

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

DEPT: Planning and Community Development

BOARD AGENDA: 6.B.18
AGENDA DATE: April 15, 2025

SUBJECT:

Approval to Set a Public Hearing on April 29, 2025, at the 9:00 A.M. Meeting, to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Planning Services

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2025-0176

On motion of Supervisor Grewal Seconded by Supervisor Withrow

and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Grewal, C. Condit, and Chairman B. Condit

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

File No. ORD-58-W-1

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Planning and Community Development

BOARD AGENDA:6.B.18
AGENDA DATE: April 15, 2025

CONSENT: ☒

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval to Set a Public Hearing on April 29, 2025, at the 9:00 A.M. Meeting, 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 29, 2025, at the 9:00 a.m. meeting, 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 Services 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), and review of building permits. Planning Services currently collects both flat fees and deposit-based fees with the goal of recovering 100% of its application related costs.

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, and other factors contributing to processing costs, to assess if any changes impacting the fees have occurred since the last update. The Board of Supervisors approved the last update to the Fee Schedule on May 21, 2024. The department has determined that no significant changes in the average processing times have occurred. The proposed amendments to the Fee Schedule reflect a 5.7% increase to flat fees and a few of the lower cost deposits (see Attachment 1 – Proposed Ordinance and 2025 Planning Services Fee Schedule).

The Department undertook a comprehensive update of the Fee Schedule in 2018. Since that comprehensive update, the Department has annually amended the fees based on the increase in the Consumer Price Index (CPI) that occurred over the prior 12-month period. Over this seven-year period, the actual increase in the CPI has exceeded the adjustments by approximately 3%. This year's request accounts for the under adjustment in the CPI over the past seven-years and projects an additional 2.7% increase during the next Fiscal Year, when the proposed amended fees would be effective. While the increase in the average weighted labor rate (WLR) for staff assigned to Planning Services was only 4% over the last year, the WLRs have

increased 40% over the last four years.

The following are some exceptions and edits being proposed to the Fee Schedule:

- Field Inspection and Site Visits. This request is proposed to remain an actual cost, but the language in the note associated with the request (No. 8) has been incorporated into the note associated with all other actual cost/deposit fees (No. 1).
- Parcel Maps in the General Agriculture (A-2) Zone. The two separate fee categories, Williamson Act status and number of parcels being proposed, have been collapsed into a single category, using the lower cost category. A note has also been added to the Fee Schedule (No. 8) allowing for a refund if the parcel map is determined to be exempt under the California Environmental Quality Act.
- Time Extension. The fee is proposed to go from a flat rate fee to a deposit-based fee to reflect lower than anticipated processing costs when projects are not subject to opposition and conditions associated with the request have remained the same.
- Use Permits. The two separate fee categories, agricultural and non-agricultural zones, have been collapsed into a single category, issuing the lower cost category.
- Verification Letters (Single - Single Family Dwelling (SFD) and All other Uses). A note has been added to allow for these requests to be subject to a Planning and Zoning Research fee, not to exceed a charge of two hours, if determined by the Planning Director that the cost for processing the request will exceed the verification request fee. The Planning and Zoning Request fee is an actual cost/deposit fee.
- Minor edit has been made to note No. 1 to reflect that the additional deposit associated with lot line adjustments is equal to the cost for a Certificate of Compliance and not the cost for actual obtaining a certificate.

With the proposed amendment, the increases will range from \$2 to \$267 per application; however, the amendment also provides for reduced costs associated with parcel maps in the A-2 Zone and time extensions. Fees collected for the Planning Commission Clerk, to cover newspaper publications, general plan maintenance, and Geographic Information System (GIS) maintenance are also not proposed to change.

The Fee Schedule includes fees collected for Department of Environmental Resources (DER), Public Works, and Clerk of the Board at time of application. No amendments to DER, Public Works, or Clerk of the Board fees are being proposed this year. Current DER, Public Works, and Clerk of the Board fees are included on the Fee Schedule provided in Attachment 1. No amendments are also being proposed this year to the Treasure Tax Collector's portion of the business license fee.

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 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 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, the Fee Schedule would become effective on July 19, 2025, sixty days after the anticipated adoption date of May 20, 2025.

FISCAL IMPACT:

If approved as proposed, staff will initiate the public hearing process and return with a ordinance to amend the department's current Fee Schedule on April 29, 2025. The revenue resulting from the increase in fees is intended to recoup 100% of the total costs associated with processing land use permits, Williamson Act contracts, and other services identified on the Fee Schedule.

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 2025 Planning 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 2025 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 _____ 2025, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

ABSTAINING: Supervisors:

Matthew W. Condit,
Chairman of the Board of Supervisors,
of the County of Stanislaus,
State of California

Ordinance No. C.S. _____
Adopted May 20, 2025
Page 2

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:  _____
Thomas E. Boze,
County Counsel

DRAFT

Proposed 2025 Stanislaus County Planning Services Fee Schedule - July 19, 2025

	PLANNING DEPARTMENT FEE SCHEDULE							NON-PLANNING DEPARTMENT FEES ⁽³⁾⁽⁷⁾				Collected by Planning Dept
FEES	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	\$152	\$50	\$3,958	
Agricultural Grievances	x	\$3,000	\$234	\$200	\$78	\$3,512	\$200	\$685	\$240	\$200	\$4,837	
Alcohol Beverage Control (ABC) License		\$426 \$133			\$1	\$427 \$134					\$427 \$134	
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		\$4433 \$1515			\$12	\$4445 \$1527	\$200				\$4645 \$1727	
Appeal of Staff Determination to Planning Commission		\$2226 \$2353	\$234		\$12	\$2472 \$2599					\$2472 \$2599	
Building/Grading Permit Review (4)		\$92 \$97		\$1.28 /\$1,000		\$92 \$97 plus \$1.28/ \$1,000					\$92 \$97	
Business License Application (6)		34 \$36				\$34 \$36		Planning Department Does Not Collect Business License Fees. Total Fee to be Collected by the Tax Collector: \$1468 (\$1468 includes \$346 Planning Fee)				
Combination Application (2)						See Note 2 Below					See Note 2 Below	
Community Plan Amendment	x	\$5,000	\$234	\$200	\$81	\$5,515	\$200	\$685	\$404	\$200	\$7,004	

Planning Department Does Not Collect Business License Fees,
Total Fee to be Collected by the Tax Collector: \$1468
(\$1468 includes \$346 Planning Fee)

Proposed 2025 Stanislaus County Planning Services Fee Schedule - July 19, 2025

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⁾	
Condition of Approval or Development Standard Modification		\$2426 \$2247	\$162		\$37	\$2325 \$2446		\$274	\$532		\$3434 \$3252	
Continuance Request for PC		\$399 \$412	\$162			\$552 \$574					\$552 \$574	
Continuance Request for BOS		\$387 \$409	\$154			\$544 \$563	\$200				\$744 \$763	
Development Agreement (Including Amendments and Renewals)	x	\$5,000	\$234	\$200	\$78	\$5,512	\$400	\$685	\$248	\$200	\$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										
Environmental Studies & Peer Reviews Separate Fee Charged In Addition to Regular Application Fee	x	Deposit - To be determined based on cost estimate										
Field Inspections and Site Visits (9) To Verify Conditions Of Approval/Mitigation Measures	x	\$486 \$197				\$486 \$197					\$486 \$197	
General Plan Amendment	x	\$5,000	\$234	\$200	\$78	\$5,512	\$200	\$685	\$248	\$200	\$6,845	
Historical Site Review (Staff Approval)		\$473 \$500		\$50	\$21	\$544 \$571		\$685	\$828	\$50	\$2407 \$2134	
Historical Site Permit		\$4429 \$4681	\$234	\$100	\$46	\$4809 \$5061		\$685	\$828	\$100	\$6422 \$6674	
Landscape Plan Review		\$92 \$97				\$92 \$97					\$92 \$97	
Landscape Site Inspection		\$487 \$198				\$487 \$198					\$487 \$198	
Minor Lot Line Adjustment In R, C, M, PD, PI, IBP, LI Zones (2)		\$442 \$435		\$50	\$14	\$476 \$499		\$274	\$248	\$50	\$1048 \$1071	

Proposed 2025 Stanislaus County Planning Services Fee Schedule - July 19, 2025

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FEES	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)		\$674 \$607		\$50	\$27	\$664 \$684		\$274	\$828	\$50	\$1803 \$1836	
Lot Line Adjustment In A-2 Zone With Williamson Act (2)		\$888 \$939		\$50	\$33	\$974 \$1022	\$50	\$274	\$917	\$50	\$2262 \$2313	
Merger		\$347 \$335			\$2	\$349 \$337					\$349 \$337	
Mine Use Permit/ Redamation Plan (RP)/ RP Amendment	x	\$15,000	\$234	\$200	\$70	\$15,504		\$274	\$305	\$200	\$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		\$347 \$335			\$7	\$324 \$342					\$324 \$342	
Mobile Home Renewal		\$79 \$77			\$1	\$74 \$78					\$74 \$78	
Mobile Home Renewal - Late Fee		\$146 \$154			\$1	\$447 \$155					\$147 \$155	
Parcel Maps (R, C, M, U, IBP, PD, PL non- A-2 Zones)		\$3249 \$3434	\$234	\$100	\$41	\$3624 \$3809		\$685	\$532	\$100	\$4944 \$5126	
Parcel Maps (A-2 Zone, Non-Williamson- Act And < 4 Parcels + Remainder) (8)		\$3884 \$4102	\$234	\$100	\$43	\$4258 \$4479		\$685	\$532	\$100	\$5575 \$5796	
Parcel Maps (A-2 Zone, With Williamson- Act Or > 4 Parcels + Remainder)		\$3884	\$234	\$100	\$57	\$4272		\$685	\$532	\$100	\$55689	
Parcel Map (Ministerial Review)	x	\$1,000				\$1,000					\$1,000	
Permit and Zoning Research (8)	x	\$486 \$197				\$486 \$197					\$486 \$197	

Proposed 2025 Stanislaus County Planning Services Fee Schedule - July 19, 2025

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Recirculation of Mitigated Negative Declaration	x	\$3,000	\$234			\$3,234		\$274	\$248		\$3,756
Rezone	x	\$10,000	\$234	\$200	\$78	\$10,512	\$525	\$685	\$248	\$200	\$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	\$404	\$200	\$22,004
Staff Approval Permit - With Referral		\$642 \$647		\$50	\$16	\$678 \$713		\$274	\$186	\$50	\$1488 \$1223
Staff Approval Permit - Without Referral & Single-Family Residence In Ag Zone		\$353 \$352		\$20	\$7	\$360 \$379				\$20	\$380 \$399
Street Name Change	x	\$500	\$162		\$11	\$673			\$78		\$751
Subdivision Ordinance Exception		\$360 \$389	\$234	\$100	\$55	\$404 \$4258		\$685	\$229	\$100	\$5063 \$5272
Tentative Subdivision Map	x	\$6,500	\$234	\$200	\$89	\$7,023		\$1,096 ⁽³⁾	\$657	\$200	\$8,976
Time Extensions	x	\$2426 \$2000	\$162		\$10	\$2208 \$2172					\$2298 \$2172
Use Permit - Agricultural - All Tiers		\$3,997	\$234	\$100	\$55	\$4,386		\$685	\$532	\$100	\$5,703
Use Permit - Non-Agriculture Zones		\$3997 \$4225	\$234	\$100	\$45	\$4376 \$ 4604		\$685	\$532	\$100	\$5693 \$5921
Use Permit - Requiring Board Of Supervisors Approval		\$4683 \$4950	\$234	\$200	\$63	\$5180 \$5447	\$200	\$685	\$532	\$200	\$6797 \$7064
Verification Letter - Single SFD (8)		\$443 \$151			\$1	\$444 \$152					\$144 \$152

Proposed 2025 Stanislaus County Planning Services Fee Schedule - July 19, 2025

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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⁾	
Verification Letter - All Other Uses (8)		\$235 \$248			\$3	\$235 \$251					\$235 \$251	
Waiver - Noise Control	x	\$3,000	\$234		\$12	\$3,246					\$3,246	
Williamson Act Contract		\$549 \$549			\$4	\$523 \$553	\$60		\$152		\$735 \$765	
Williamson Act Notice of Non-Renewal		\$467 \$177			\$2	\$469 \$179					\$469 \$179	
Williamson Act Cancellation (2)		\$1179		\$200	\$28	\$1343 \$1407	\$525			\$200	\$2068 \$2132	
Zoning Ordinance Text Amendment	x	\$5,000	\$234	\$200	\$68	\$5,502	\$525	\$685	\$248	\$200	\$7,160	
Zoning Ordinance Variance		\$3669 \$3869	\$234	\$100	\$55	\$4049 \$ 4258		\$685	\$207	\$100	\$5044 \$5250	

(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*. 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 mileage for field inspections/site visits.

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 determines extraordinary circumstance warranting a refund exists.

Proposed 2025 Stanislaus County Planning Services Fee Schedule - July 19, 2025

(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**. 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 ~~fee or~~ deposit amount **equal to the fee** for a "Certificate of Compliance", as adopted for Public Works, shall be collected to **account for Public Works review**. 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 are set by separate fee schedules adopted for each of the departments and, as reflected on this fee schedule may be minimum 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). Applicants will be required to contact the ALUC and submit an application for review. 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 an 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) 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) 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.

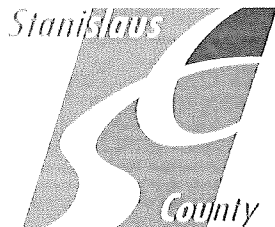
~~(8) Deposit reflects a two-hour minimum charge calculated annually based on the July 1st, 2024 average-weighted labor rate of planner staff (assistant/associate/senior/deputy director) assigned to performing the work. Actual cost for field inspections/site visits shall include mileage. Verification Letter requests shall be subject to a Planning and Zoning Research fee, not to exceed a charge of two hours, if determined by the Planning Director that the costs for processing the request will exceed the verification request fee. Fees for Parcel Maps in the A-2 zone may be issued a refund, based on actual costs as calculated per note (1), if the project is determined to be exempt in accordance with the California Environmental Quality Act (CEQA).~~

(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.

Proposed 2025 Stanislaus County Planning Services Fee Schedule - July 19, 2025

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"	\$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	
CEQA Environmental Document Filing Fees - California Department of Fish and Wildlife (CDFW) imposes and collects a filing fee to cover the costs of managing and protecting California's fish and wildlife resources. CDFW is required to adjust the fees annually (Fish & G. Code Section 713). For a list of current fees visit: https://www.wildlife.ca.gov/Conservation/CEQA/Fees	
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 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	
	\$57.00
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	



CLERK OF THE BOARD OF SUPERVISORS

Elizabeth A. King
CLERK OF THE BOARD

Kelly Rodriguez
ASSISTANT CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on April 29, 2025, 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, Lower Level, 1010 10th St., Modesto, CA, to introduce and waive the first reading of an ordinance to amend existing fees for Planning Services.

ADDITIONAL NOTICE IS GIVEN that Planning and Community Development Department 2025 Planning Services Fee Schedule will be available for review on April 15, 2025, in the Clerk of the Board Office, 1010 10th Street, Suite 6500, Modesto, CA, 95354.

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 the above ordinance 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. If you have any questions, please call 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., planning@stancounty.com, or visit the office at 1010 10th Street, Suite 3400, Modesto, CA.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: April 15, 2025

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

BY:

Kelly Rodriguez
Kelly Rodriguez, Assistant Clerk