

ORDINANCE NO. C.S. 1190

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 Withrow, seconded by Supervisor Monteith, 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 23rd day of May, 2017, by the following called vote:

AYES: Supervisors: Olsen, Withrow, Monteith, DeMartini, and
Chairman Chiesa
NOES: Supervisors: None
ABSENT: Supervisors: None

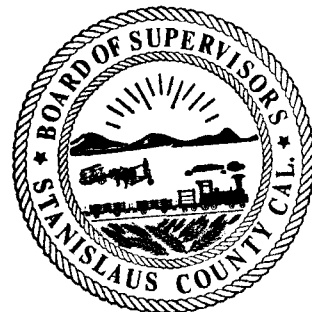


Vito Chiesa,
Chairman of the Board of Supervisors,
of the County of Stanislaus,
State of California

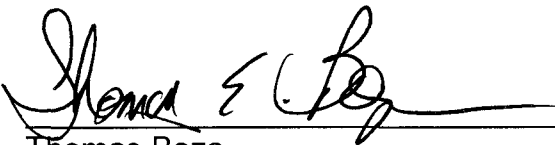
ATTEST:

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 *(+)	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	\$100 \$144				\$370 \$435	
Development Agreement *(+)	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		\$364 \$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 ^{*(1)}	Actual Cost Min Charge/ Deposit:	\$1118 \$1230	\$210	\$160	\$106 \$144					\$4594 \$1744	
Rezone ^{*(1)}	Actual Cost Min Charge/ Deposit:	\$2652 \$2917	\$210	\$410	\$106 \$144	\$300 \$400	\$200	\$200	\$78	\$4156 \$4559	Deposit
Specific Plans ^{*(1)}	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:	\$1934 \$2124	\$210	\$410	\$408 \$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 Make Check payable to "Central California Information Center" Payable at the time of Application Submittal	\$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	

California Fish and Wildlife Environmental Fees - Applicable to ALL discretionary Permits unless found exempt from CDFW Fees Environmental Impact Report 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	\$3,029.75 \$2,181.25
*** 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 Make check payable to: Stanislaus County Clerk Recorder Payable within 5 days of Planning Commission or Board of Supervisors Action on Project	\$57.00
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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: 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

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

**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:

Jun 01, 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

June 8th, 2017

(By Electronic Facsimile Signature)

Cynthia A. Villalobos

STANISLAUS COUNTY
ORDINANCE C.S. 1190

Upon motion of Supervisor Withrow, seconded by Supervisor Monteith, Ordinance C.S. 1190 was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 23rd day of May 2017, by the following called vote:
AYES: SUPERVISORS: Olsen, Withrow, Monteith, De Martini, and Chairman Chiesa
NOES: None. ABSENT: None.
ABSTAINING: None.
Ordinance C.S. 1190 adopts a revised fee schedule for services by the Department of Planning and Community Development.

NOTICE IS FURTHER GIVEN that a full copy of the ordinance is available for review in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA. 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 at 1010 10th Street, Suite 3400, Modesto, CA.
BY ORDER OF THE BOARD OF SUPERVISORS DATED: May 23, 2017.
ATTEST: ELIZABETH A. KING, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Pam Villarreal, Assistant Clerk.
Pub Dates Jun 1, 2017