

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

DEPT: Planning and Community Development

BOARD AGENDA: 6.4  
AGENDA DATE: April 29, 2025

**SUBJECT:**

Public Hearing to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Planning Services

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2025-0216**

On motion of Supervisor Chiesa 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:**

**INTRODUCED AND WAIVED THE FIRST READING OF ORDINANCE C.S. 1394**

ATTEST: Kelly Rodriguez  
KELLY RODRIGUEZ, Assistant 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:6.4  
AGENDA DATE: April 29, 2025

CONSENT ☐

CEO CONCURRENCE: YES

4/5 Vote Required: No

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**SUBJECT:**

Public Hearing to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Planning Services

**STAFF RECOMMENDATION:**

1. Conduct a public hearing to introduce and waive the first reading of an ordinance to amend existing fees for planning services.

**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 time 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 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. 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.

#### Planning Comparative Survey

Staff has conducted a survey of fees of the County's eight comparison counties: Fresno County, Kern County, Madera County, Merced County, Monterey County, Sacramento County, San Joaquin County, and Tulare County; and the cities of Ceres, Modesto, Oakdale, Patterson, and Turlock (see Attachment 2 – County and City Planning Services Fee Survey). The survey focuses on eight common application types, ranging from those handled at the staff level to those requiring Planning Commission and/or

Board of Supervisor action, and environmental reviews requiring the preparation of an initial study in accordance with the California Environmental Quality Act. The survey shows that the County's fees are in line with jurisdictions surveyed, with some fees higher than other counties and other fees lower.

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, the County's Planning Services collects both flat fees and deposit-fees with the goal of recovering 100% of its application related costs.

The following are some of the factors to consider with this year's survey:

- The relationship between the deposit amounts collected for actual cost applications and the actual cost collected is unknown. The County's deposit amounts reflect the higher end of the expected actual cost.
- Applications with two or more actions (e.g. a general plan amendment and rezone request) may be charged multiple application fees or some type of combined fee. With some limited exceptions, the County charges the highest fee for applications with two or more actions.
- Subdivision applications (parcel and tentative maps) vary from flat-rate to actual cost with some flat-rate costs including a per lot fee.
- Some counties have a cost range to reflect the nature of the request (e.g. minor use permit vs major use permit).
- Charging of a separate fee for the preparation of an initial study may give the appearance that the cost is lower than the actual cost. The County includes the cost for preparing initial studies in the application costs.
- The fees collected for planning services may or may not include fees for other departments involved in the processing of the application. The County's planning service fees show in the survey include the total application costs paid at the time of application submittal which include applicable fees charged by Planning, Clerk of the Board, Department of Environmental Resources, and Public Works.

At the time that this agenda item was prepared, fee information for Merced County had not yet been obtained. If obtained, the information will be provided at the April 29, 2025, public hearing.

Upon setting of the public hearing for consideration of this request, the Department sent notices of the proposed amendments to persons and firms known to the department as regular representatives and applicants seeking planning services. The Department also sent notices to the Stanislaus County Farm Bureau, the California Building Industry Association, and posted notice of the public hearing in the Department's lobby. 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 19, 2025, sixty days after the adoption date of May 20, 2025.

**FISCAL IMPACT:**

The increase in revenue resulting from the approval of this proposal is expected to recoup 100% of the total cost of 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 \$13,759 in Budget Year 2026 based on Fiscal Year 2024 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

Kristy Doud, Planning and Community Development Deputy Director of Planning Services  
Telephone: (209) 525-6330

**ATTACHMENT(S):**

1. Proposed Ordinance and 2025 Planning Fee Schedule
2. County and City Planning Services Fee Survey

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:

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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  
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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:  \_\_\_\_\_  
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 <sup>(3)(7)</sup>				Collected by Planning Dept
FEES	ACTUAL COST/ DEPOSIT <sup>(1)</sup>	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 <sup>(8)(9)(10)(11)</sup>	
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		<del>\$426</del> \$133			\$1	<del>\$427</del> \$134					<del>\$427</del> \$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		<del>\$4433</del> \$1515			\$12	<del>\$4445</del> \$1527	\$200				<del>\$4645</del> \$1727	
Appeal of Staff Determination to Planning Commission		<del>\$2226</del> \$2353	\$234		\$12	<del>\$2472</del> \$2599					<del>\$2472</del> \$2599	
Building/Grading Permit Review (4)		<del>\$92</del> \$97		\$1.28 /\$1,000		<del>\$92</del> \$97 plus \$1.28/ \$1,000					<del>\$92</del> \$97	
Business License Application (6)		<del>34</del> \$36				<del>\$34</del> \$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 <sup>(3)(7)</sup>			Collected by Planning Dept
	ACTUAL COST/ DEPOSIT <sup>(1)</sup>	PLANNING	PLAN. COMM. CLERK	GEN PLAN MAINT	GIS MAINT	TOTAL PLANNING FEE <sup>(8)(9)(10)(11)</sup>	CLERK OF THE BOARD	DER	PUBLIC WORKS (PW)	PW FLOOD PLAIN ADMIN	TOTAL APPLICATION FEE <sup>(8)(9)(10)(11)</sup>
Condition of Approval or Development Standard Modification		<del>\$2426</del> \$2247	\$162		\$37	<del>\$2325</del> \$2446		\$274	\$532		<del>\$3434</del> \$3252
Continuance Request for PC		<del>\$399</del> \$412	\$162			<del>\$552</del> \$574					<del>\$552</del> \$574
Continuance Request for BOS		<del>\$387</del> \$409	\$154			<del>\$544</del> \$563	\$200				<del>\$744</del> \$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	<del>\$234</del>	<del>\$200</del>	<del>\$63</del>	<del>\$5,497</del>	<del>\$200</del>				\$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 <del>(9)</del> To Verify Conditions Of Approval/Mitigation Measures	x	<del>\$486</del> \$197				<del>\$486</del> \$197					<del>\$486</del> \$197
General Plan Amendment	x	\$5,000	\$234	\$200	\$78	\$5,512	\$200	\$685	\$248	\$200	\$6,845
Historical Site Review (Staff Approval)		<del>\$473</del> \$500		\$50	\$21	<del>\$544</del> \$571		\$685	\$828	\$50	<del>\$2407</del> \$2134
Historical Site Permit		<del>\$4429</del> \$4681	\$234	\$100	\$46	<del>\$4809</del> \$5061		\$685	\$828	\$100	<del>\$6422</del> \$6674
Landscape Plan Review		<del>\$92</del> \$97				<del>\$92</del> \$97					<del>\$92</del> \$97
Landscape Site Inspection		<del>\$487</del> \$198				<del>\$487</del> \$198					<del>\$487</del> \$198
Minor Lot Line Adjustment In R, C, M, PD, PI, IBP, LI Zones (2)		<del>\$442</del> \$435		\$50	\$14	<del>\$476</del> \$499		\$274	\$248	\$50	<del>\$1048</del> \$1071

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

FEES	PLANNING DEPARTMENT FEE SCHEDULE							NON-PLANNING DEPARTMENT FEES <sup>(3)(7)</sup>				Collected by Planning Dept
	ACTUAL COST/ DEPOSIT <sup>(1)</sup>	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 <sup>(8)(9)(10)(11)</sup>	
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										
Mine Reinspection	x	Deposit - To be determined based on cost estimate										
Mobile Home Application		\$347 \$335			\$7	\$324 \$342					\$324 \$342	
Mobile Home Renewal		\$73 \$77			\$1	\$74 \$78					\$74 \$78	
Mobile Home Renewal - Late Fee		\$446 \$154			\$1	\$447 \$155					\$447 \$155	
Parcel Maps (R, C, M, U, IBP, PD, PL non-A-2 Zones)		\$3240 \$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	\$5576 \$5796	
Parcel Maps (A-2 Zone, With Williamson-Act Or > 4 Parcels + Remainder)		\$3884	\$234	\$100	\$57	\$4,272		\$685	\$532	\$100	\$5,589	
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

FEES	ACTUAL COST/ DEPOSIT <sup>(1)</sup>	PLANNING DEPARTMENT FEE SCHEDULE						NON-PLANNING DEPARTMENT FEES <sup>(3)(7)</sup>				Collected by Planning Dept
		PLANNING	PLAN. COMM. CLERK	GEN PLAN MAINT	GIS MAINT	TOTAL PLANNING FEE <sup>(8)(9)(10)(11)</sup>	CLERK OF THE BOARD	DER	PUBLIC WORKS (PW)	PW FLOOD PLAIN ADMIN	TOTAL APPLICATION FEE <sup>(8)(9)(10)(11)</sup>	
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		<del>\$642</del> \$647		\$50	\$16	<del>\$678</del> \$713		<del>\$274</del>	\$186	\$50	<del>\$1488</del> \$1223	
Staff Approval Permit - Without Referral & Single-Family Residence In Ag Zone		<del>\$353</del> \$352		\$20	\$7	<del>\$360</del> \$379				\$20	<del>\$380</del> \$399	
Street Name Change	x	\$500	\$162		\$11	\$673			\$78		\$751	
Subdivision Ordinance Exception		<del>\$360</del> \$389	\$234	\$100	\$55	<del>\$404</del> \$4258		<del>\$685</del>	\$229	\$100	<del>\$5063</del> \$5272	
Tentative Subdivision Map	x	\$6,500	\$234	\$200	\$89	\$7,023		\$1,096 <sup>(3)</sup>	\$657	\$200	\$8,976	
Time Extensions	x	<del>\$2426</del> \$2000	\$162		\$10	<del>\$2208</del> \$2172					<del>\$2298</del> \$2172	
Use Permit - Agricultural - All Tiers		<del>\$3,007</del>	<del>\$234</del>	<del>\$400</del>	<del>\$55</del>	<del>\$4,386</del>		<del>\$685</del>	<del>\$532</del>	<del>\$400</del>	<del>\$5,703</del>	
Use Permit - Non-Agriculture Zones		<del>\$3,997</del> \$4225	\$234	\$100	\$45	<del>\$4376</del> \$ 4604		\$685	\$532	\$100	<del>\$5693</del> \$5921	
Use Permit - Requiring Board Of Supervisors Approval		<del>\$4683</del> \$4950	\$234	\$200	\$63	<del>\$5480</del> \$5447	\$200	\$685	\$532	\$200	<del>\$6797</del> \$7064	
Verification Letter - Single SFD (8)		<del>\$443</del> \$151			\$1	<del>\$444</del> \$152					<del>\$144</del> \$152	

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

FEES	PLANNING DEPARTMENT FEE SCHEDULE							NON-PLANNING DEPARTMENT FEES <sup>(3)(7)</sup>				Collected by Planning Dept
	ACTUAL COST/ DEPOSIT <sup>(1)</sup>	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 <sup>(8)(9)(10)(11)</sup>	
Verification Letter - All Other Uses (8)		<del>\$235</del> \$248			\$3	<del>\$235</del> \$251					<del>\$235</del> \$251	
Waiver - Noise Control	x	\$3,000	\$234		\$12	\$3,246					\$3,246	
Williamson Act Contract		<del>\$549</del> \$549			\$4	<del>\$523</del> \$553	\$60		\$152		<del>\$735</del> \$765	
Williamson Act Notice of Non-Renewal		<del>\$467</del> \$177			\$2	<del>\$469</del> \$179					<del>\$469</del> \$179	
Williamson Act Cancellation (2)		<del>\$1179</del> \$1179		\$200	\$28	<del>\$1343</del> \$1407	\$525			\$200	<del>\$2068</del> \$2132	
Zoning Ordinance Text Amendment	x	\$5,000	\$234	\$200	\$68	\$5,502	\$525	\$685	\$248	\$200	\$7,160	
Zoning Ordinance Variance		<del>\$3669</del> \$3869	\$234	\$100	\$55	<del>\$4049</del> \$ 4258		\$685	\$207	\$100	<del>\$5044</del> \$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: <a href="https://www.wildlife.ca.gov/Conservation/CEQA/Fees">https://www.wildlife.ca.gov/Conservation/CEQA/Fees</a>	
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	

## County and City Planning Services Fee Survey - Conducted April, 2025

Application Type	General Plan Amendment	Lot Line Adjustment	Merger	Parcel Map	Tentative Subdivision Map	Rezone	Use Permit	Variance	CEQA Review/ Initial Study (IS)	Fees Include Other Departments
<b>Stanislaus County (Existing)</b>	Actual cost \$6,845 deposit	\$1,028 to \$2,262	\$319	\$1,000 to \$5575	Actual cost \$8,976 deposit	Actual cost \$12,170 deposit	\$5693 to \$5703	\$5,041	Included in application fee	Yes
<b>Stanislaus County (Proposed)</b>	Same	\$1,071 to \$2,313	\$337	\$1,000 to \$5,796	Same	Same	\$5,921	\$5,250	Same	Yes
<b>Fresno County</b>	Actual cost \$500 to \$1,444 deposit	\$1,114	\$225	\$1,657.13 plus \$35.01 per lot fee	\$2,060.27 to \$4,159 varying per lot fee	\$6,592	\$4,847.25 to \$9,678.59	\$1,711.23 to \$6,417.38	\$1,285.81 to \$5,464.70	No
<b>Kern County</b>	Actual cost \$2,628 deposit	Actual cost \$1,248 deposit	Actual cost \$416 deposit	\$4,873 plus \$75 per lot fee	Actual cost \$2,538 to \$2,918 deposit plus \$25 to \$35 per lot fee	Actual cost \$3,299 deposit plus \$25 per lot fee	Actual cost \$2,550 deposit plus \$25 per lot	Actual cost \$2,124 deposit plus \$25 per lot	Actual cost \$5,995 deposit for Negative Declaration (ND)	Yes
<b>Madera County</b>	\$6,157 to 10,457	\$2,504	\$1,920	\$3,447 plus \$26 per lot fee	\$7,264 to \$8,514 plus \$453 per lot fee	\$4,861 plus \$6 to \$13 per acre over 50 acres	\$5,292	\$1,374 to \$3,615	\$1,312 for ND	No
<b>Merced County</b>	Information Pending									
<b>Monterey County</b>	Actual cost \$22,000 deposit	\$3,300 to \$7,700	\$1,650	Actual cost \$22,000 deposit	Actual cost \$22,000 deposit	Actual cost \$22,000 deposit	Actual cost \$5,500 to \$22,000 deposit	\$7,700	\$11,000 for ND	No
<b>Sacramento County</b>	\$28,927	\$2,935 to \$3,303	\$1,035	\$11,769 to \$12,290	\$17,592 plus \$2,113 fee for 26-100 lots and \$1,247 per lot fee over 100 lots	\$25,404	\$1,337 to \$19,206	\$14,015	\$795 to \$23,334 minimum deposit depending on application.	Yes
<b>San Joaquin County</b>	\$17,608 to \$17,468	\$2,470	\$958	\$7,030 to \$7,305 plus \$75 per fee lot over 2 lots	\$14,757 to \$19,846 plus \$63 lot fee	\$11,445 to \$11,619	\$6,705 to \$15,625	\$4,621 to \$8,912	Included in application fee	Yes
<b>Tulare County</b>	\$115 per hour with \$10,000 deposit	\$1,350	\$675	\$2,000 to \$3,000 deposit plus \$115 per hour over four lots	\$3,000 to \$10,000 deposit plus \$115 per hour	\$6,000 deposit plus \$115 per hour	\$1,900 to \$5,000 deposit plus \$115 per hour	\$1,200 to \$3,000 deposit plus \$115 per hour	\$3,000 deposit plus \$115 per hour for Mitigated ND (MND)	No
<b>City of Ceres</b>	\$175 per hour with \$7,000 deposit	\$7,600	Information Pending	\$3,150	\$5,600	\$8,400	\$1,050 to \$4,200	\$2,800	Actual cost \$4,200 deposit	No
<b>City of Modesto</b>	\$7,495	See Parcel Map Fee	\$2,961	\$2,961	\$6,041	\$4,323	\$1,584 to \$6,041	\$2,877	\$589 for IS; \$1,198 for ND; and \$5,000 deposit for MND	No

Application Type	General Plan Amendment	Lot Line Adjustment	Merger	Parcel Map	Tentative Subdivision Map	Rezone	Use Permit	Variance	CEQA Review/ Initial Study (IS)	Fees Include Other Departments
<b>City of Patterson</b>	\$4,848	\$907	See Lot Line Adjustment Fee	\$1,956	\$3,468 + \$1,327	\$3,402	\$1,520 to \$2,665	\$1,106 to \$1,996	\$1,554 to \$2,455 for IS/ND	No
<b>City of Turlock</b>	Actual cost \$13,836 deposit	\$182 Planning Review Fee; Public Works Application	\$182 Planning Review Fee; Public Works Application	\$2,273	\$7,283 to \$15,472	\$8,300 to \$9,468	\$4,338 to \$10,821	\$3,104	\$2,250 for ND to \$6,231 for MND with special studies	No
<b>City of Oakdale</b>	Actual cost \$8,000 deposit (50% if filed with Rezone)	\$1,956	\$1,956	\$4,781	Actual cost \$8,000 deposit (\$5,000 minimum fee)	\$8,000	\$2,904 to \$4,668	\$350 to \$4,591	Actual Cost \$2,500 deposit for ND; and \$5,000 deposit for MND	No





The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton 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

Account #	Order Number	Identification	Order PO	Cols	Depth
36857	659905	Print Legal Ad-IPL02314690 - IPL0231469		1	71 L

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

rodrik@stancounty.com

### STANISLAUS COUNTY PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on May 20, 2025, at 6:30 p.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 adoption and the waiving of the second reading of the following ordinances:

A. Ordinance C.S. 1395 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

- Increased Farm Labor Contractor Annual Registration Fee

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

B. Ordinance C.S. 1393 to amend existing fees for the Department of Planning and Community Development Building Services. 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.

C. Ordinance C.S. 1394 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.

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.

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: April 29, 2025. ATTEST: Elizabeth A. King, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Kelly Rodriguez, Assistant Clerk  
IPL0231469  
May 9 2025

### Declaration of Publication

C.C.P. S2015.5

STATE OF CALIFORNIA )

) ss.

County of Stanislaus )

Mary Castro,

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:

1 insertion(s) published on:

05/09/25

Mary Castro

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: 9th, day of May, 2025

Amy Robbins

Notary Public in and for the state of South Carolina,  
residing in Beaufort County



AMY L. ROBBINS  
NOTARY PUBLIC  
SOUTH CAROLINA

MY COMMISSION EXPIRES 11-03-32

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

# An Ordinance to Amend Existing Fees for Planning Services

**Board of Supervisors**  
**April 29, 2025**



# Planning Services

- Land Use Entitlements
- Lot Line Adjustments
- Land Divisions
- Williamson Act Administration
- Review of:
  - Alcohol Beverage Control Licenses
  - Business Licenses
  - Building Permits

# Proposed Amended Fees

- Last Update was Adopted May 2024
  - Annual updates since 2018 based on Consumer Price Index (CPI)
- 5.5% Fee Increase for All Flat-Rate Fees
  - Projected CPI increase of 2.7%
  - 3% increase in costs that have exceeded adopted fee amendments over the last seven years
- No Increase to Deposit-Based Fees
- No Proposed New Fees

# Proposed Amended Fees

- Increases Range from \$2 to \$267 Per Application
  - Lot Line Adjustments with Williamson Act: \$51
  - Parcel Maps, A-2 (General Agriculture) Zone: \$221
  - Use Permits: \$228
- Opportunities for Fee Reductions:
  - Parcel Maps in A-2 exempt under the California Environmental Quality Act (CEQA)
  - Time Extensions

# Proposed Amended Fees

- Verification Letters (Single Family Dwelling and All Other Uses)
  - Allow a Charge of Up to Two Hours for Planning and Zoning Research, if Needed
- Fee Schedule Clean-up:
  - Field Inspection and Site Visits notes updated
  - Parcel Maps collapsed into a single category regardless of Williamson Act status (using the lower cost category)
  - Use Permits collapsed into a single category regardless of zoning district (using the lower cost category)

# No Cost Services

- Pre-Development Meetings (Coordination and Facilitation)
  - Various County Departments
- Planners On Call (In Person, Phone, and Email) to Address General Inquiries

*Goal of these services is early identification of potential issues and to provide direction on the process/application needed for development*

# Comparative Fee Survey

## *Attachment 2 – County and City Planning Services Fee Survey*

- County's Eight Comparative Counties: Fresno, Kern, Madera, Merced, Monterey, Sacramento, San Joaquin, and Tulare
- Cities of: Ceres, Modesto, Oakdale, Patterson, and Turlock
- Survey Focused on Eight Common Application Types, Ranging in Size from Those Handed at Staff Level to those Requiring Planning Commission and/or Board of Supervisor Action
- Survey Shows that the County's Fees Are in Line with Jurisdictions surveyed, with Some Fees Higher and Others Lower



# Comparative Fee Survey

## *Attachment 2 – County and City Planning Services Fee Survey*

- General Factors to Consider in Comparing Fees:
  - If a jurisdiction's fees are based on the actual cost of providing services (or subsidized by General Fund)
  - Staffing levels, salary levels, and indirect overhead costs associated with operations necessary for service delivery

*The County's Planning Services collects fees with the goal of recovering 100% of its application related costs*

# Comparative Fee Survey

## *Attachment 2 – County and City Planning Services Fee Survey*

- Comparison Survey Specific Factors to Consider:
  - Relationship between deposits collected and actual costs collected are unknown
  - Applications with two or more actions may be charged multiple application fees or some type of combined fee
  - Single cost vs. cost range (or per lot fee) to reflect the nature of the request
  - Charging of separate fees for preparation of preparation of environmental review
  - Fees may or may not include fees for other departments

# Notification of the Proposed Fee Amendment

- Provided to:
  - Persons and firms known to the Department as regular representatives and applicants seeking planning services
  - Stanislaus County Farm Bureau
  - California Building Industry Association (BIA)
  - Posted in the Department's lobby



# Recommendation

- Conduct a Public Hearing to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Planning Services
  - *If approved, proposed fees will become effective on July 19, 2025*