

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

DEPT: Planning and Community Development BOARD AGENDA #: *B-5(c)
AGENDA DATE: April 4, 2017

SUBJECT:

Approval to Set a Public Hearing for May 9, 2017, at 9:05 a.m. to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Planning Services

BOARD ACTION AS FOLLOWS:

No. 2017-157

On motion of Supervisor Withrow , Seconded by Supervisor Olsen
and approved by the following vote,
Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION:

ATTEST: Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No. ORD-55-Z-2

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Planning and Community Development
Urgent Routine

BOARD AGENDA #: *B-5(c)

AF

AGENDA DATE: April 4, 2017

CEO CONCURRENCE:

4/5 Vote Required: Yes No

SUBJECT:

Approval to Set a Public Hearing for May 9, 2017, at 9:05 a.m. to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Planning Services

STAFF RECOMMENDATIONS:

1. Set a public hearing for May 9, 2017, at 9:05 a.m. to introduce and waive the first reading of an ordinance to establish new fees and amend existing fees for planning services.
2. Authorize the Clerk of the Board to publish notice as required by law.

DISCUSSION:

The last comprehensive Planning and Community Development Department initiated increase to the planning fee schedule was adopted by the Board of Supervisors on May 18, 2010. The planning fee schedule reflects separate fees for the Planning and Community Development Department (Planning and Planning Commission Clerk), Department of Public Works, Department of Environmental Resources (DER), and Clerk of the Board associated with the review and process of land use permits and Williamson Act contracts. Since 2010, the only amendment to the planning fee schedule, specific to mining and re-inspection fees, was approved by the Board of Supervisors on April 28, 2015.

The 2016-2017 Adopted Final Budget included appropriations of \$20,000 for the Planning and Community Development Department to procure a consultant to perform a fee study for planning services. The Department is in the process of procuring the study. This item proposes an interim fee adjustment to reflect a 10% increase to the Planning portion of the fee schedule. The recommended 10% increase is consistent with changes in the Consumer Price Index (CPI). As reported by the Bureau of Labor Statistics Western Region (all cities population range <1,000,000), the CPI increased 9.8% between January 2010 and January 2017. Similarly, the Department's weighted labor rates have increased by approximately 20% since the 2010 fee increase was approved. This interim fee adjustment will allow the Department to begin to recoup a portion of the increase in operating costs that have been incurred since 2010 (e.g., salaries, benefits, office materials, and equipment), and addresses external increases in other direct costs incurred in the processing of discretionary permits.

The Department is recommending a phased approach to adjusting the fee schedule. Approval of a 10% increase will bring the fees charged more closely aligned with actual costs incurred to provide planning services. Once the comprehensive fee study has been completed by the

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consultant, it is anticipated that additional fee adjustments may be necessary in order to recoup costs associated with providing planning services. Staff will return to the Board of Supervisors for consideration and approval of the findings and recommendations associated with the study.

In addition to the above 10% increase, the following changes have been incorporated into the fee structure:

1. Planning Commission Clerk and Clerk of the Board fees have been increased to reflect increased publication costs for legal notices. In a few cases, the Planning Commission Clerk fee has been eliminated for application/activities not requiring legal notices or where the fee reflected an outdated document recording fee. The fee schedule has been updated to reflect that the required "additional recorder fees," if documents must be recorded, is in addition to any other fees. Document recording fees will continue to be in the amount set by the Clerk Recorder's Office.
2. A fee for Environmental Studies and Peer Reviews (of environmental studies) has been added to the fee schedule. Currently, there is no adopted fee to allow for recovery of these costs when not associated with a project billed at actual cost. However; there are times when fixed-cost projects require environmental studies prepared by a licensed professional (e.g., biological, traffic, or noise studies.) The Department has service agreements in place to obtain the necessary studies, but not the authorization to charge for the studies. There are also situations with controversial projects, where neighbors might claim that a study prepared under contract by the applicant is bias and, as such, the County needs to obtain an independent third party peer review. The proposed fee is actual cost with a deposit equal to the initial cost estimate for the study/review based on an agreed upon scope of services.
3. A fee for Field Inspections/Site Visits needed to verify compliance with conditions of approval and/or mitigation measures has been added to the fee schedule. The proposed actual fee, with a one hour minimum deposit, will be calculated annually based on the July 1st average weighted labor rate of planner staff (assistant/associate/senior/deputy director) assigned to performing the inspection/visit. The fee based on July 1, 2016 average weighted labor rate would be: \$69.
4. A fee for Permit and Zoning research has been added to the fee schedule. Currently, the Planning division only has a mechanism to charge for permit research for single-family dwelling (SFD) and zoning verification letter requests made by a property owner. There is no general cost recovery for a permit research request made by the general public. The proposed fee will be the same as the proposed Field Inspection/Site Visits fee.
5. A general note has been added to require that any application which has been inactive for one year, or more, 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.

Approval to Set a Public Hearing for May 9, 2017, at 9:05 a.m. to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Planning Services

6. A general note has been added to require that any application submitted to legalize, or correct for a violation of the County Code, shall be charged actual cost with a deposit amount equal to the adopted application fee.
7. The fees for documents and media are proposed to be updated to reflect actual cost. With the availability of Department documents and Planning Commission material online (e.g., agendas, staff reports, audio, and video) request for these items are rare.

No other changes are being proposed by the Planning Department to the fee structure adopted by the Board of Supervisors in 2010. Since 2010 the weighted labor rates charged by both the Department of Environmental Resources (DER) and Public Works as part of planning fee schedule have been increased. This year, DER is proposing to increase their weighted labor rate from \$106 to \$111 per hour. The proposed fee schedule is provided in Attachment 1. New fees and added notes are shown in bold text and old fees are shown in strikethrough text. The proposed fee schedule also incorporates some general edits for cleanup purposes.

The average proposed increase per application type not requiring a public hearing is \$25. The average proposed increase per application type requiring a public hearing, including "actual cost" deposit applications, is \$192. The average proposed increase per deposit for an "actual cost" application type is \$279. The proposed increase for two of the Department's most common application types are: \$230 for an agricultural Use Permit and \$235 for an agricultural Parcel Map, involving Williamson Act contracted land, or requests to create more than four parcels.

A review of the eight comparison counties (Fresno, Kern, Madera, Merced, Monterey, Sacramento, San Joaquin, and Tulare) demonstrates the proposed total fee amounts in many cases are either equal to or less than the total fees charged by other agencies. Some comparison counties surveyed offer lower planning services fees as outlined below:

- Fresno County (Lot Line Adjustments, Parcel Maps, Tentative Maps, and Variances),
- Kern County (Lot Line Adjustments),
- Madera County (all application types),
- Merced (all application types), Sacramento County (Use Permit),
- San Joaquin County (Rezone); and,
- Tulare County (Lot Line Adjustment).

However; many of the lower fees found in the comparison counties have a range, with the high end of the range exceeding Stanislaus County's proposed fees. In addition, many of the comparison counties charge a California Environmental Quality Act (CEQA) review/Initial Study fee in addition to the application fee. Stanislaus County's application fees include the CEQA review/initial study costs. A fee comparison with comparable county agencies is provided in Attachment 2.

POLICY ISSUE:

Prior to levying a new fee, or amending an existing fee, Stanislaus County is required by Government Code Section 54985 et seq., to hold a scheduled public hearing as part of a

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regularly scheduled meeting of the Board of Supervisors. At that time the Board may introduce and waive the first reading of an ordinance to establish new fees and amend existing fees of the Planning and Community Development Department. If approved, these fees will become effective on June 23, 2017.

FISCAL IMPACT:

The increase in revenue resulting from the approval of this interim fee proposal is expected to partially offset direct costs related to processing land use permits and Williamson Act contracts and the ongoing provision of services.

It is anticipated that with the total adjustments as proposed, revenues to the Planning and Community Development Department could potentially increase by approximately \$15,000 based on Fiscal Year 2016-2017 permitting volumes.

BOARD OF SUPERVISORS' PRIORITY:

This recommended action is consistent with the Board's priorities of A Safe Community, A Healthy Community, A Strong Local Economy, A Strong Agricultural Economy, A Well-Planned Infrastructure System, and the Efficient Delivery of Public Services 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:

Current 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 Draft Fee Schedule – 2017
2. Fee Comparison with Comparable County Agencies

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on May 9, 2017 at 9:05 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 establish new fees and amend existing fees for Planning Services.

ADDITIONAL NOTICE IS GIVEN that Planning and Community Development Department 2017 Planning Fee Schedule will be available for review on April 4, 2017, in the Clerk of the Board Office, 1010 10th Street, Suite 6500, Modesto, CA.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to 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 4, 2017

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

BY: _____
Pamela Villarreal, Assistant Clerk

Attachment 1

ORDINANCE NO. C.S. _____

AN ORDINANCE TO ADOPT A REVISED FEE SCHEDULE FOR 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 2017 Fee Schedule, 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 _____, 2017, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:


Vito Chiesa,
Chairman of the Board of Supervisors,
of the County of Stanislaus,
State of California

ATTEST:

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

By: _____
Pamela Villarreal, Assistant Clerk of the Board

APPROVED AS TO FORM:
JOHN P. DOERING
COUNTY COUNSEL

By: 
Thomas Boze
Assistant County Counsel

FEES	ACTUAL COST ⁽¹⁾	PLANNING	PUBLIC WORKS ⁽⁷⁾ ⁽⁸⁾	DER ⁽⁷⁾ ⁽⁸⁾	PLAN. COMM. CLERK	CLERK OF THE BOARD ⁽⁸⁾	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE ⁽⁵⁾⁽¹⁰⁾⁽¹¹⁾	
Adult Business Permit		\$469 \$516	\$70	\$410			\$50	\$50	\$21	\$1070 \$1117	
Ag Grievances *(4)	Actual Cost Min Charge/ Deposit:	\$2652 \$2917	\$210	\$410	\$106 \$144	\$200	\$200	\$200	\$78	\$4056 \$4359	Deposit
Alcohol Beverage Control (ABC) License		\$72 \$79							\$1	\$73 \$80	
Appeal of Planning Commission Decision to Board of Supervisors		\$510 \$561				\$100			\$12	\$622 \$673	
Appeal of Staff Determination to Planning Commission		\$510 \$561			\$106 \$144				\$12	\$628 \$717	
Building Permit Review (4) SEE BELOW		\$82 \$90					\$1.28/ \$1000			\$82 \$90	plus \$1.28/ \$1000
Business License Application		\$73 \$80								\$73 \$80	
Combination Application (2)										See Note 2 Below	
Community Plan Amendment	Actual Cost Min Charge/ Deposit:	\$2652 \$2917	\$340	\$410	\$106 \$144	\$200	\$200	\$200	\$81	\$4189 \$4492	Deposit
Condition of Approval or Development Standard Modification (6)		\$1509 \$1660	\$450	\$160	\$64 \$72				\$37	\$2220 \$2379	
Continuance Request for PC		\$206 \$227			\$64 \$72					\$270 \$299	
Continuance Request for BOS		\$206 \$227			\$64 \$144	\$100				\$370 \$435	
Development Agreement *(4)	Actual Cost Min Charge/ Deposit:	\$2652 \$2917	\$210	\$410	\$106 \$144	\$200	\$200	\$200	\$78	\$4056 \$4359	Deposit

FEES	ACTUAL COST ⁽¹⁾	PLANNING	PUBLIC WORKS ⁽⁷⁾ ₍₈₎	DER ⁽⁷⁾ ₍₈₎	PLAN. COMM. CLERK	CLERK OF THE BOARD ₍₈₎	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE ⁽⁵⁾⁽¹⁰⁾⁽¹¹⁾	
Environmental Impact Report ^{*(1)} Separate fee charged in addition to regular application fee	Actual Cost Min Charge/ Deposit:									Actual-Cost Deposit - To be determined on case-by-case basis based on cost estimate	
Environmental Studies & Peer Reviews	Actual Cost Min Charge/ Deposit:									Deposit - To be determined based on cost estimate	
Field Inspections & Site Visits ⁽⁹⁾ To verify conditions of approval/mitigation measures	Actual Cost Min Charge/ Deposit:									\$69	Deposit
General Plan Amendment ^{*(1)}	Actual Cost Min Charge/ Deposit:	\$2652 \$2917	\$210	\$410	\$106 \$144	\$200	\$200	\$200	\$78	\$4056 \$4359	Deposit
Historical Site Review (Staff Approval)		\$469 \$516	\$70	\$410			\$50	\$50	\$21	\$1070 \$1117	
Historical Site Permit		\$1437 \$1581	\$210	\$410	\$64 \$144		\$100	\$100	\$46	\$2367 \$2591	
Landscape Plan Review		\$139 \$153								\$139 \$153	
Landscape/Site Inspection		\$103 \$113								\$103 \$113	
Minor Lot Line Adjustment in R, C, M, PD, PI, IBP, LI Zones		\$170 \$187	\$210	\$160	\$53		\$50	\$50	\$14	\$707 \$671	

FEES	ACTUAL COST ⁽¹⁾	PLANNING	PUBLIC WORKS ⁽⁷⁾ (8)	DER ⁽⁷⁾ (8)	PLAN. COMM. CLERK	CLERK OF THE BOARD (8)	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE ⁽⁵⁾⁽¹⁰⁾⁽¹¹⁾	
Minor Lot Line Adjustment in A-2 Zone without Williamson Act		\$345 \$380	\$695	\$160	\$53		\$50	\$50	\$27	\$1380 \$1362	
Lot Line Adjustment in A-2 Zone with Williamson Act		\$618 \$680	\$695	\$160	\$53	\$50	\$50	\$50	\$33	\$1709 \$1718	
Merger		\$77 \$85							\$2	\$79 \$87	
Mine Use Permit/ Reclamation Plan (RP)/ RP Amendment *(4)	Actual Cost Min Charge/ Deposit:	\$2652 \$2917	\$255	\$160	\$106 \$144		\$200	\$200	\$70	\$3643 \$3946	Deposit
Mines Inspections	Actual Cost Min Charge/ Deposit:	\$2000 \$2200								\$2000 \$2200	Deposit
Mine Reinspection	Actual Cost Min Charge/ Deposit:	\$755 \$830								\$755 \$830	Deposit
Mobile Home Application		\$361 \$397							\$7	\$368 \$404	
Mobile Home Renewal		\$52 \$57							\$1	\$53 \$58	
Mobile Home Renewal -Late Fee		\$98 \$108							\$1	\$99 \$109	
Parcel Maps (R, C, M, LI, IBP, PD, PI Zones) (6)		\$1169 \$1286	\$450	\$410	\$106 \$144		\$100	\$100	\$41	\$2376 \$2531	plus \$30/lot
Parcel Maps (A-2 Zone, non-Williamson Act and < 4 parcels + remainder) (6)		\$1277 \$1405	\$450	\$410	\$106 \$144		\$100	\$100	\$43	\$2486 \$2652	plus \$30/lot
Parcel Maps (A-2 Zone, with Williamson Act or > 4 parcels + remainder) (6)		\$1967 \$2164	\$450	\$410	\$106 \$144		\$100	\$100	\$57	\$3190 \$3425	plus \$30/lot
Permit and Zoning Research (9)	Actual Cost Min Charge/ Deposit:									\$69	Deposit

FEES	ACTUAL COST ⁽¹⁾	PLANNING	PUBLIC WORKS ⁽⁷⁾ ⁽⁸⁾	DER ⁽⁷⁾ ⁽⁸⁾	PLAN. COMM. CLERK	CLERK OF THE BOARD ⁽⁸⁾	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE ⁽⁵⁾⁽¹⁰⁾⁽¹¹⁾	
Recirculation of Mitigated Negative Declaration ^{*(4)}	Actual Cost Min Charge/ Deposit:	\$1118 \$1230	\$210	\$160	\$106 \$144					\$1594 \$1744	
Rezone ^{*(4)}	Actual Cost Min Charge/ Deposit:	\$2652 \$2917	\$210	\$410	\$106 \$144	\$300 \$400	\$200	\$200	\$78	\$4156 \$4559	Deposit
Specific Plans ^{*(4)}	Actual Cost Min Charge/ Deposit:	\$2652 \$2917	\$340	\$410	\$106 \$144	\$200	\$200	\$200	\$81	\$4189 \$4492	Deposit
Staff Approval Permit - with referral		\$469 \$516	\$70	\$160			\$50	\$50	\$16	\$815 \$862	
Staff Approval Permit - without referral & Single Family Residence in Ag Zone		\$324 \$356					\$20	\$20	\$7	\$371 \$403	
Street Name Change		\$324 \$356	\$125		\$106 \$72				\$11	\$566 \$564	
Subdivision Ord. Exception		\$1934 \$2124	\$140	\$410	\$106 \$144		\$100	\$100	\$55	\$2842 \$3073	
Tentative Subdivision Map (3)	Actual Cost Min Charge/ Deposit:	\$2652 \$2917	\$550	\$760 \$888	\$106 \$144		\$200	\$200	\$89	\$4645 \$4988	Deposit plus \$30/lot
Time Extensions		\$407 \$448			\$106 \$72				\$10	\$523 \$530	
Use Permit - Agricultural - All Tiers (6)		\$1934 \$2124	\$450	\$410	\$106 \$144		\$100	\$100	\$55	\$3152 \$3383	
Use Permit - non-agriculture zones (6)		\$1424 \$1563	\$450	\$410	\$106 \$144	\$144	\$100	\$100	\$45	\$2632 \$2812	
Use Permit - Requiring Board of Supervisors Approval (6)		\$1934 \$2124	\$450	\$410	\$108 \$144	\$200	\$200	\$200	\$63	\$3562 \$3791	
Zoning Ordinance Variance		\$1934 \$2124	\$160	\$410	\$108 \$144		\$100	\$100	\$55	\$2864 \$3093	
Verification Letter - single SFD		\$62 \$68							\$1	\$63 \$69	
Verification Letter - all other uses		\$129 \$142							\$3	\$132 \$145	
Waiver - Noise Control		\$510 \$561			\$106 \$144				\$12	\$628 \$717	

FEES	ACTUAL COST ⁽¹⁾	PLANNING	PUBLIC WORKS ⁽⁷⁾ ₍₈₎	DER ⁽⁷⁾ ₍₈₎	PLAN. COMM. CLERK	CLERK OF THE BOARD ₍₈₎	GEN PLAN MAINT	FLOOD PLAIN ADMIN	GIS MAINT	TOTAL FEE ⁽⁵⁾⁽¹⁰⁾⁽¹¹⁾	
Williamson Act Contract		\$134 \$147	\$70			\$60			\$4	\$268 \$281	
Williamson Act Notice of Non-Renewal		\$118 \$130							\$2	\$120 \$132	
Williamson Act Cancellation (2)		\$608 \$669				\$400	\$200	\$200	\$28	\$1436 \$1497	
Zoning Ordinance Text Amendment	Actual Cost Min Charge/ Deposit:	\$1931 \$2124	\$210	\$410	\$108 \$144	\$400	\$200	\$200	\$68	\$3527 \$3756	Deposit

PLANNING FEE SCHEDULE NOTES

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

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

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

(2) Applications for two or more actions (for example: i.e. Tentative Map and Exception) will be charged the highest application fee, except applications for a Lot Line Adjustment or Williamson Act Cancellation - **See Exception Note Below**. For those applications for two or more actions that include an action that is charged at "actual cost" (for example: General Plan Amendment, Rezone, & Parcel Map) they will be charged the highest deposit amount as a minimum charge and deposit; ~~The this~~ **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 fully burdened labor** ~~charged at the weighted labor rate per note #1 above~~. **Exceptions:** If a Lot Line Adjustment is included in a Combination Application, an additional \$695 will be required beyond the set fee or deposit amount in order to obtain a "Certificate of Compliance" from Public Works. Applications for a Williamson Act Cancellation shall pay a separate fee except when combined with an "actual cost" action.

(3) Department of Environmental Resources charges for Tentative Map Review reflect a minimum charge of 8 hours at a weighted labor rate of ~~\$95.00~~ **\$111.00** per hour. Additional time required for tentative map review will be charged at the same hourly rate.

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

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

(6) Department of Public Works charges for Condition of Approval or Development Standards Modifications, Parcel Maps, and Use Permits reflect a minimum charge of 5 hours at a weighted labor rate of \$90.00 per hour. Additional time required for these types of request will be charged at the same hourly rate.

(7) Fees for the Departments of Public Works and the Department of Environmental Resources shall only apply when processing of the application(s) require referral to and/or action by the respective Departments.

(8) 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. An additional 2.5% fee will be charged for fees collected by credit card.

(9) **Deposit reflects a one hour minimum charge calculated annually based on the July 1st average weighted labor rate of planner staff (assistant/associate/senior/deputy director) assigned to performing the work. Actual cost for field inspections/site visits shall include mileage.**

(10) **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.**

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

ADDITIONAL FEES REQUIRING SEPARATE PAYMENT

California State Archaeology Clearinghouse Fees - Applicable to MANY discretionary Permits - inquire with staff \$150.00 per hr min.
 Make Check payable to "Central California Information Center" 0.15 per copy
 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

California Fish and Wildlife Environmental Fees - Applicable to ALL discretionary Permits unless found exempt from CDFW Fees \$3,029.75
 Environmental Impact Report \$2,181.25
 Mitigated Negative Declaration / Negative Declaration
 Make Check payable to: Stanislaus County
 Payable within 5 days of Planning Commission or Board of Supervisors Action on Project
 *** Fees subject to change without County approval required. For current fees go to www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html

County Clerk Recorder Fee - Applicable to ALL discretionary Permits, Williamson Act actions, CDFW DeMinimus Findings, and CEQA filings \$57.00
 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

DOCUMENTS & OTHER MEDIA: Reproducion 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

DOCUMENTS

TOTAL General Plan (complete set)	\$ 63.00
1. General Plan	\$ 40.00
2. Support Document	\$ 18.00
3. Agricultural Element	\$ 5.00
Subdivision Ordinance	\$ 10.00
Zoning Ordinance	\$ 10.00
Airport Land Use Commission Plan	\$ 10.00
Community Plans	Cost
Economic Strategic Plan	Cost
Public Facility Fees	\$ 3.50
Salida EIR	Cost
Salida PD Guidelines	Cost
Economic Strategic Plan	Cost
Planning Commission Audio Tape	\$ 10.00
Planning Commission DVD	\$ 10.00
Planning Commission Video Tape	\$ 15.00
Photocopy (1st.)	\$ 1.00
Photocopy (additional)	\$ 0.25
Specific Plan/EIR	actual cost

Attachment 2

Fee Comparison with Comparable Counties - 2017 Proposed Planning Fees

	Stanislaus	Fresno	Kern	Madera	Merced	Monterey	Sacramento	San Joaquin	Tulare
General Plan Amendment	Actual cost \$4,359 deposit	\$7,008 to \$12,240	Actual cost \$1,700 deposit	\$1,797 to \$9,536 (plus \$2-\$5 per acre over 50 acres)	\$1,377 to \$1,855	Actual cost \$39,113.74 deposit	\$28,480	\$6,658 to \$8,020	\$100 per hour with \$10,321 deposit
Lot Line Adjustment	\$671 to \$1,781	\$1,050	\$750	\$537	\$455 to \$1,141	\$1,244.08 to \$6,556.30	\$2,547.71 to \$3,048.27	\$1,998	\$1,531
Parcel Map	\$2,531 to \$3,425 plus \$30 per lot fee	\$1,562 plus \$33 per lot fee	Actual cost \$4,360 deposit plus \$75 per lot fee	\$840 plus \$15 per lot fee	\$1,509	Actual cost \$11,468.15 to \$17,959.34 deposit	\$11,540	\$5,325 to \$5,760 plus \$470 per fee lot over 2 lots	\$2,107 to \$100 per hour with \$11,422 deposit plus \$65 per lot fee
Tentative Subdivision Map	Actual cost \$4,988 deposit plus \$30 lot fee	\$4,490 plus varying per lot fee	Actual cost \$2,125 to \$2,530 deposit plus \$25 to \$35 per lot fee	\$2,072 to \$6,216 plus \$40 per lot fee	\$2,242 plus \$84 per lot fee	Actual cost \$20,950.46 to \$25,409.46 deposit	\$21,051 plus \$1,479.72 fee for 26-100 lots and \$908.11 per lot fee over 100 lots	\$10,583 to \$13,678 plus \$40 lot fee	\$100 per hour with \$3,798 to \$6,126 deposit plus \$105 per lot fee
Rezone	Actual cost \$4,559 deposit	\$6,214	Actual cost \$1,245 deposit plus \$25 per lot fee	\$1,632 to \$4,192 (plus \$2-\$5 per acre over 50 acres)	\$1,631 to \$2,468	Actual cost \$39,113.74 deposit	\$24,917	\$4,260 to \$5,880	\$100 per hour with \$1,010 to \$3,333 deposit
Use Permit	\$2,812 to \$3,791	\$4,569 to \$12,152	Actual cost \$1,625 deposit plus \$25 per lot	\$977 to \$1,469	\$2,564	Actual cost \$947.94 to \$8,214.27 deposit	\$1,166 to \$18,540	\$5,926 to \$13,240	\$2,010 to \$100 per hour with \$5,750 deposit
Variance	\$3,093	\$1,613 to \$7,379	Actual cost \$1,425 deposit plus \$25 per lot	\$493 to \$1,235	\$1,227	\$4,991.81	\$13,245	\$4,166 to \$4,416	\$1,351 to \$100 per hour with \$5,750 deposit
CEQA Review/Initial Study	Included in planning application fee.	\$1,212 to \$5,151	\$2,675 minimum for Mit Neg Dec	\$1,035 minimum for Mit Neg Dec	\$2,010 minimum for Mit Neg Dec	\$2,729.81 to \$16,705.06	\$450 to \$28,480 minimum deposit depending on application.	Included in planning application fee.	\$2,700 to \$3,000 for Mit Neg Dec

STANISLAUS COUNTY
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on May 9, 2017, at 9:05 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider the introduction and waiving of the first reading of the following proposed ordinances:

- A. Ordinances to establish new fees, amend existing fees, and eliminate fees for the Department of Environmental Resources. The proposed fee adjustments would consist of:
- Increased Weighted Labor Rate of the Department
 - Fee changes for Hazardous Materials Aboveground Petroleum Storage Tanks and Underground Storage Tank Programs, Milk and Dairy Grade A and Grade B quarterly fees including Other Hooved Mammals, and tipping fees for Waste-to-Energy ash disposal

For further information, contact Jami Aggers, Director of Environmental Services, at (209) 525-6770, jaggers@envres.org or at 3800 Cornucopia Way, Suite C, Modesto, CA.

- B. An ordinance to modify the existing intersystem bus transfer fee for the Department of Public Works Transit Division related to transit operations provided in the County's service area. For further information, contact Matt Machado, Director of Public Works, at (209) 525-4153 or visit the office between the hours of 8:00 a.m. and 5:00 p.m. at 1010 10th Street, Suite 4204, Modesto, CA.

- C. An ordinance establishing new fees and amending existing fees for Planning Services. For further information 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., planning@stancounty.com, or visit the office at 1010 10th Street, Suite 3400, Modesto, CA.

ADDITIONAL NOTICE IS GIVEN that the proposed Ordinances and Fee Schedules will be available for review on April 28, 2017, in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA.

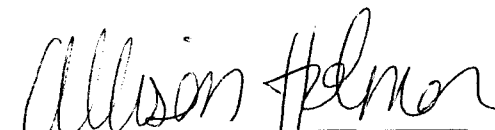
NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to one or more of the above items is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: April 4, 2017

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

BY:


Allison Holmer, Deputy Clerk

**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of THE MODESTO BEE, printed in the City of MODESTO, County of STANISLAUS, State of California, daily, for which said 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 issue there of on the following dates, to wit:

Apr 28, 2017, May 04, 2017

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NOTICE OF PUBLIC HEARINGS**

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BY ORDER OF THE BOARD OF SUPERVISORS, DATED: April 4, 2017.
ATTEST: ELIZABETH A. KING, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Allison Holmer, Deputy Clerk.
Pub Dates Apr 28, May 4, 2017

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

MODESTO, California on

May 4th, 2017

(By Electronic Facsimile Signature)

Cynthia A. Williams