California State Archaeology Clearinghouse Fees - Applicable to MANY discretionary Permits - inquire with staff Make Check payable to "Central California Information Center" Payable at the time of Application Submittal *** Fees subject to change without County approval required.	\$ 60.00
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California Fish and Game Environmental Fees - Applicable to ALL discretionary Permits unless found exempt from CDFG 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 *** Fees subject to change without County approval required.	\$ 2,792.25 \$ 2,010.25
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County Clerk Recorder Fee - Applicable to ALL discretionary Permits, Williamson Act actions, CDFG 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 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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