

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

DEPT: Planning and Community Development

BOARD AGENDA: 5.5
AGENDA DATE: April 28, 2026

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. 2026-0205

On motion of Supervisor C. Condit Seconded by Supervisor Grewal
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa
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. 1413

ATTEST:  _____
MARY E. HARTSFIELD, Clerk of the Board of Supervisors

File No. ORD-59-F-1

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Planning and Community Development

BOARD AGENDA:5.5
AGENDA DATE: April 28, 2026

CONSENT ☐

CEO CONCURRENCE: YES

4/5 Vote Required: NO

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 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 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 20, 2025. 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% increase in flat fees and a few of the lower-cost deposits (Attachment 1).

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 projected increases in the Consumer Price Index (CPI) and weighted labor rates (WLR) during the prior fee period. Because proposed fees are typically set using January or February data and do not become effective until July, the true changes in operational costs are unknown. In 2025, the department adjusted its fees to account for under adjustments that had occurred since the 2018 update. As of January 2026, the average CPI since the Fee Schedule was last updated is 3%; however, as of February 2026, the increase in the average WLR for staff assigned to Planning Services has been 4.7%.

With the proposed amendment, the increases will range from \$2 to \$247 per application. Common application types such as parcel maps in the A-2 (General Agricultural) zoning district and use permits will see fee increases of \$205 and \$211,

respectively. Fees collected for general plan maintenance and Geographic Information System (GIS) maintenance are not proposed to change.

The Fee Schedule includes fees collected for the Department of Environmental Resources (DER), Public Works, and Clerk of the Board at the time of application. The Clerk of the Board is not proposing an adjustment to any of their fees reflected in the Fee Schedule. Attachment 1 reflects current DER and Public Works fees and will be updated to reflect any amendments adopted independent of this request. The Department receives 35% of the fees collected by the Treasurer-Tax Collector for business license applications. The Treasurer-Tax Collector is not proposing any fee adjustments for business licenses.

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, Patterson, Riverbank, and Turlock (Attachment 2). 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 Supervisors' 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 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 shown 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.

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 public hearing on Department's lobby and website. 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 18, 2026, sixty days after the anticipated adoption date of May 19, 2026.

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, department revenue will increase by approximately \$7,190 in Budget Year 2027 based on Fiscal Year 2025 permit volumes. The estimated costs that informed the proposed fee update were incorporated into the Department's 2027 Base Budget. If approved, the additional revenue will be included in the Department's 2027 Adopted Budget, helping to offset the increased costs and positively impacting Net County Cost.

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 ensuring 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 are responsible for the implementation of any fee changes.

CONTACT PERSON:

Angela Freitas, Planning and Community Development Director
Telephone: (209) 525-6330

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

Carmen Murillo, Deputy Director of Finance and Operations
Telephone: (209) 525-6330

ATTACHMENT(S):

1. Proposed Ordinance and 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 2026 Planning Services 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 _____ 2026, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

ABSTAINING: Supervisors:

Ordinance No. C.S. _____
Adopted May 19, 2026
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Vito Chiesa,
Chairman of the Board of Supervisors,
of the County of Stanislaus,
State of California

//

ATTEST:

Mary E. Hartsfield,
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:  _____
Robert J. Taro,
Assistant County Counsel

Proposed 2026 Stanislaus County Planning Services Fee Schedule - July 18, 2026

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⁾	
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		~~\$433~~ \$140			\$1	~~\$434~~ \$141					~~\$434~~ \$141	
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		~~\$4545~~ \$1,591			\$12	~~\$4527~~ \$1,603	\$200				~~\$4727~~ \$1,803	
Appeal of Staff Determination to Planning Commission		~~\$2353~~ \$2,471	\$234		\$12	~~\$2599~~ \$2,717					~~\$2599~~ \$2,717	
Building/Grading Permit Review (4)		~~\$97~~ \$102		\$1.28 /\$1,000		~~\$97~~ \$102					~~\$97~~ \$102	
Business License Application (6)		35% of Fee Collected by the Tax Collector				35% of Fee Collected by the 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	\$404	\$200	\$7,004	

Proposed 2026 Stanislaus County Planning Services Fee Schedule - July 18, 2026

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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		~~\$2247~~ \$2,359	\$162		\$37	~~\$2446~~ \$2,558			\$274	\$532		~~\$3252~~ \$3,364
Continuance Request for PC		~~\$442~~ \$433	\$162			~~\$574~~ \$595						~~\$574~~ \$595
Continuance Request for BOS		~~\$409~~ \$429	\$154			~~\$563~~ \$583		\$200				~~\$763~~ \$783
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										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 To Verify Conditions Of Approval/Mitigation Measures	x	~~\$497~~ \$207				~~\$497~~ \$207						~~\$497~~ \$207
General Plan Amendment	x	\$5,000	\$234	\$200	\$78	\$5,512		\$200	\$685	\$248	\$200	\$6,845
Historical Site Review (Staff Approval)		~~\$500~~ \$525		\$50	\$21	~~\$574~~ \$596			\$685	\$828	\$50	~~\$2134~~ \$2,159
Historical Site Permit		~~\$4884~~ \$4,915	\$234	\$100	\$46	~~\$5064~~ \$5,295			\$685	\$828	\$100	~~\$6674~~ \$6,908
Landscape Plan Review		~~\$97~~ \$102				~~\$97~~ \$102						~~\$97~~ \$102
Landscape Site Inspection		~~\$498~~ \$208				~~\$498~~ \$208						~~\$498~~ \$208
Minor Lot Line Adjustment In R, C, M, PD, PI, IBP, LI Zones ⁽²⁾		~~\$435~~ \$457		\$50	\$14	~~\$499~~ \$521			\$274	\$248	\$50	~~\$4074~~ \$1,093

Proposed 2026 Stanislaus County Planning Services Fee Schedule - July 18, 2026

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Minor Lot Line Adjustment In A-2 Zone Without Williamson Act (2)		~~\$607~~ \$637		\$50	\$27	~~\$684~~ \$714			\$274	\$828	\$50	~~\$1836~~ \$1,866
Lot Line Adjustment In A-2 Zone With Williamson Act (2)		~~\$939~~ \$986		\$50	\$33	~~\$1022~~ \$1,069		\$50	\$274	\$917	\$50	~~\$2343~~ \$2,360
Merger		~~\$335~~ \$352			\$2	~~\$337~~ \$354						~~\$337~~ \$354
Mine Use Permit/ Reclamation 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		~~\$335~~ \$352			\$7	~~\$342~~ \$359						~~\$342~~ \$359
Mobile Home Renewal		~~\$77~~ \$81			\$1	~~\$78~~ \$82						~~\$78~~ \$82
Mobile Home Renewal - Late Fee		~~\$154~~ \$162			\$1	~~\$155~~ \$163						~~\$155~~ \$163
Parcel Maps (non-A-2 Zones)		~~\$3434~~ \$3,606	\$234	\$100	\$41	~~\$3809~~ \$3,981			\$685	\$532	\$100	~~\$5426~~ \$5,298
Parcel Maps (A-2 Zone) (8)		~~\$4402~~ \$4,307	\$234	\$100	\$43	~~\$4479~~ \$4,684			\$685	\$532	\$100	~~\$5796~~ \$6,001
Parcel Map (Ministerial Review)	x	\$1,000				\$1,000						\$1,000
Permit and Zoning Research	x	~~\$497~~ \$207				~~\$497~~ \$207						~~\$497~~ \$207

Proposed 2026 Stanislaus County Planning Services Fee Schedule - July 18, 2026

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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		~~\$647~~ \$679		\$50	\$16	~~\$743~~ \$745			\$274	\$186	\$50	~~\$4223~~ \$1,255
Staff Approval Permit - Without Referral & Single-Family Residence In Ag Zone		~~\$352~~ \$370		\$20	\$7	~~\$379~~ \$397					\$20	~~\$399~~ \$417
Street Name Change	x	\$500	\$162		\$11	\$673				\$78		\$751
Subdivision Ordinance Exception		~~\$3869~~ \$4,062	\$234	\$100	\$55	~~\$4258~~ \$4,451			\$685	\$229	\$100	~~\$5272~~ \$5,465
Tentative Subdivision Map	x	\$6,500	\$234	\$200	\$89	\$7,023			\$1,096 ⁽³⁾	\$657	\$200	\$8,976
Time Extensions	x	\$2,000	\$162		\$10	\$2,172						\$2,172
Use Permit		~~\$4225~~ \$4,436	\$234	\$100	\$45	~~\$4604~~ \$4,815			\$685	\$532	\$100	~~\$6924~~ \$6,132
Use Permit - Requiring Board Of Supervisors Approval		~~\$4950~~ \$5,198	\$234	\$200	\$63	~~\$5447~~ \$5,695		\$200	\$685	\$532	\$200	~~\$7064~~ \$7,312
Verification Letter - Single SFD (8)		~~\$454~~ \$159			\$1	~~\$452~~ \$160						~~\$452~~ \$160

Proposed 2026 Stanislaus County Planning Services Fee Schedule - July 18, 2026

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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⁾		~~\$248~~ \$260			\$3	~~\$254~~ \$263					~~\$254~~ \$263
Waiver - Noise Control	x	\$3,000	\$234		\$12	\$3,246					\$3,246
Williamson Act Contract		~~\$549~~ \$576			\$4	~~\$553~~ \$580	\$60		\$152		~~\$765~~ \$792
Williamson Act Notice of Non-Renewal		~~\$477~~ \$186			\$2	~~\$479~~ \$188					~~\$479~~ \$188
Williamson Act Cancellation ⁽²⁾		~~\$4479~~ \$1,238		\$200	\$28	~~\$4407~~ 1,466	\$525			\$200	~~\$2432~~ \$2,191
Zoning Ordinance Text Amendment	x	\$5,000	\$234	\$200	\$68	\$5,502	\$525	\$685	\$248	\$200	\$7,160
Zoning Ordinance Variance		~~\$3869~~ \$4,062	\$234	\$100	\$55	~~\$4258~~ \$4,451		\$685	\$207	\$100	~~\$5269~~ \$5,443

⁽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 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 2026 Stanislaus County Planning Services Fee Schedule - July 18, 2026

(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 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 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) 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.

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

Proposed 2026 Stanislaus County Planning Services Fee Schedule - July 18, 2026

ADDITIONAL FEES REQUIRING SEPARATE PAYMENT	
California State Archaeology Clearinghouse Fees - Applicable to MANY discretionary Permits - inquire with staff Make Check payable to "Central California Information Center" Payable at the time of Application Submittal Fees subject to change without County approval required. Contact Elizabeth Greathouse at (209) 667-3307 for current fees	\$150.00 per hr min \$0.15 per copy
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, unless a different fee is prescribed by statute or has been previously established. Photocopy Charges: 1st Page \$1.00 Additional Pages \$0.25 per page Photocopy charges are based on Section 2.96.010 - Fee Schedule of the Stanislaus County Code	

County and City Planning Services Fee Survey - Conducted February, 2026

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
Stanislaus County (Existing)	Actual cost \$6,845 deposit	\$1,071 to \$2,313	\$337	\$1,000 to \$5,796	Actual cost \$8,976 deposit	Actual cost \$12,170 deposit	\$5,921 to \$7,064	\$5,250	Included in application fee	Yes
Stanislaus County (Proposed)	Same	\$1,093 to \$2,360	\$354	\$1,000 to \$6,001	Same	Same	\$6,132 to \$7,312	\$5,443	Same	Yes
Fresno County	Actual cost \$500 to \$1,444 deposit	\$1,147.36	\$231.66	\$1,706.84 plus \$36.06 per lot fee	\$4,906.34 varying per lot fee	\$6,790.21	\$4,992.67 to \$9,968.95	\$1,762.57 to \$6,609.91	\$1,324.39 to \$5,628.64	No
Kern County	Actual cost \$2,643 deposit	Actual cost \$1,248 deposit	Actual cost \$416 deposit	\$4,888 plus \$75 per lot fee	Actual cost \$2,568 to \$2,958 deposit plus \$25 to \$35 per lot fee	Actual cost \$3,314 deposit plus \$25 per lot fee	Actual cost \$2,565 deposit plus \$25 per lot	Actual cost \$2,139 deposit plus \$25 per lot	Actual cost \$6,010 deposit for Negative Declaration (ND)	Yes
Madera County	\$6,285 to \$10,675	\$2,555	\$1,960	\$3,519 plus \$26 per lot fee	\$7,415 to \$8,693 plus \$54 per lot fee	\$4,963 plus \$6 to \$13 per acre	\$5,403	\$1,404 to \$3,680	\$1,340 for ND/\$1,783 for MND	No
Merced County	\$1,377	\$455 to \$1,141	\$282	\$1,509	\$2,242 plus \$84 per lot fee	\$1,631 to \$2,468	\$2,564	\$1,227	\$2,010	Yes
Monterey County	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	\$5,500 flat rate for general to \$22,000 deposit for mining UP	\$7,700	\$11,000 for ND/MND	No
Sacramento County	\$29,445 deposit	\$3,096.76 to \$3,430.37	\$3,096.76 to \$3,430.37	\$12,236.85 to \$12,791.72	\$17,526 deposit, plus \$2,153.43 fee for 26-100 lots, plus \$1,271.61 fee for each additional 100 lots	\$17,984 to \$25,944 deposit	\$15,750 to \$19,762 deposit	\$14,619 deposit	Included in application fee	Yes
San Joaquin County	\$16,392.06 to \$17,629.30 plus additional fees based on acres or no. of sections	\$2,920.23	\$958.55	\$7,214.90 to \$7,489.90 plus \$75 per lot over 2 lots	\$19,949.29 to \$22,696.49 plus \$63 lot fee over 7 lots	\$11,537.98 to \$11,619.98 plus additional fees based on acres or no. of sections	\$11,395.62 to \$15,878.95	\$8,912.63	Included in application fee	Yes

County and City Planning Services Fee Survey - Conducted February, 2026

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
Stanislaus County (Existing)	Actual cost \$6,845 deposit	\$1,071 to \$2,313	\$337	\$1,000 to \$5,796	Actual cost \$8,976 deposit	Actual cost \$12,170 deposit	\$5,921 to \$7,064	\$5,250	Included in application fee	Yes
Stanislaus County (Proposed)	Same	\$1,093 to \$2,360	\$354	\$1,000 to \$6,001	Same	Same	\$6,132 to \$7,312	\$5,443	Same	Yes
Tulare County	\$10,321 deposit (\$115 per hour)	\$2,131	\$675	\$2,507 flat fee for 1-4 lots; \$3,568 deposit for more than 4 lots (\$115 per hour)	Actual cost \$3,568 deposit (\$115 per hour)	Actual cost \$6,451 deposit (\$115 per hour)	Actual cost \$3,005 to \$5,528 deposit (\$115 per hour)	\$1,801 flat fee to \$3,490 deposit (\$115 per hour)	\$3,043 ND/MND	No
City of Ceres	\$7,000 deposit	\$7,600	N/A	\$3,150	\$5,600	\$8,400	\$1,050 to \$4,200	\$2,800	Actual cost \$4,200 deposit	No
City of Modesto	\$7,495	N/A	N/A	\$2,961	\$6,041	\$4,323	\$1,584 to \$6,041	\$2,877	\$589 flat fee for IS; \$1,198 flat fee for ND; and \$5,000 deposit for MND	No
City of Patterson	\$4,848	\$907	See Lot Line Adjustment Fee	\$1,956	\$3,468	\$3,402	\$1,900 to \$2,665	\$1,106 to \$1,996	\$1,554 to \$2,455 for IS/ND	No
City of Turlock	Actual cost \$13,836 deposit	\$182 Planning Review Fee; Public Works Application	\$182 Planning Review Fee; Public Works Application	\$182 Planning Review Fee; Public Works Application	\$7,283 to \$15,472	Actual cost \$8,300 to \$9,468 deposit	\$4,338 to \$10,821	\$3,104	\$2,250 for ND to \$6,231 for MND with special studies	No
City of Riverbank	Actual cost \$4,472.25 deposit	\$2,158.05 to \$3,158.05	\$1,658.05	Actual cost \$4,472.25 deposit	Actual cost \$4,472.25 deposit	Actual cost \$4,472.25 deposit	\$3,158.05	\$2,658.05	Actual cost \$3,158.05 deposit	Yes (City Atty and Engineer only)

STANISLAUS COUNTY
PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on May 19, 2026, 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. 1411 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. 1412 to establish new fees and amend existing fees for the Assessor's Office.

The proposed fee adjustments would consist of:

- Appraisal Record Reproduction Fee
- Mailing and Electronic Delivery Fee
- Assessor's Parcel Boundary Change Request
- Property Description of Record Report
- Valuation Services
- Research Fees
- Requests by Mail
- Assessor Data Services
- Custom Reports
- Late Filing Fee – Intergeneration Exclusion from Reassessment Claim

For further information, please contact Sarah Lewis at (209) 525-6461, lewiss@stancounty.com or at 1010 10th Street, Suite 2400, Modesto, CA.

C. Ordinance C.S. 1414 to establish new fees, amend existing fees, and eliminate fees for the Department of Environmental Resources. The proposed fee adjustments would consist of:

- Weighted Labor Rate (WLR) increase
- Administrative Fees: Reduction of the Credit Card Surcharge/Convenience Fee
- Hazardous Materials: Increase to the Aboveground Petroleum Storage Act Program, California Accidental Release Program, and Hazardous Waste Generator Program
- Environmental Health: Increase to the Food Program and the Liquid Waste Program
- Milk and Dairy: Clarifying language to the Grade A and B (including Other Hooved Mammals) Quarterly fees

For further information, contact Garrett Hill at (209) 525-6700, gahill@envres.org or at 3800 Cornucopia Way, Suite C, Modesto, CA.

- D. Ordinance C.S. 1415 to amend existing fees for the Department of Planning and Community Development Building Permit 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. Ordinance C.S. 1413 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.
- F. Ordinance C.S. 1416 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 Sam Chrun, Public Works Department Deputy Director, at (209) 525-4302, chrums@stancounty.com or at 1716 Morgan Road, Modesto, CA.
- G. Ordinance C.S. 1417 to amend existing Coroner fees for the Sheriff's Office. For further information, please contact Jonathan Howard at (209) 567-4480 or at 921 Oakdale Road, 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 28, 2026

ATTEST: MARY E. HARTSFIELD, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California

BY: Kelly Rodriguez
Kelly Rodriguez, Assistant Clerk

An Ordinance to Amend Existing Fees for Planning Services

Board of Supervisors
April 28, 2026



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

- 5% fee increase for all flat-rate fees and a few of the lower-cost deposits
 - Since the last update in May 2025:
 - Consumer Price Index (CPI) increase of 3%
 - Weighted Labor Rate (WLR) increase of 4.7%
- No proposed new fees

Proposed Amended Fees

- Increases Range from \$2 to \$247 Per Application
 - Parcel Maps, A-2 (General Agriculture) Zone: \$205
 - Use Permits: \$211

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 comparison counties: Fresno, Kern, Madera, Merced, Monterey, Sacramento, San Joaquin, and Tulare
- Cities of: Ceres, Modesto, Patterson, Riverbank, 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
 - Flat rate vs actual costs; per lot fees for subdivisions; and cost ranges for a permit type (e.g., minor use permit vs. major use permit)
 - Charging of separate fees for preparation of environmental reviews
 - 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)



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 18, 2026*

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51463	IPL0336929	Legal Ad - IPL0336929		2.0	152.0L

ATTENTION: CO STAN BOARD OF SUPERVISORS IP
1010 10TH ST STE 6700
MODESTO, CA 95354
rodrik@stancounty.com

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BY ORDER OF THE BOARD OF SUPERVISORS. DATED: April 28, 2026. ATTEST: MARY E. HARTFIELD, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Kelly Rodriguez, Assistant Clerk of the Board
IPL0336929
May 8 2026

Declaration of Publication

C.C.P. S2015.5

STATE OF CALIFORNIA)

)ss.

County of Stanislaus)

the undersigned,

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:

1.0 insertion(s) published on:

05/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
me on

May 8, 2026, 9:30 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®