

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

DEPT: Planning and Community Development

BOARD AGENDA: 6.B.19
AGENDA DATE: March 26, 2024

SUBJECT:

Approval to Set a Public Hearing on April 30, 2024, at 9:00 A.M. to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Planning Services

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2024-0136

On motion of Supervisor B. Condit Seconded by Supervisor Withrow
and approved by the following vote,
Ayes: Supervisors: B. Condit, Chiesa, Withrow, C. Condit, and Chairman Grewal
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:

ATTEST: Kelly Rodriguez
KELLY RODRIGUEZ, Assistant Clerk of the Board of Supervisors

File No. ORD-58-K-1

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Planning and Community Development

BOARD AGENDA:6.B.19
AGENDA DATE: March 26, 2024

CONSENT: ☒

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval to Set a Public Hearing on April 30, 2024, at 9:00 A.M. to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Planning Services

STAFF RECOMMENDATION:

1. Set a public hearing on April 30, 2024, at 9:00 a.m. to introduce and waive the first reading of an ordinance to amend existing fees for planning services.
2. Authorize the Clerk of the Board to publish notice as required by law.

DISCUSSION:

The Planning and Community Development Department's Planning Division collects fees for review of land use entitlements and land division proposals; along with fees for the administration of the Williamson Act, review of Alcohol Beverage Control Licenses (ABC) fees, and review of building permits. The department currently collects both flat fees and deposit-based fees with the goal of recovering 100% of its application related costs for planning services.

The department's Planning Services Fee Schedule (hereafter "the Fee Schedule") is based on established time studies for the processing of each application type. The department annually reviews the times studies to assess if any changes impacting the fees have occurred and to determine the change in the calculated weighted labor rates since the last update. The Board of Supervisors approved the last update to the Fee Schedule on May 23, 2023. The department has determined that no significant changes in the average processing times have occurred. The proposed amendments to the Fee Schedule reflect a 3.4% increase to flat fees (see Attachment 1 – *Proposed Ordinance and 2024 Planning Services Fee Schedule*). The 3.4% increase reflects the increase in the Consumer Price Index and the increases range from \$2 to \$154 per application. The department is not proposing any changes to the deposit-based/actual cost fees and will continue to monitor deposit amounts annually. Deposit amounts for "Field Inspection and Site Visits" and "Permit and Zoning Research" are proposed to continue to automatically adjust based on the July 1st average weighted labor rate of planning staff assigned to perform the work (the mid-rate step for an Associate Planner).

The Fee Schedule includes fees collected for Department of Environmental Resources (DER), Public Works, and the Clerk of the Board at time of application. Proposed amendments to Public Works fees also being considered this year are listed on the Fee Schedule to illustrate the total cost of each fee based on all proposed fee increases.

Public Works will be requesting approval of their proposed fee increases in a separate Board of Supervisor item. No amendments to DER or Clerk of the Board fees are being proposed this year. Current DER and Clerk of the Board fees are included on the Fee Schedule.

This year the department has undertaken an overall reformatting of the Fee Schedule in an effort to more clearly reflect the breakdown between the department's fees and non-department fees collected at the time of application submittal and to simplify the notes associated with the Fee Schedule. The reformatting includes clarification that the Flood Plan Administration fee applied to some of the application types is now collected on behalf of the Public Works Department in accordance with the Board of Supervisors realignment of the floodplain administration duties on March 5, 2019.

The Fee Schedule has also been updated to clarify that the department only receives a portion of the overall business license application fee collected by the County's Treasurer-Tax Collector. Past fee schedules have reflected the entire application fee amount. The current cost of a business license application is \$97 (for new licenses and renewals); of which \$4 is a state fee and the remaining \$93 is split 35% to the Planning Department and 65% to the Treasurer-Tax Collector. The department is proposing to increase its portion of the Business License fee from \$32.55 to \$34. This increase will be in addition to any increase approved at the request of the Treasurer-Tax Collector for its portion of the fee. Business license application fees are collected by the Treasurer-Tax Collector for both new licenses and renewals. The department is only involved in the review of new license requests.

In 2023, the Board of Supervisors was presented with concerns by a property owner over the \$4,837 actual cost/deposit amount for the Agricultural Grievances application. The agricultural grievance process is part of the County's Right-to-Farm Ordinance, which establishes an agricultural grievance committee to address resolution of disputes should any controversy arise regarding any inconveniences or discomforts associated with agricultural operations (County Code Section 9.32.080). The grievance process aims to resolve a matter prior to the filing of any court action with the committee serving to arbitrate and mediate disputes involving agricultural operations. The County's Planning Commission serves as the agricultural grievance committee. The grievance process is dependent upon the willingness of both parties to voluntarily submit the dispute to arbitration and their agreement to abide by the grievance committee's decision. Any costs associated with the function of the grievance committee process, including costs of investigation, shall be borne by the losing party or in such proportion as the grievance committee shall deem appropriate. The Right-to-Farm Ordinance allows for the Board of Supervisors to prescribe fees. An actual cost fee for an Agricultural Grievances application has been in place since at least 2001, however, a minimum deposit amount was not identified until 2005. The 2005 deposit amount of \$3,000 has been adjusted over the years to account for the general increase in application processing costs. The department is recommending that the Agricultural Grievances application fee remain "as is" with no proposed increase. If both parties are unwilling to voluntarily submit the dispute to arbitration, a refund, minus staff costs for time spent coordinating with the parties, will be provided to the party filing the application.

Upon setting of the public hearing for consideration of this request, the department will send notices of the proposed amendments to persons and firms known to the department as regular representatives and applicants seeking planning 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:

Prior to levying a new fee, or amending an existing fee, Stanislaus County is required by Government Code Sections 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 may introduce and waive the first reading of an ordinance to amend the department's existing planning services fees. In accordance with Government Code Section 66017, planning services fees become effective on July 20, 2024, sixty days after the adoption date of May 21, 2024.

FISCAL IMPACT:

If approved as proposed, staff will initiate the public hearing process and return with a resolution to amend the department's current Fee Schedule on April 30, 2024. The increase in revenue resulting from the approval of this proposal is expected to recoup 100% of the total cost to processing land use permits, Williamson Act contracts, and other services identified on the Fee Schedule. It is anticipated that with the total adjustments as proposed, revenues to the department are estimated to increase by approximately \$7,297 in Budget Year 2025 based on Fiscal Year 2023 permit volumes.

BOARD OF SUPERVISORS' PRIORITY:

These recommended actions are consistent with the Board's priorities of *Developing a High-Performing Economy*, *Delivering Efficient Public Services*, and *Enhancing Community Infrastructure* by providing for cost recovery needed to allow the department to continue providing high quality, streamlined permit processing services for the benefit of all our customers.

STAFFING IMPACT:

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. Proposed Ordinance and 2024 Planning Services Fee Schedule

ORDINANCE NO. C.S. _____

**AN ORDINANCE TO ADOPT A REVISED FEE SCHEDULE FOR PLANNING
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 2024 Fee Schedule for planning 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 _____ 2024, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

ABSTAINING: Supervisors:

Mani Grewal
Chairman of the Board of Supervisors,
of the County of Stanislaus,
State of California

//

Ordinance No. C.S. _____
Adopted May 21, 2024
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ATTEST:

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

By: _____
Deputy Clerk of the Board

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

By:  _____
Rob Taro,
Deputy County Counsel

Stanislaus County Planning Services Fee Schedule - Effective July 20, 2024

	PLANNING DEPARTMENT FEE SCHEDULE							NON-PLANNING DEPARTMENT FEES ⁽³⁾⁽⁷⁾				Collected by Planning Dept
	ACTUAL COST/ DEPOSIT ⁽¹⁾	PLANNING	PLAN. COMM. CLERK	GEN PLAN MAINT	GIS MAINT	TOTAL PLANNING FEE (8)(9)(10)(11)	CLERK OF THE BOARD	DER	PUBLIC WORKS (PW)	PW FLOOD PLAIN ADMIN	TOTAL APPLICATION FEE ⁽⁸⁾⁽⁹⁾⁽¹⁰⁾⁽¹¹⁾	
Adult Business Permit	x	\$3,000		\$50	\$21	\$3,071		\$685	\$447 \$152	\$50	\$2,953 \$3,958	
Agricultural Grievances	x	\$3,000	\$234	\$200	\$78	\$3,512	\$200	\$685	\$240	\$200	\$4,837	
Alcohol Beverage Control (ABC) License		\$422 \$126			\$1	\$423 \$127					\$423 \$127	
Airport Land Use Commission (ALUC) - Minor Project Review (5)						See Note 5 Below					See Note 5 Below	
Airport Land Use Commission (ALUC) - Major Project Review (5)						See Note 5 Below					See Note 5 Below	
Airport Land Use Commission (ALUC) - Plan Adoption or Amendment (5)						See Note 5 Below					See Note 5 Below	
Airport Land Use Commission (ALUC) - Appeal of Staff Determination (5)						See Note 5 Below					See Note 5 Below	
Appeal of Planning Commission Decision to Board of Supervisors		\$4,385 \$1,433			\$12	\$4,397 \$1,445	\$200				\$4,597 \$1,645	
Appeal of Staff Determination to Planning Commission		\$2,453 \$2,226	\$234		\$12	\$2,399 \$2,472					\$2,399 \$2,472	
Building/Grading Permit Review (4)		\$89 \$92		\$1.28 /\$1,000		\$89 \$92	plus \$1.28/ \$1,000				\$89 \$92	
Business License Application (6)		\$32.55 \$34				\$32.55 \$34					Collected by Tax Collector	
Combination Application (2)						See Note 2 Below					See Note 2 Below	
Community Plan Amendment	x	\$5,000	\$234	\$200	\$81	\$5,515	\$200	\$685	\$399 \$404	\$200	\$6,999 \$7,004	

Stanislaus County Planning Services Fee Schedule - Effective July 20, 2024

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	ACTUAL COST/ DEPOSIT ⁽¹⁾	PLANNING	PLAN. COMM. CLERK	GEN PLAN MAINT	GIS MAINT	TOTAL PLANNING FEE (8)(9)(10)(11)		CLERK OF THE BOARD	DER	PUBLIC WORKS (PW)	PW FLOOD PLAIN ADMIN	TOTAL APPLICATION FEE ⁽⁸⁾⁽⁹⁾⁽¹⁰⁾⁽¹¹⁾
Condition of Approval or Development Standard Modification		\$2,066 \$2,126	\$162		\$37	\$2,255 \$2,325			\$274	\$520 \$532		\$3,049 \$3,131
Continuance Request for PC		\$377 \$390	\$162			\$539 \$552						\$538 \$552
Continuance Request for BOS		\$374 \$387	\$154			\$528 \$541		\$200				\$728 \$741
Development Agreement (Including Amendments and Renewals)	x	\$5,000	\$234	\$200	\$78	\$5,512		\$400	\$685	\$240 \$248	\$200	\$7,097 \$7,045
Development Plan	x	\$5,000	\$234	\$200	\$63	\$5,497		\$200				\$5,697
Environmental Impact Report Separate Fee Charged In Addition To Regular Application Fee	x	Deposit - To be determined based on cost estimate										Deposit - To be determined
Environmental Studies & Peer Reviews Separate Fee Charged in Addition to Regular Application Fee	x	Deposit - To be determined based on cost estimate										Deposit - To be determined
Field Inspections & and Site Visits (8) To Verify Conditions Of Approval/Mitigation Measures	x	\$454 \$186				\$454 \$186						\$454 \$186
General Plan Amendment	x	\$5,000	\$234	\$200	\$78	\$5,512		\$200	\$685	\$240 \$248	\$200	\$6,837 \$6,845
Historical Site Review (Staff Approval)		\$467 \$473		\$50	\$21	\$528 \$544			\$685	\$800 \$828	\$50	\$2,063 \$2,107
Historical Site Permit		\$4,284 \$4,429	\$234	\$100	\$46	\$4,664 \$4,809			\$685	\$800 \$828	\$100	\$6,249 \$6,422
Landscape Plan Review		\$89 \$92				\$89 \$92						\$89 \$92
Landscape Site Inspection		\$480 \$187				\$480 \$187						\$480 \$187
Minor Lot Line Adjustment In R, C, M, PD, PI, IBP, LI Zones (2)		\$399 \$412		\$50	\$14	\$463 \$476			\$274	\$240 \$248	\$50	\$4,027 \$1,048

Stanislaus County Planning Services Fee Schedule - Effective July 20, 2024

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	ACTUAL COST/ DEPOSIT ⁽¹⁾	PLANNING	PLAN. COMM. CLERK	GEN PLAN MAINT	GIS MAINT	TOTAL PLANNING FEE (8)(9)(10)(11)		CLERK OF THE BOARD	DER	PUBLIC WORKS (PW)	PW FLOOD PLAIN ADMIN	TOTAL APPLICATION FEE ⁽⁸⁾⁽⁹⁾⁽¹⁰⁾⁽¹¹⁾
Minor Lot Line Adjustment In A-2 Zone Without Williamson Act (2)		\$655 \$574		\$50	\$27	\$632 \$651			\$274	\$800 \$828	\$50	\$1,756 \$1,803
Lot Line Adjustment In A-2 Zone With Williamson Act (2)		\$858 \$888		\$50	\$33	\$944 \$971		\$50	\$274	\$886 \$917	\$50	\$2,204 \$2,262
Merger		\$306 \$317			\$2	\$308 \$319						\$308 \$319
Mine Use Permit/ Redamation Plan (RP)/ RP Amendment	x	\$15,000	\$234	\$200	\$70	\$15,504			\$274	\$295 \$305	\$200	\$16,273 \$16,283
Mine Inspections	x	Deposit - To be determined based on cost estimate										Deposit - To be determined
Mine Reinspection	x	Deposit - To be determined based on cost estimate										Deposit - To be determined
Mobile Home Application		\$306 \$317			\$7	\$313 \$324						\$313 \$324
Mobile Home Renewal		\$71 \$73			\$1	\$72 \$74						\$72 \$74
Mobile Home Renewal - Late Fee		\$141 \$146			\$1	\$142 \$147						\$142 \$147
Parcel Maps (R, C, M, LI, IBP, PD, PI Zones)		\$3,143 \$3,249	\$234	\$100	\$41	\$3,518 \$3,624	plus- \$304et		\$685	\$520 \$532	\$100	\$4,823 \$4,941
Parcel Maps (A-2 Zone, Non-Williamson Act And < 4 Parcels + Remainder)		\$3,753 \$3,881	\$234	\$100	\$43	\$4,130 \$4,258	plus- \$304et		\$685	\$520 \$532	\$100	\$5,435 \$5,575
Parcel Maps (A-2 Zone, With Williamson Act Or > 4 Parcels + Remainder)		\$3,753 \$3,881	\$234	\$100	\$57	\$4,144 \$4,272	plus- \$304et		\$685	\$520 \$532	\$100	\$5,449 \$5,589
Parcel Map (Ministerial Review)	x	\$1,000				\$1,000						\$1,000
Permit and Zoning Research (8)	x	\$151 \$186				\$151 \$186						\$151 \$186

Stanislaus County Planning Services Fee Schedule - Effective July 20, 2024

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	ACTUAL COST/ DEPOSIT ⁽¹⁾	PLANNING	PLAN. COMM. CLERK	GEN PLAN MAINT	GIS MAINT	TOTAL PLANNING FEE (8)(9)(10)(11)		CLERK OF THE BOARD	DER	PUBLIC WORKS (PW)	PW FLOOD PLAIN ADMIN	TOTAL APPLICATION FEE ⁽⁸⁾⁽⁹⁾⁽¹⁰⁾⁽¹¹⁾
Recirculation of Mitigated Negative Declaration	x	\$3,000	\$234			\$3,234			\$274	\$240 \$248		\$3,748 \$3,756
Rezone	x	\$10,000	\$234	\$200	\$78	\$10,512		\$525	\$685	\$240 \$248	\$200	\$42,462 \$12,170
SMARA Determination	x	\$1,000		\$50	\$16	\$1,066					\$50	\$1,116
Specific Plans	x	\$20,000	\$234	\$200	\$81	\$20,515		\$200	\$685	\$300 \$404	\$200	\$24,900 \$22,004
Staff Approval Permit - With Referral		\$602 \$612		\$50	\$16	\$658 \$678			\$274	\$480 \$186	\$50	\$4,462 \$1,188
Staff Approval Permit - Without Referral & Single-Family Residence In Ag Zone		\$322 \$333		\$20	\$7	\$349 \$360					\$20	\$360 \$380
Street Name Change	x	\$500	\$162		\$11	\$673				\$75 \$78		\$748 \$751
Subdivision Ordinance Exception		\$3,500 \$3,660	\$234	\$100	\$55	\$3,928 \$4,049			\$685	\$224 \$229	\$100	\$4,934 \$5,063
Tentative Subdivision Map	x	\$6,500	\$234	\$200	\$89	\$7,023	plus- \$304 fee		\$1,096 ⁽²⁾	\$635 \$657	\$200	\$8,954 \$8,976
Time Extensions		\$2,056 \$2,126	\$162		\$10	\$2,228 \$2,298						\$2,228 \$2,298
Use Permit - Agricultural - All Tiers		\$3,865 \$3,997	\$234	\$100	\$55	\$4,254 \$4,386			\$685	\$520 \$532	\$100	\$5,550 \$5,703
Use Permit - Non-Agriculture Zones		\$3,865 \$3,997	\$234	\$100	\$45	\$4,244 \$4,376			\$685	\$520 \$532	\$100	\$5,540 \$5,693
Use Permit - Requiring Board Of Supervisors Approval		\$4,520 \$4,683	\$234	\$200	\$63	\$5,026 \$5,180		\$200	\$685	\$520 \$532	\$200	\$6,634 \$6,797
Verification Letter - Single SFD		\$438 \$143			\$1	\$439 \$144						\$439 \$144

Stanislaus County Planning Services Fee Schedule - Effective July 20, 2024

FEES	PLANNING DEPARTMENT FEE SCHEDULE							NON-PLANNING DEPARTMENT FEES ⁽³⁾⁽⁷⁾				Collected by Planning Dept
	ACTUAL COST/ DEPOSIT ⁽¹⁾	PLANNING	PLAN. COMM. CLERK	GEN PLAN MAINT	GIS MAINT	TOTAL PLANNING FEE (8)(9)(10)(11)		CLERK OF THE BOARD	DER	PUBLIC WORKS (PW)	PW FLOOD PLAIN ADMIN	TOTAL APPLICATION FEE ⁽⁸⁾⁽⁹⁾⁽¹⁰⁾⁽¹¹⁾
Verification Letter - All Other Uses		\$227 \$235			\$3	\$230 \$238						\$230 \$238
Waiver - Noise Control	x	\$3,000	\$234		\$12	\$3,246						\$3,246
Williamson Act Contract		\$602 \$519			\$4	\$606 \$523		\$60		\$447 \$152		\$743 \$735
Williamson Act Notice of Non-Renewal		\$462 \$167			\$2	\$464 \$169						\$464 \$169
Williamson Act Cancellation (2)		\$4,078 \$1,115		\$200	\$28	\$4,306 \$1,343		\$525			\$200	\$2,034 \$2,068
Zoning Ordinance Text Amendment	x	\$5,000	\$234	\$200	\$68	\$5,502		\$525	\$685	\$240 \$248	\$200	\$7,452 \$7,160
Zoning Ordinance Variance		\$3,539 \$3,660	\$234	\$100	\$55	\$3,928 \$4,049			\$685	\$200 \$207	\$100	\$4,943 \$5,041

(1) Planning Department 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, with some limited exception, 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 will be billed at fully burdened weighted labor rates 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 balance of payment. If the deposit reaches 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 the final bill. If there is a balance remaining after reconciling the final bill, a refund check will be mailed to applicant. Public hearings will not be scheduled until payment in full is received.

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

Stanislaus County Planning Services Fee Schedule - Effective July 20, 2024

(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 fee~~ for a "Certificate of Compliance", as adopted ~~in County form~~ for Public Works ~~fee schedule~~, shall be collected. Applications for a Williamson Act Cancellation shall pay a separate fee for the cancellation except when combined with an "actual cost" action.

(3) Department of Environmental Resources (DER) and Public Works **fees** ~~charges for Tentative Map review reflect a minimum charge of eight hours at a weighted labor rate of \$137.00 per hour. Additional time- required for Tentative Map review will be charged at the same hourly rate~~ are set by **separate** fee schedules adopted for each of the departments and, **as reflected on this fee schedule** may be minimum charges subject to additional charges. Fees for DER and Public Works shall only apply when processing of the applications(s) requires referral to and/or action by the respective departments.

(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 **as reflected on the current Planning Fee Schedule** and **appeal of a staff decision will be charged as the same as** 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 \$520-\$532. Additional time required for these request will be charged at \$145-\$152 per hour for construction engineering services or \$145-\$152 per hour for plan checking/engineering services. Business License application fees on this fee schedule reflect only the Planning Department's portion of the fees charged for licenses by the County's Treasurer Tax Collector. Applicants should check with the Treasurer Tax Collector to verify application costs.~~

(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.~~

(7) ~~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.

(8) ~~Deposit reflects a two 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.~~

(9) ~~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.~~

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

(11) ~~An additional 3.5% charge will be added to any fee collected by credit card.~~

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on April 30, 2024, 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 amend existing fees for the Department of Public Works as they relate to development permits, grading permits, building permits, encroachment permits, and other projects involving construction activities in Stanislaus County. For further information, please contact Andrew Malizia, Public Works Department Deputy Director, at (209) 525-4302, maliziaa@stancounty.com or at 1716 Morgan Road, Modesto, CA.
- B. An ordinance to amend existing fees for the Department of Agriculture and Weights and Measures. The proposed fee adjustments would consist of:
- Increased Weighted Labor Rate of the Department
 - Changes in Commercial Device Registration Fees
 - Changes in Commercial Device Registration Penalty Fees
- For further information, please contact Dave Singh at (209) 525-4730, daves@stancounty.com or at 3800 Cornucopia Way, Suite B, Modesto, CA.
- C. An ordinance to amend existing fees for the Department of Planning and Community Development Planning Services Fees. For further information, please contact Angela Freitas, Director of the Planning and Community Development Department at (209) 525-6330, between the hours of 8:30 a.m. and 4:30 p.m. or send an email to: planning@stancounty.com or at 1010 10th Street, Suite 3400, Modesto, CA.
- D. An ordinance to amend existing fees for the Department of Planning and Community Development Building Services Fees. For further information, please contact Angela Freitas, Director of the Planning and Community Development Department at (209) 525-6330, between the hours of 8:30 a.m. and 4:30 p.m. or send an email to: planning@stancounty.com or at 1010 10th Street, Suite 3400, Modesto, CA.
- E. An ordinance to amend existing fees for the Department of Treasurer-Tax Collector. The proposed fee adjustments would consist of:
- Business Licenses (new and renewals)
 - Bingo Permits (new and renewals)
 - Carnival Permits
 - Massage Establishment Permits not licensed through the state program (new and renewals)
 - Dance Hall Permits (per quarter and single dance)
 - Taxicab Permits (each vehicle)
 - Peddler's Permits (10 days, 30 days, and 1 year)
 - Scrap Metal Dealer License/Permit (new and renewal)
 - Parcel Map Clearance Application (fast track and standard)
 - Parties of interest (tax-defaulted properties)
 - Property Tax File (secured /unsecured)
 - Property Tax Research Fee
 - Returned Check/Electronic Payment Fee
- For further information, please contact Donna Riley at (209) 525-4463, rileyd@stancounty.com or at 1010 10th Street, Suite 2500, Modesto, CA 95354.

ADDITIONAL NOTICE IS GIVEN that the proposed Ordinances and Fee Schedules are available for review, in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA.

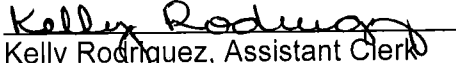
NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to one or more of the above items is made in court, persons 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: March 26, 2024

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

BY: 
Kelly Rodriguez, Assistant Clerk



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Brantford Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

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Attention: Kelly Rodriguez
CO STAN BOARD OF SUPERVISORS
1010 10TH ST STE 6700
MODESTO, CA 95354

rodrik@stancounty.com

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on April 30, 2024, 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 amend existing fees for the Department of Public Works as they relate to development permits, grading permits, building permits, encroachment permits, and other projects involving construction activities in Stanislaus County. For further information, please contact Andrew Malizia, Public Works Department Deputy Director, at (209) 525-4302, maliziaa@stancounty.com or at 1716 Morgan Road, Modesto, CA.

B. An ordinance to amend existing fees for the Department of Agriculture and Weights and Measures. The proposed fee adjustments would consist of:

- Increased Weighted Labor Rate of the Department
- Changes in Commercial Device Registration Fees
- Changes in Commercial Device Registration Penalty Fees

For further information, please contact Dave Singh at (209) 525-4730, daves@stancounty.com or at 3800 Cornucopia Way, Suite B, Modesto, CA.

C. An ordinance to amend existing fees for the Department of Planning and Community Development Planning Services Fees. For further information, please contact Angela Freitas, Director of the Planning and Community Development Department at (209) 525-6330, between the hours of 8:30 a.m. and 4:30 p.m. or send an email to: planning@stancounty.com or at 1010 10th Street, Suite 3400, Modesto, CA.

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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: March 26, 2024. 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
IPL0167022

Apr 17, 22 2024

Declaration of Publication

C.C.P. S2015.5

STATE OF CALIFORNIA)

) ss.

County of Stanislaus)

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Modesto Bee, a newspaper of general circulation, printed and published in the city of Modesto, County of Stanislaus, and which 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 regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

2 insertion(s) published on:

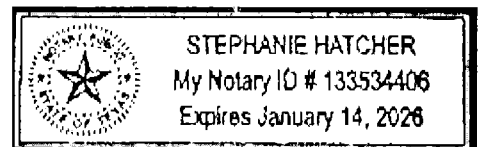
04/17/24, 04/22/24

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Dallas, Texas on:

Date: 22nd, day of April, 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!