

Attachment C

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**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No. 15-_____)
A Resolution Establishing New Fees and)
Revising Existing Fees in Articles IX, X,)
XVII, XIX, and XX of the Monterey County)
Fee Resolution.)

This Resolution is made with reference to the following facts:

1. State law allows the County, after noticed public hearing, to adopt a resolution to adopt new fees or increase existing fees for processing permits and entitlements, provided the fees do not exceed the estimated reasonable cost of providing the service for which the fee is charged.
2. Section 1.40.010 of Chapter 1.40 of the Monterey County Code provides that all fees, penalties, refunds, reimbursements, and charges of any kind collected by the County may be specified in the Monterey County Fee Resolution.
3. Federal, state, and local laws and regulations mandate that the County provide certain services. Periodically, land use fees are amended to recover some of these costs to provide these services.
4. Several of the land use departments are proposing to amend some fees to keep pace with an increase in costs of providing some of these services, to modify fee categories to reflect more efficient operations, to clarify some fee categories, and to add fees where new services are required by law, or where gaps in collecting fees were identified. Because the County employs a single point for collection of the fee from the applicant, consistency and uniformity across the departments in the structure of land use fees are needed in order to administer fees efficiently. To this end, the departments have restructured fees to further segment existing permit fees to better represent actual cost of service, clarify some fees for more consistent application by the staff and better understanding by the public, or streamline existing permit fees to reflect updated data on processing times. The amendments to the land use fees are shown by ~~strikeout~~ and underline in the Articles attached hereto and incorporated herein by reference, with additions shown by underline and deletions shown in ~~strike through~~.
5. The land use fee adjustments made by this resolution cover a portion of the staff cost of processing applications for land use permits and entitlements and associated planning, monitoring, and enforcement activities. The fees do not exceed the reasonable or actual costs of performing the services, processing land use applications and associated permitting, monitoring, and enforcement activities. Any and all of the adjustments to the fees reflect no more than the actual cost of the service or benefit received by the payor. To the extent that the fees do not result in full cost recovery, the discount does not result in increased charges to other payors; the increased cost will be covered by an increased subsidy from the County General Fund.

6. These fees are not a “tax” and are exempt from voter approval under section 1(e)(1)-(3), (5) and (6) of Article XIII C of the California Constitution (Proposition 26, excepting from the definition of “tax” charges imposed for specific benefit conferred/privilege/service or product, and/or reasonable regulatory costs to a local government for issuing permits and the administrative enforcement thereof, fines and penalties and charges for violation of law, and property development charges.) These fees are imposed for a specific government service provided directly to the applicant that is not provided to those not charged, are imposed for the reasonable regulatory costs to the County for issuing permits for property development and the administrative enforcement thereof, and do not exceed the reasonable costs to the County of providing these services.
7. This action to modify land use fees is not a project under the California Environmental Quality Act because it is a governmental funding mechanism which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. (CEQA Guidelines section 15378(b)(4).)
8. Said amendments to the land use fees shall take effect no sooner than 60 days following final action on the adoption of the amendments.
9. The Board of Supervisors held a duly noticed public hearing on March 24, 2015 to consider these fee adjustments. Notice of this matter was provided by publication of notice in newspapers of local circulation in the County and distribution of notice to interested persons, and all testimony from staff and the public has been heard and considered.

NOW, THEREFORE, BE IT RESOLVED by the Monterey County Board of Supervisors as follows:

- a. The foregoing recitals are true and correct.
- b. Articles IX (RMA-Planning), X (RMA-Public Works), XVII (County Counsel), XIX (RMA-Building Services), and XX (RMA-Environmental Services) of the Monterey County Fee Resolution, attached hereto and incorporated herein by reference, are hereby amended as shown by ~~strikeout~~ and underline in the attached Articles.
- c. Said amendments to the Articles shall take effect on the July, 1, 2015.

PASSED AND ADOPTED this **24th** day of **March, 2015**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book____ for the meeting on _____.

Dated:

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By: _____
Deputy

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ARTICLE IX

RMA-PLANNING FEES (1)(2)(7)(~~1211~~)(~~1312~~)

(Per Resolution No. 15-###, adopted ###, 2015 by the Monterey County Board of Supervisors)

SECTION I. LAND USE

A. Fees for Processing Various Land Use Permits Established in Monterey County Code, Title 20 (Coastal Implementation Plan) and Title 21 (Non-coastal Zoning Ordinance) and Related Planning Services (Government Code §§ 65104, 65909.5, 66014).

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Administrative Permit		
a. General	\$2,151.94	Each
i. Application Fee	\$1,868.34	Each
ii. Condition Compliance Fee	\$467.08	Permit
b. Signs	\$1,129.77 <u>1,226.40</u>	Each
2. Appeals		
a. General – Project (3)	\$807.00	Each
b. Appeal of Administrative Determination	\$2,507.01	Each
c. Appeal of Fee Determination	\$645.58	Each
3. Coastal Administrative Permit		
a. General	\$2,151.94	Each
i. Application Fee	\$1,868.34	Each
ii. Condition Compliance Fee	\$467.08	Permit
b. Signs	\$1,129.77 <u>1,226.40</u>	Each
3. Coastal Development Permit		
a. General	\$4,841.87	Each
i. Application Fee	\$4,204.80	Each
ii. Condition Compliance Fee	\$1,051.20	Permit
b. Signs	\$2,259.54 <u>2,452.80</u>	Each
c. Tree Removal	\$2,259.54	Each
i. Application Fee	\$1,962.24	Each
ii. Condition Compliance Fee	\$490.56	Permit
4. Coastal Implementation Plan Amendment (4)	Extraordinary Development Application Fee	

5.	Design Approvals		
a.	Over the Counter	\$161,401 75.20	Each
b.	Administrative	\$484,195 25.60	Each
c.	Public Hearing Required	\$806,988 76.00	Each
6.	Emergency Permit	\$2,420.93	Each
	i. Application Fee	\$2,102.40	Each
	ii. Condition Compliance Fee	\$525.60	Permit
7.	Extraordinary Development Applications (1)(4)	\$12,000.00	Deposit
8.	General Development Plan	\$3,227.91	Each
	i. Application Fee	\$2,803.20	Each
	ii. Condition Compliance Fee	\$700.80	Permit
9.	General/Area Plan Amendments (4)	Extraordinary Development Application Fee	
10.	Minor and Trivial Amendment (coastal, no public hearing)	\$1,936.75 2,102.40	Each
11.	Rezoning or Code Text Amendments (4)	Extraordinary Development Application Fee	
12.	Tree Removal		
a.	Director's Approval (Inland)	\$258,232 80.32	Each
b.	Waiver (Coastal)	\$258,232 80.32	Each
13.	Use Permit		
a.	General	\$4,034.89	Each
	i. Application Fee	\$3,504.00	Each
	ii. Condition Compliance Fee	\$876.00	Permit
b.	Signs	\$2,259.54 2,452.80	Each
c.	Tree Removal	\$2,259.54	Each
	i. Application Fee	\$1,962.24	Each
	ii. Condition Compliance Fee	\$490.56	Permit
d.	Oil and Gas (4)	Extraordinary Development Application Fee	
14.	Variance	\$3,227.91	Each
	i. Application Fee	\$2,803.20	Each
	ii. Condition Compliance Fee	\$700.80	Permit

15.	Vested Rights Determination	\$6,455.82 <u>6,000.00</u>	Each <u>Deposit</u>
16.	Permit Amendments, Renewals, Extensions and Revisions (public hearing)	\$3,227.91 <u>3,504.00</u>	Each
17.	Minor Amendments (non-coastal, no public hearing)	\$1,936.75 <u>2,102.40</u>	Each

B. Various subdivision activities as established in Title 19, Monterey County Code (Subdivisions)

1.	Certificate of Compliance (1413)		
a.	One or Two Parcels	\$1,613.96 <u>1,752.00</u>	Each (1-2 Parcels)
b.	Each Additional Parcel above 2 Parcels	\$484.19 <u>525.60</u>	Each (> 2 Parcels)
2.	Conditional Certificate of Compliance	\$3,227.91	per Lot
	i. Application Fee	\$2,803.20	per Lot
	ii. Condition Compliance Fee	\$700.80	Permit
3.	Certificate of Correction	\$645.58 <u>700.80</u>	Each
4.	Lot Line Adjustment		
a.	General	\$2,905.12	Each
	i. Application Fee	\$2,522.88	Each
	ii. Condition Compliance Fee	\$630.72	Permit
b.	Williamson Act	\$2,582.33	Each
	i. Application Fee	\$2,242.56	Each
	ii. Condition Compliance Fee	\$560.64	Permit
5.	Lot Line Adjustment Amendments, Extensions and Revisions	\$1,613.96 <u>1,752.00</u>	Each
6.	Minor Subdivision Tentative Map		
a.	Existing Sewer <u>General</u>	\$6,455.82	Each
	i. Application Fee	\$6,000.00	Deposit
b.	New Septic or systems	\$6,455.82	Each
b.	Adopted Community Plan (initial study)		
	i. Application Fee	\$6,000.00	Deposit
c.	Adopted Community Plan (no initial study)		
	i. Application Fee	\$5,606.40	Each
	ii. Condition Compliance Fee	\$1,401.60	Map
7.	Minor Subdivision Vesting Tentative Map		
a.	Existing Sewer <u>General</u>	\$9,683.73	Each
	i. Application Fee	\$9,000.00	Deposit
b.	Extension Existing Sewer	\$3,227.91	Each

	e.	New Septic or Systems	\$9,683.73	Each
	d.	Extension New Septic or systems	\$3,227.91	Each
	b.	Adopted Community Plan (initial study)		
	i.	Application Fee	\$9,000.00	Deposit
	c.	Adopted Community Plan (no initial study)		
	i.	Application Fee	\$8,409.60	Each
	ii.	Condition Compliance Fee	\$2,102.40	Map
8.		Minor Subdivision Amendments, Extensions and Revisions	\$3,504.00	Each
	a.	MS Amend, Revision (Exist Sewers)	\$3,227.91	Each
	b.	MS Extension (Exist Sewer)	\$3,227.91	Each
	c.	MS Amend, Revision (New Septic or systems)	\$3,227.91	Each
	d.	MS Extension (New Septic or systems)	\$3,227.91	Each
9.		Parcel Legality Determination by Parcel (1413)		
	a.	1 to 2 Lots	\$806.98 76.00	Each
	b.	Each Additional Lot	\$484.19 525.60	Each
10.		Standard Subdivision Preliminary Map (10)	\$6,000.00	Deposit
	a.	Exist Sewers	\$6,445.06	Each
	b.	New Septic or systems	\$6,445.06	Each
11.		Standard Subdivision Project Review Map (10)		
	a.	Carmel Valley Master Plan (CVMP)	\$2,238.01 3,000.00	Each Deposit
12.		Standard Subdivision Tentative Map/ Vesting Tentative Map (4)(10)	Extraordinary Development Application Fee	
	a.	Exist Sewers	\$12,911.65	Each
	b.	New Septic or systems	\$12,911.65	Each
13.		Standard Subdivision Vesting Tentative Map (10)		
	a.	Exist Sewers	\$12,911.65	Each
	b.	New Septic or systems	\$12,911.65	Each
13.		Subdivision Condition Compliance (14)		
	a.	Minor Subdivision Parcel Map	3,000.00	Deposit
	b.	Standard Subdivision Final Map	6,000.00	Deposit
14.		Standard Subdivision Amendments, Extensions, Revisions	\$4,204.80	Each
	a.	Amend, Revision (Exist Sewers)	\$3,873.49	Each
	b.	Amend, Revision (New Septic or systems)	\$3,873.49	Each
	c.	Extension (Exist Sewer)	\$3,873.49	Each
	d.	Extension (New Septic or systems)	\$3,873.49	Each

e.	Amended Final Map (Exist Sewer)	\$3,873.49	Each
f.	Amended Final Map (New Septic or systems)	\$3,873.49	Each
15.	Standard or Minor Subdivision Amended Final or Parcel Map	\$6,000.00	Deposit

SECTION 2. MISCELLANEOUS

A. Various fees pursuant to Government Code Section 65104 for planning services provided by the Department.

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Airport Land Use Commission Application Review	\$645.58 <u>700.80</u>	Each
2. Application Request (5)	\$484.19 <u>525.60</u>	Each
3. Field Review Prior to Application	\$322.79 <u>350.40</u>	Each
4. Big Sur Viewshed Acquisition	\$1,613.95 <u>1,752.00</u>	Each
5. Landscape/Fuel Management Plan Review		
a. Commercial	\$484.19 <u>525.60</u>	Each
b. Residential	\$242.10 <u>262.80</u>	Each
c. Re-inspection of Commercial and Residential	\$161.40 <u>175.20</u>	Per Hour
6. Development Review Conference (5) (3 hour minimum)	\$161.40 <u>175.20</u>	Hour
7. Scenic Easement Amendments	\$1,613.96 <u>1,752.00</u>	Each
8. Research (1) (2 hour minimum)	\$322.79 <u>350.40</u>	Deposit
9. Specific Plans and Amendments (4)	Extraordinary Development Application Fee	
10. Building Permit Review		
a. New Single Family Dwelling (tract home)	\$161.40 <u>175.20</u>	Each
b. New Single Family Dwelling (6)	\$806.98 <u>876.00</u>	Each
c. New Commercial or Industrial (6)	\$968.37 <u>1,051.20</u>	Each
d. Dwelling Additions (6)	\$645.58 <u>700.80</u>	Each
e. Minor Review (Dwelling Additions under 500 sf) (6)	\$161.40 <u>175.20</u>	Each
f. Ground Mounted Solar and Significant Demolition	\$161.40 <u>175.20</u>	Each

	g. Commercial or Industrial Additions (6)	\$806.98876.00	Each
	h. Tenant Improvement (Comm. or Industrial)	\$80.7087.60	Each
	i. Grading Permits not in conjunction with a Building Permit	\$968.371,051.20	Each
11.	Williamson Act Contracts/Amendments	\$1,452.561,576.80	Each
12.	Storage and Electronic Conversion of files fees	1% of planning permit	
13.	Convenience Fee for Credit Card Use	Current County Rate	
14.	General Plan Implementation (7) fees	3% of all land use permit	
15.	Letters of Public Convenience and Necessity	\$806.98876.00	Each
16.	Road Abandonment	\$806.98876.00	Each
17.	Conformance Determinations (Specific Plan)		
	a. Director	\$1,129.771,226.40	Each
	b. Public Hearing	\$3,222.533,504.00	Each
18.	Technology Fee (1312)	4% of planning permit	
19.	Mills Act Contract (Government Code Section 50281)		
	a. Application Fee	\$1,291.161,401.60	Each
	b. Selected Contract Processing Fee	\$645.58700.80	Each
20.	Oak Woodland Guidelines Consistency Certification (Government Code 65401; Fish and Game Code 1366(f))	\$322.79350.40	Each
21.	Restoration Plan (1)	\$1.936.802,000.00	Deposit
22.	Change of Commercial or Industrial Use	\$80.7087.60	Each
23.	Development Agreement (4)	Extraordinary Development Application Fee	
24.	Deed Restriction Processing (ministerial permits)	\$161.40175.20	Each

SECTION 3. SURFACE MINING AND RECLAMATION

A. Various fees for planning services required by Public Resources Code 2761 - 2764 (Surface Mining and Reclamation Act) and Chapter 16.04, Monterey County Code (Surface Mining and Reclamation)

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Surface Mine Reclamation Plan	\$ 12,911.65 <u>14,016.00</u>	Each
2. Surface Mine Annual Inspection (disturbed area greater than 20 acres)	\$7,600.00	Each
3. Surface Mine Annual Inspection (disturbed area less than 20 acres)	\$3,227.91	Each

SECTION 4. ENVIRONMENTAL REVIEW

A. Fees for environmental review and processes pursuant to the California Environmental Quality Act.

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Initial Study CEQA		
a. Single Family Dwelling (SFD)	\$ 4,250.09 <u>4,555.20</u>	Each
b. Commercial/Industrial	\$ 5,987.78 <u>6,482.40</u>	Each
c. Standard Subdivision (1)	\$ 16,139.56 <u>12,000.00</u>	Deposit
d. Minor Subdivision (1)	\$ 5,987.78 <u>6,000.00</u>	Each <u>Deposit</u>
e. Other	\$ 4,250.09 <u>4,555.20</u>	Each
2. Addendum-tiered from earlier EIR	\$ 1,129.77 <u>1,226.40</u>	Each
3. Environmental Impact Reports (4)(9)		
a. Project Review	Extraordinary Development Application Fee	
4. Mitigation Monitoring <u>and Condition Compliance for Projects with Mitigation Measures</u> (11) (<u>14</u>)		
a. 1 to 20 Mitigation Measures	\$3,000.00	Deposit
b. 21 to 40 Mitigation Measures	\$6,000.00	Deposit
c. Over 40 Mitigation Measures	\$9,000.00	Deposit

SECTION 5. CODE ENFORCEMENT

A. Fees for code enforcement activities and process pursuant to Chapter 1.20, Chapter 20.90 and Chapter 21.84, Monterey County Code (8)

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Code Enforcement Activities	\$ 126.97 <u>175.20</u>	Hour

SECTION 6. TECHNOLOGY FEE

Technology Surcharge Fee: All RMA-Planning fees for the processing of land use permits and entitlements and related fees as set forth in Article IX of the Monterey County Master Fee resolution for period of July 1, 2008 through June 30, 2016 shall include an additional four percent surcharge for the purchase and maintenance of information system technologies.

SECTION 7. RECORDATION FEE

The applicant for a discretionary land use development permit, use permit, construction permit, Williamson Act agreement, Mills Act contract, lot line adjustment, and/or any procedure that requires processing through RMA-Planning and includes recording/filing of a document with the Monterey County Recorder shall, in addition to the payment of any and all other County and/or RMA-Planning fees, be required to pay any and all applicable standard recording/filing fees no later than the time of the recording/filing of that document. The payment of the applicable recording/filing fee shall be required whether or not the document is processed on behalf of the applicant by an employee of the County of Monterey (e.g., RMA-Planning staff or Clerk of the Board) or is processed by the applicant. Failure to ensure full payment of such recording/filing fee by the time of the recording/filing shall be grounds for rejection of the recording/filing of that document with no liability to the County.

Notes:

- 1) RMA-Planning fees are based on an hourly rate of ~~\$161.40~~\$175.20 (in FY 2012-13 ~~15-16~~), representing a weighted blend of the fully burdened labor rate for the Director, Assistant Director, Planning Services Manager, Project Planner, and support staff. A flat fee is based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time in quarter hour (.25) increments multiplied by the hourly rate representing actual hours worked by the project planner and other staff. The applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. On deposit matters, applicant and Director of Planning may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated actual cost of processing a specific application.
- 2) Fees for Combined Development Permits under Chapter 21.76 of Title 21 and Chapter 20.70 of Title 20 shall be 85% of the total combined permit fees.
- 3) In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as Administrative Permits, Design Approvals, Variances and Tree Removal Permits in certain coastal areas. The appeal fee

does not apply to appeals of Coastal Development Permits that are appealable to the Coastal Commission. The Appeal Fee is based upon the fee adopted by the Board of Supervisors on May 7, 2013 which sets the fee substantially lower than the actual cost. The Appeal Fee is subsidized by the County General Fund.

- 4) "Extraordinary development applications" are those applications which will require staff time well beyond the typical application, as determined by the Director of Planning. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and/or an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an EIR shall qualify as an extraordinary development application. The amount paid to the County is for staff costs. The County may utilize a consultant, whose expenses shall be fully funded by the project applicant.
- 5) Fees collected for application appointments (Section 2.A.2) and Development Review Conferences (Section 2.A.7) shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within 6 months of the application appointment.
- 6) This fee shall not apply to an application for the first Building Permit following approval of a discretionary planning entitlement, except Design Approvals.
- 7) A General Plan Implementation fee of 3% of the total permit fee charged to the applicant is required for all permits covered under this article except for the following: Application Requests, Appeals, Appeals of Administrative Determinations, Appeals of Fee Determinations, and Landscape Review.
- 8) ~~Code Enforcement fees as land use fees will be credited back to the RMA Building Services Code Enforcement section~~RESERVED.
- 9) The deposit paid to the County for staff costs as identified in the Funding or Reimbursement Agreement between the County and the Applicant. Staff costs shall be reimbursed as part of an Extraordinary Development Application as noted in #4 above.
- ~~10) These fees only apply to maps originally submitted prior to July 13, 2003 when applicants were charged "flat fees" (the use of deposits for full cost recovery projects became effective July 13, 2003) and those submitted after August 20, 2006. Maps submitted between July 13, 2003 and August 20, 2006 and on or after the effective date of this article are full cost recovery projects and require a deposit.~~
- ~~11)10)~~ Projects approved after the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.
- ~~12)11)~~ Unless a "deposit" is indicated, the fee is a flat fee based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement/activity for which the fee is charged. For certain matters, a "deposit" is indicated because the cost of processing varies widely depending on the particular application. Where a "deposit" is indicated, the fee will be based on actual cost, measured by actual time spent on a particular application in quarter hour (.25) increments. Applicant is required to pay the deposit, which is based on an estimate of minimum cost, and to increase the deposit if, in the course of processing the application, County determines that the deposit is insufficient to cover actual processing time. The fee will be calculated at full cost recovery when the project is complete.

- ~~13)~~12) A Technology fee of 4% of the planning permit fee is required for all permits covered under this article except for the following: Application Requests, Appeals, Appeals of Administrative Determinations, Appeals of Fee Determinations, and Landscape Review. This fee begins July 1, 2008 and will only be in effect until June 30, 2016.
- 13) Fees collected for parcel legality determinations (Section 1.B.9) shall be credited against any subsequent Certificate of Compliance application for the same requested property (same legal description).
- 14) These fees shall apply, in lieu of other condition compliance fees set forth in this Article, to any permit approved after the effective date of this article that incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document. If these fees apply, the other condition compliance fees set forth in this Article do not apply. Projects approved after the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.

**ARTICLE X
PUBLIC WORKS DEPARTMENT FEES ¹**

(Per Resolution No. ~~143-042143~~, adopted ~~May 7, 2013~~February 25, 2014 by the Monterey County Board of Supervisors, ~~and~~ Resolution No. ~~14-XXX03-149~~, adopted ~~xxxx, 2014~~April 29, 2003 by the Monterey County Board of Supervisors, and Resolution No. 15-###, adopted ###, 2015 by the Monterey County Board of Supervisors)¹

Section 1. Land Use

- A. Various land use permits as established in Title 20, Monterey County Code (Coastal Implementation Plan) and Title 21, Monterey County Code (Zoning).

<i>Description</i>		<i>Amount¹</i>	<i>Unit/Time</i>
1.	Administrative Permit		
a.	General		
	i. Application Fee	\$744.00	Each
	ii. Condition Compliance	\$186.00	Permit
b.	Signs	\$372.00	Each
2.	Appeals ²	\$108.00	Each
3.	Coastal Administrative Permit		Each
a.	General		
	i. Application Fee	\$744.00	Each
	ii. Condition Compliance	\$186.00	Permit
b.	Signs	\$372.00	Each
4.	Coastal Development Permit		
a.	General		
	i. Application Fee	\$1,116.00	Each
	ii. Condition Compliance	\$186.00	Permit
b.	Signs	\$372.00	Each
c.	Tree Removal		
	i. Application Fee	\$372.00	Each
	ii. Condition Compliance	\$186.00	Permit
5.	Coastal Implementation Plan Amendment ^{3,4}	Extraordinary Development Application	Each

¹ The proposed amendments are only those items shown in strikeout and underline format for clarity. Hourly rates in this amendment reflect the adjusted rate as of the effective date of this article.

		Fee	
6	Extraordinary Development Applications ^{3,4}	\$5,000.00	Deposit
7.	General Development Plan		
	i. Application Fee	\$1,116.00	Each
	ii. Condition Compliance	\$372.00	Permit
8.	General/Area Plan Amendment ^{3,4}	Extraordinary Development Application Fee	Each
9.	Rezoning/Reclassification	Extraordinary Development Application Fee	Each
10	Use Permit		Each
	i. Application Fee	\$1,116.00	Each
	ii. Condition Compliance	\$372.00	Permit
	iii. Sign	\$372.00	Each
	iv. Tree Removal	\$372.00	Each
11.	Variance		Each
	i. Application Fee	\$744.00	Each
	ii. Condition Compliance	\$186.00	Permit
12.	Permit Amendments, Extensions, Renewals, and Revisions (includes minor and trivial amendments)	\$186.00	Each

B. Various subdivisions activities as established in Title 19, Monterey County Code (Subdivisions).

	<i>Description</i>	<i>Amount</i> ¹	<i>Unit/Time</i>
1.	Conditional Certificate of Compliance		
	i. Application Fee	\$1,116.00	Each
	ii. Condition Compliance Fee	\$186.00	Each
2.	Lot Line Adjustment		Each
a.	General		
	i. Application Fee	\$1,116.00	Each
	ii. Condition Compliance Fee	\$372.00	Each
b.	Williamson Act		

	i.	Application Fee	\$1,116.00	Each
	ii.	Condition Compliance Fee	\$744.00	Each
	c.	Amendments, Extensions, and Revisions	\$186.00	Each
3.		Minor Subdivision Tentative Map/Vesting Tentative Map		
	a.	Application Fee	\$4,000.00	Deposit
	b.	Adopted Community Plan (Initial Study)		
	i.	Application Fee	\$4,000.00	Deposit
	c.	Adopted Community Plan (No Initial Study)		
	i.	Application Fee	\$4,000.00	Each
	ii.	Condition Compliance Fee	\$2,511.00	Map
	d.	Extensions	\$744.00	Each
4.		Standard Subdivision (including Tentative and Vesting Maps)	\$5,000.00	Deposit
	a.	Tentative Map/Vesting Tentative Map Extension ⁵	\$1,488.00	Each
5.		Record of Survey	\$744.00	Each
6.		Certificate of Correction	\$279.00	Each
7.		Corner Record ⁷⁸	\$24.00	Each
8.		Final Map Processing ⁵	\$2,976 + \$279.00/lot	Each
9.		Subdivision Condition Compliance ⁸⁹		
	a.	Minor Subdivision Parcel Map	\$3,000 2,418.00	DepositEach
	b.	Standard Subdivision Final Map	\$5,000.00 \$2,976 + \$279.00/lot	DepositEach
10.		Subdivision Amendments or Revisions		
	a.	Minor Subdivisions	\$1,860.00	Each
	b.	Standard Subdivisions	\$2,232.00	Each
11.		Subdivision Amending Map		
	a.	Minor Subdivision Parcel Map	\$3,000 2,418.00	DepositEach
	b.	Standard Subdivision Final Map	\$5,000.00 \$2,976 + \$279.00/lot	DepositEach

12.	Improvement Plan Processing	\$744.00	Plan
	Plus fee per square foot of pavement	\$0.05	s.f.
13.	Preliminary Map/ Preliminary Project Review Map	\$4,000.00	Deposit
14.	Subdivision Improvement Agreement Extension	\$1,488.00	Each

Section 2. Miscellaneous

Various fees pursuant to Government Code Section 65104 for planning services provided by the Department.

<i>Description</i>		<i>Amount</i> ¹	<i>Unit/Time</i>
1.	Big Sur Viewshed Acquisition	\$186.00	Each
2.	Building Permit - Commercial/Industrial	\$372.00	Each
3.	Building Permit - Residential	\$372.00	Each
4.	Building Permit - Miscellaneous	\$372.00	Each
5.	Development Agreement ^{3,4}	Extraordinary Development Application Fee	Each
6.	Development Review Conference (3 hour minimum) ⁷⁶	\$558.00	Deposit
7.	Specific Plans and Amendments ³	Extraordinary Development Application Fee	Each
8.	Research	\$186.00	Hour
9.	Road Name	\$1,860.00	Each
10.	House Number	\$93.00	Each
11.	Road Abandonment	\$4,650.00	Each
12.	Mitigation Monitoring and Condition Compliance ⁶⁵		
	a. 1 to 20 Conditions/Mitigation Measures	\$1,000.00	Deposit
	b. 21 to 40 Conditions/Mitigation Measures	\$2,000.00	Deposit

	c. Over 40 Conditions/Mitigation Measures	\$3,000.00	Deposit
13.	Public Service Easement Abandonment	\$3,720.00	Each
14.	License to Cross Non-Access Strip	\$1,860.00	Each
15.	Franchise Agreement	\$3,720.00	Each
16.	Franchise Agreement Extension/Amendment	\$1,860.00	Each

Section 3. Environmental Review

<i>Description</i>		<i>Amount</i> ¹	<i>Unit/Time</i>
1.	Initial Environmental Review	\$744.00	Each
	i. Addendums	\$186.00	Each
2.	Environmental Impact Report ^{3,4}	Extraordinary Development Application Fee	Each

Section 4. Encroachments⁹

Various fees pursuant to Title 14, Monterey County Code.

<i>Description</i>		<i>Amount</i>	<i>Unit/Time</i>
1.	<u>DRIVEWAYS:</u>		
	<u>RESIDENTIAL:</u>	<u>\$120.00</u> <u>\$300.00</u>	<u>Each</u>
	<u>COMMERCIAL:</u>	<u>\$200.00</u> <u>\$300.00</u>	<u>Each</u>
2.	<u>CURB, GUTTER & SIDEWALK:</u>		
	<u>NEW SIDEWALK:</u>	<u>\$120 + \$0.50</u> <u>sidewalk LF or</u> <u>\$1.00 C&G LF</u> <u>\$175 + \$2.00 /</u> <u>LF inspection</u>	
	<u>SIDEWALK REPAIR:</u>	<u>\$0.00</u>	
3.	<u>UNDERGROUND UTILITY: (TRENCHING)</u>		
	<u>0-500 FT</u>	<u>\$120 + \$2.00 /</u> <u>LF - \$220 +</u> <u>\$2.00 / LF</u>	

		<u>inspection</u>	
	<u>501 - 1500 FT:</u>	<u>\$120 + hourly rate of actual inspection cost</u> <u>\$460 + \$2.00 / LF inspection</u>	
	<u>OVER 1500 FT:</u>	<u>\$120 + hourly rate of actual inspection cost</u> <u>\$670 + actual inspection cost</u>	
4.	<u>BORING:</u>	<u>\$120.00</u> <u>\$350.00</u>	<u>Each</u>
5.	<u>BLANKET PERMIT:</u> <u>(For Utility Companies)</u>	<u>\$2,000.00</u> <u>\$3,000.00</u>	<u>Each</u>
6.	<u>UTILITY POLES:</u>		
	<u>1 - 6 POLES:</u>	<u>\$120.00</u> <u>\$300.00</u>	<u>Each</u>
	<u>7 OR MORE POLES:</u>	<u>\$120 + hourly rate of actual inspection</u> <u>\$467.00</u>	<u>Each</u>
7.	<u>UTILITY WORK:</u>		
	<u>BRIDGE REPAIR WORK:</u>	<u>\$120.00</u> <u>\$350.00</u>	<u>Each</u>
	<u>BRIDGE - NEW WORK:</u>	<u>Actual Cost</u>	<u>Actual Cost</u>
8.	<u>TREE REMOVAL / TRIMMING:</u>	<u>\$60.00</u> <u>\$300.00</u>	<u>Each</u>
9.	<u>ROAD CLOSURE / USAGE:</u>		
	<u>MINOR CONSTRUCTION:</u>	<u>\$300.00</u> <u>\$600.00</u>	<u>Each</u>
	<u>SPECIAL EVENTS</u>	<u>\$300.00</u> <u>\$500.00</u>	<u>Each</u>
	<u>FILMING - PHOTOGRAPHY</u>	<u>\$300.00</u> <u>\$350.00</u>	<u>Each</u>
10.	<u>GENERAL MISCELLANEOUS WORK:</u>	<u>\$60.00</u> <u>\$350.00</u>	<u>Each</u>

11.	<u>NON-COMPLIANCE WITH PERMIT PROCESS:</u>	<u>Permit Fee + 3 times permit fee</u>	
12.	<u>STREET IMPROVEMENTS</u>	<u>Not in current Fee schedule \$1,000 + actual cost of inspection</u>	
13.	<u>TRAFFIC STRIPING, MARKING OR SIGNAL IMPROVEMENTS</u>	<u>Not in current Fee schedule \$650 + actual cost of inspection</u>	
14.	<u>DIRECTIONAL SIGNS⁽¹⁰⁾</u>	\$60.00 <u>\$300.00</u>	
15.	<u>LANDSCAPING</u>	<u>Not in current Fee schedule \$350.00</u>	<u>Each</u>
16.	<u>RETAINING WALLS / FENCE</u>	<u>Not in current Fee schedule \$650.00</u>	<u>Each</u>

Notes:

¹ Unless otherwise noted, RMA-Public Works fees are based on an hourly rate of \$186.00 (in FY 2013-14), representing a weighted blend of the fully burdened labor rate for the Director, Assistant Director, Community Development staff, and support staff. A flat fee is based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time multiplied by the hourly rate representing actual hours worked by Public Works staff. The applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. On deposit matters, applicant and RMA-Public Works may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated actual cost of processing a specific application.

² In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as Administrative Permits, Design Approvals, Variances and Tree Removal Permits in certain coastal areas. The appeal fee does not apply to appeals of Coastal Development Permits that are appealable to the Coastal Commission.

³ “Extraordinary development applications” are those applications which will require staff time well beyond the typical application, as determined by the Director of Planning. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review

by other land use agencies, and/or an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an EIR shall qualify as an extraordinary development application. The amount paid to the County for staff costs. The County may utilize a consultant, whose expenses shall be fully funded by the project applicant as identified in the Funding Agreement between the County and the Applicant.

⁴ The deposit paid to the County for staff costs as identified in the Funding or Reimbursement Agreement between the County and the Applicant. Staff costs shall be reimbursed as part of an Extraordinary Development Application as noted in #3 above.

~~⁵ These fees only apply to maps originally submitted prior to July 13, 2003 when applicants were charged "flat fees" (the use of deposits for full cost recovery projects became effective July 13, 2003) and those submitted after August 20, 2006. Maps submitted between these dates and after the effective date of this article are full cost recovery projects and require a deposit.~~

^{6.5} These fees shall apply, in lieu of other condition compliance fees set forth in this Article, to any permit approved after the effective date of this article that incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document. If these fees apply, the other condition compliance fees set forth in this Article do not apply. Projects approved after the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.

⁶ Fees collected for Development Review Conferences (Section 2) shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within 6 months of the application appointment.

⁷ Per Section 8773.2 of the State of California Business and Professions Code, fees for Corner Records are based on recording fees of the County Recorder. Corner Record fees may be adjusted to reflect adjustments in Recorder's fees and/or State code.

⁸ The condition compliance fee shall be collected after project approval and after all administrative appeals have been exhausted, based on the fee in effect at the time of collection, to cover the cost of staff time monitoring condition compliance. For projects requiring maps, map checking will be included with condition compliance. If the permit incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document, the condition compliance fees that apply are the fees set forth under the category "Mitigation Monitoring and Condition Compliance for Projects with Mitigation Measures." Those fees are based on actual time spent on monitoring condition compliance and require a deposit. Additionally, project applications whose application fees were based on actual time, rather than flat fee, will continue to be subject to fees based on actual time for condition compliance, and the County may require an additional deposit for condition compliance. For all other projects, the fee for condition compliance is as indicated in the fee schedule. Where the applicable condition compliance fee is a flat fee, it is based on the estimated reasonable cost of staff time for

monitoring condition compliance. Because such flat fees represent an average across all similar permits, such flat fee shall be required of all permits having at least one condition of approval, regardless of the total number of conditions and regardless of the land use department or agency that originated the condition.

⁹ RMA-Public Works - Encroachment fees represent a weighted blend of the fully burdened labor rate for Community Development staff, Encroachment inspectors and staff, and support staff. A flat fee is based on the estimated reasonable cost, averaged across all applications, of processing the permit and inspecting the work for which the fee is charged. On matters for which a deposit is required, applicant and RMA-Public Works may elect, on a case-by-case basis, to agree to a deposit amount based on the estimated actual cost of processing a specific application.

¹⁰ Minimum Application Fee is \$300.00 per sign. If more than one sign is requested, additional staff time will be required for processing, and additional fees will be required as determined by the Director of Public Works.

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**ARTICLE XVII
COUNTY COUNSEL FEES**

(Per Resolution No. 08-132, adopted April 22, 2008 by the Monterey County Board of Supervisors, ~~and~~ Resolution No. 13-143, adopted May 7, 2013 by the Monterey County Board of Supervisors, ~~and~~ Resolution No. 14-~~XXX0421~~, adopted ~~_____~~ February 25, 2014 by the Monterey County Board of Supervisors, ~~and Resolution No. 15-XXX adopted _____, 2015 by the Monterey County Board of Supervisors~~)

SECTION 1. LAND USE FEES.

A. Fees for Processing Various Land Use Permits Established in Monterey County Code, Title 20 (Coastal Implementation Plan) and Title 21 (Non-coastal Zoning Ordinance) and Related Planning Services (Government Code §§ 65104, 65909.5, 66014)

<u>DESCRIPTION</u>	<u>AMOUNT</u> ¹	<u>UNIT/TIME</u>
Administrative Permit—General		
1. Application fee	\$146159.00	Each
2. Condition Compliance fee	\$4953.00	Permit
Administrative Permit—Signs	\$146159.00	Each

¹ Unless noted otherwise, County Counsel fees are based on an hourly rate of ~~\$195212.00~~, representing a weighted blend, rounded to the nearest dollar, of the fully burdened labor rate for the Senior Deputy County Counsel and Deputy County Counsel IV, Step 7 job classifications as of July 1, 201~~35~~. Where indicated in this Article, fees have been separated into an application fee and a condition compliance fee. Unless a “deposit” is indicated, the application fee is a fixed, one-time fee based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time multiplied by the hourly fully burdened labor rate of the individual providing the service; applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. The deposit for County Counsel time on such matters shall generally be the deposit required on Extraordinary Development Applications; however, on deposit matters, applicant and County Counsel may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated actual cost of processing a specific application. County Counsel time providing advice to the Board of Supervisors and Planning Commission or prosecuting or defending litigation is not incorporated into the fee calculations.

The condition compliance fee shall be collected after project approval and after all administrative appeals have been exhausted, based on the fee in effect at the time of collection, to cover the cost of staff time monitoring condition compliance. If the permit incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document, the condition compliance fees that apply are the fees set forth under the category “Mitigation Monitoring and Condition Compliance For Projects with Mitigation Measures.” Those fees are based on actual time spent on monitoring condition compliance and require a deposit. Additionally, project applications whose application fees were based on actual time, rather than flat fee, will continue to be subject to fees based on actual time for condition compliance, and the County may require an additional deposit for condition compliance. For all other projects, the fee for condition compliance is as indicated in the fee schedule. Where the applicable condition compliance fee is a flat fee, it is based on the estimated reasonable cost of staff time for monitoring condition compliance. Because such flat fees represent an average across all similar permits, such flat fee shall be required of all permits having at least one condition of approval, regardless of the total number of conditions and regardless of the land use department or agency that originated the condition.

Appeal—inland permits and coastal permits if not appealable to Coastal Commission ²	\$146.00	Each
Appeal of Administrative Interpretation ³	\$146.00	Each
Appeal of Fee Determination ⁴	\$146.00	Each
Coastal Administrative Permit--General		
1. Application fee	\$146159.00	Each
2. Condition compliance fee	\$4953.00	Permit
Coastal Administrative Permit – Signs	\$98106.00	Each
Coastal Development Permit ⁶ – General		
1. Application fee	\$731795.00	Each
2. Condition compliance fee	\$244265.00	Permit
Coastal Development Permit– Signs	\$146159.00	Each
Coastal Development Permit– Tree Removal Only		
1. Application fee	\$146159.00	Each
2. Condition compliance fee	\$4953.00	Permit
Coastal Implementation Plan Amendment	Extraordinary Development Application Fee	Deposit
Design Approval – Administrative	\$4953.00	Each
Design Approval Requiring Public Hearing	\$195212.00	Each
Development Agreement	Extraordinary Development Application Fee	Deposit

Emergency Permit

² The appeal fee applies to appeals of decisions or project applications in the non-coastal areas of the County. In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as most Administrative Permits, Design Approvals, Variances, and Use Permits for Tree Removal in certain coastal areas. County Counsel’s appeal fee is based upon the fee adopted by the Board of Supervisors on May 7, 2013, rounded down, which sets the fee substantially lower than actual cost. The appeal fee is subsidized by the County General Fund..

³ This appeal fee applies to appeals of administrative interpretations of the zoning or subdivision ordinance, regardless of planning area. County Counsel’s appeal fee is based upon the fee adopted by the Board of Supervisors on May 7, 2013, rounded down, which sets the fee substantially lower than actual cost. The appeal fee is subsidized by the County General Fund..

⁴ This appeal fee is based upon the fee adopted by the Board of Supervisors on May 7, 2013, rounded down, which sets the fee substantially lower than actual cost. The appeal fee is subsidized by the County General Fund.

1.	Application fee	\$ 4953 .00	Each
2.	Condition compliance fee	\$ 4953 .00	Permit
	Extraordinary Development Application ⁵	\$ 19502120 .00	Deposit
General Development Plan			
1.	Application fee	\$ 146159 .00	Each
2.	Condition compliance fee	\$ 4953 .00	Permit
	General/Area Plan Amendment	Extraordinary Development Application Fee	Deposit
	Minor Amendment (non-coastal; no public hearing)	\$ 98106 .00	Each
	Minor and Trivial Amendment (coastal zone; no public hearing)	\$ 98106 .00	Each
	Rezoning or Code Text Amendment	Extraordinary Development Application Fee	Deposit
	Scenic Easement Amendment	\$ 390424 .00	Each
	Specific Plan	Extraordinary Development Application Fee	Deposit
	Specific Plan Amendment	Extraordinary Development Application Fee	Deposit
	Specific Plan Conformance Determination	\$ 585636 .00	Each
Use Permit ⁶ -- General			
1.	Application fee	\$ 439477 .00	Each
2.	Condition compliance fee	\$ 146159 .00	Permit

⁵ “Extraordinary Development Applications” are those applications which will require staff time well beyond the typical application, as determined by the Director of Planning, and other applications as determined by the Director of Planning. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an EIR shall qualify as an Extraordinary Development Application. The amount paid to the County is for staff costs. The County may utilize a consultant, whose expenses shall be fully funded by the project applicant.

⁶ Fees for Combined Development Permits under Chapter 21.76 of Title 21 and Chapter 20.70 of Title 20 shall be 85% of the total combined permit fees. Condition compliance fees on Combined Development Permits shall be 85% of the total combined condition compliance fees for each constituent permit that was assessed an application fee as part of the Combined Development Permit.

Use Permit--oil and gas	Extraordinary Development Application Fee	Deposit
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Use permit– signs	\$ 146 <u>159</u> .00	Each
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Use permit—tree removal only

1. Application fee	\$ 146 <u>159</u> .00	Each
2. Condition compliance fee	\$ 49 <u>53</u> .00	Permit

Use Permit Amendment, Renewal, or Revision	\$ 585 <u>636</u> .00	Each
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Use Permit Extension	\$ 98 <u>106</u> .00	Each
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Variance (Application fee)	\$ 195 <u>212</u> .00	Each
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Vested Rights Determination	Extraordinary Development Application Fee	Deposit
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B. Various Subdivision Activities as Established in Monterey County Code, Title 19 (Subdivision Ordinance) (Government Code §§ 66499.35, 66451.2)

Certificate of Compliance

A. request for 1 or 2 lots	\$ 170 <u>1272</u> .00	1 - 2 lots
B. each additional lot requested	\$ 390 <u>424</u> .00	Per ea addt'l Lot > 2

Conditional Certificate of Compliance (applic.fee)	\$ 585 <u>636</u> .00	Per Lot
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Certificate of Correction	\$ 98 <u>106</u> .00	Each
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Lot Line Adjustment

1. Application fee	\$ 146 <u>159</u> .00	Each
2. Condition compliance fee	\$ 49 <u>53</u> .00	Permit

Lot Line Adjustment – Williamson Act

1. Application fee	\$ 1462 <u>1590</u> .00	Each
2. Condition compliance fee	\$ 488 <u>530</u> .00	Permit

Lot Line Adjustment Amendment, Revision or Extension	\$ 195 <u>212</u> .00	Each
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Minor Subdivision Tentative /Vesting
Tentative Map Application--General

1. Application fee	Extraordinary Development Application Fee	Deposit
2. Condition compliance fee/		

Parcel map review	Extraordinary Dev. App. Fee	Deposit
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Minor Subdivision Tentative/Vesting
Tentative Map Application –adopted Community Plan

A. If initial study required:		
1. Application fee	Extraordinary Dev. App. Fee	Deposit
2. Condition compliance fee/ Parcel map review	Extraordinary Dev. App. Fee	Deposit

B. If no initial study required:		
1. Application fee	\$ 1701272 .00	Each
2. Condition compliance fee/ Parcel map review	\$ 390424 .00	Map

Minor Subdivision Tentative Map Amendment or Revision	\$ 9751060 .00	Each
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Minor Subdivision Tentative Map Extension	\$ 585636 .00	Each
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Minor Subdivision Final Map Amendment	\$ 19502120 .00	Deposit
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Parcel Legality Determination⁷

A. request for 1 or 2 lots	\$ 1701272 .00	1 - 2 lots
B. each additional lot requested	\$ 390424 .00	Per ea addt'l Lot > 2

Standard Subdivision,
Tentative/Vesting Tentative Map

1. Application fee	Extraordinary Dev. App. Fee	Deposit
2. Condition compliance fee/ Final map review	Extraordinary Dev. App. Fee	Deposit

Standard Subdivision Tentative Map Amendment or Revision	\$ 19502120 .00	Each
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Standard Subdivision Tentative Map Extension	\$ 585636 .00	Each
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Standard Subdivision Final Map Amendment	\$ 19502120 .00	Deposit
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**C. Fees for Environmental Review Pursuant to California Environmental Quality Act
(Public Resources Code § 21089; Government Code §§ 65104, 65909.5, 66014)**

Initial Study

⁷ Fees collected for a parcel legality determination may be credited toward a request for Certificate of Compliance for the same lot that was the subject of the parcel legality determination.

a.	Single Family Dwelling (SFD)	\$ 390424 .00	Each
b.	Commercial/industrial	\$ 1701272 .00	Each
c.	Minor subdivision	\$ 1701272 .00	Deposit
d.	Standard subdivision	\$ 15601696 .00	Deposit
e.	Other	\$ 780848 .00	Each
	Addendum (tiered from earlier EIR)	\$ 780848 .00	Each
	Environmental Impact Report—Project review	Extraordinary Development Application Fee	Deposit
	Environmental Impact Report – Contract and contract amendment administration	\$ 390424 .00	Each
	Mitigation Monitoring and Condition Compliance For Projects with Mitigation Measures ⁸		
	1-20 Conditions/Measures	\$ 585636 .00	Deposit
	21-40 Conditions/Measures	\$ 1701272 .00	Deposit
	Over 40 Conditions/Measures	\$ 19502120 .00	Deposit

D. Fees For Miscellaneous Services (reference: Gov’t Code §65104 and as noted below)

	Airport Land Use Commission application review (Pub. Util. Code §21671.5)	\$ 98106 .00	Each
	Deed restriction processing (ministerial permit) ⁹	\$ 390424 .00	Each
	Letter of Public Convenience and Necessity	\$ 390424 .00	Each
	Mills Act Contract (Government Code § 50281.1)		
	a. Application Fee	\$ 195212 .00	Each
	b. Selected contract processing fee	\$ 780848 .00	Each

⁸ These fees shall apply, in lieu of other condition compliance fees set forth in this Article, to any permit approved after the effective date of this Article that incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document. If these fees apply, the other condition compliance fees set forth in this Article do not apply. Projects approved after the effective date of this Article with mitigation measures shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to the effective date of this Article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.

⁹ This fee applies only to deed restrictions that are not pursuant to a condition of approval for a discretionary entitlement to which a condition compliance fee applies. If the deed restriction is pursuant to a condition of approval for a discretionary entitlement, the applicable condition compliance fee would apply instead of the deed restriction processing fee.

Oak Woodlands Guidelines Consistency Certification
(Government Code § 65401;

Fish & Game Code § 1366(f)	\$ 195 <u>212</u> .00	Each
Road Abandonment (Streets and Highway Code § 8321)	\$ 390 <u>424</u> .00	Each
Williamson Act or Farmland Security Zone Contract	\$ 1560 <u>1696</u> .00	Each
Williamson Act Contract Amendment	\$ 975 <u>1060</u> .00	Each
Surface Mining Reclamation Plan	\$ 780 <u>848</u> .00	Each

E. Recordation Fee

The applicant for a discretionary land use development permit, use permit, construction permit, Williamson Act agreement, Mills Act contract, lot line adjustment, and/or any procedure that requires processing through the County and includes recording/filing of a document with the Monterey County Recorder shall, in addition to the payment of any and all other County fees, be required to pay any and all applicable standard recording/filing fees no later than the time of the recording/filing of that document. The payment of the applicable recording/filing fee shall be required whether or not the document is processed on behalf of the applicant by an employee of the County of Monterey (e.g., Clerk of the Board) or is processed by the applicant. Failure to ensure full payment of such recording/filing fee by the time of the recording/filing shall be grounds for rejection of the recording/filing of that document with no liability to the County.

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Building Services Master Fee Matrix – ARTICLE XIX		
<u>I. ADMINISTRATIVE FEES</u>	FEE	FEE BASIS ¹
<u>A. Approval Fees</u>		
1. Alternate Methods of Construction	300	fixed
2. Code Modification Request		
a. Simple with minimal review	90	fixed
b. Standard with review	195	fixed
c. Complex requiring Administrative Review (2hour min.)	195	hourly
3. Special Inspection Agency/Fabricator		
a. Initial Application	400	fixed
b. Renewal Application	150	fixed
4. Temporary Certificate of Occupancy	150	fixed
5. Early Utility Connection	150	fixed
<u>B. Appeal Fees</u>		
1. Building Appeal Board		
a. Simple with minimal review	195	fixed
b. Standard with review	585	hourlyfixed
2. Accessibility Review Board		
a. Simple with minimal review	195	fixed
b. Standard with review	585	hourlyfixed
<u>C. Extension Fees</u>		
1. Permit/Application expired < one year	90	fixed
2. Permit/Application expired > one year	220	fixed
3. Temporary Certificate of Occupancy	150	fixed
<u>D. Miscellaneous Fees</u>		
1. Deed Restriction	160	fixed
3. Replacement of Inspection card	90	fixed
4. Change of Record on Permit	90	fixed
5. Credit Card Surcharge	1.70%	% of invoice
6. Misc. Not otherwise classified.	90	fixed

II. PERMIT FEES		
A. Issuance Fees		
1. Simple Permit (No Plans Required)	90	fixed
2. Combination Permit	220	fixed
3. Sub Trade Permit	90	fixed
4. PV/EV Permit		
a. Roof Mounted PV	90	fixed
b. Ground Mounted PV	90	fixed
c. EV Charging Station	90	fixed
5. Deferred Submittal	90	fixed
6. Demolition Permit	90	fixed
7. Final Processing		
a. Standard	90	fixed
b. Extended (greater than 1 hour)	90	hourly
B. Routing Fees		
1. OTC Review and Issuance	90	fixed
2. Plan Review (Building Only)	150	fixed
3. Plan Review (Multi-Agency)	500	fixed
C. Plan Review Fees		
1. Over the Counter Plan Review	195	hourly
2. Standard Plan Review ²	80% of Inspection Fee	%
3. Foundation Only Plan Review (50% of Standard PC Fee) ³	50% of PC Fee	% of PC Fee
4. Standard Plan review	195	hourly
5. Expedited Plan Review (50% of Scheduled Fee) ⁴	50% of Scheduled Fee	% of PC Fee
6. Deferred Submittal	195	hourly
7. PV/EV Plan Review		
a. Roof Mounted PV	195	hourly
b. Ground Mounted PV	195	hourly
c. EV Charging Station	195	hourly
8. Demolition Plan Review	195	hourly
9. HCD Approved Structures Plan Review	195	hourly

10. Plan Review not Otherwise Classified	195	hourly
<u>D. Inspection Fees</u>		
1. Standard Building Inspection ⁵²	Per Valuation Table	calculated/valuation
2. Foundation Only Building Inspection (50% of Standard Insp. Fee) ⁶⁴	50% of Inspection Fee	% of inspection fee
3. Re-Inspection (1 hour Min.)	195	hourly
<u>4. Simple Permits</u>		
a. Minor	180	fixed
b. Standard (up to 3 inspections)	360	fixed
c. Additional Inspections	180	hourly
5. Permit Renewal Investigation	360	fixed
6. Temporary Certificate of Occupancy	360	fixed
7. Early Utility Connection	360	fixed
<u>8. After Hours Inspections</u>		
a. After normal hours (2 hour min)	180	hourly
b. Weekend (4 hour min)	180	hourly
9. Inspections not otherwise classified	180	hourly
<u>E. Fee Assessments</u>		
1. California Building standards Surcharge		calculated/state regs
2. Strong Motion-Commercial		calculated/state regs
3. Strong Motion-Residential		calculated/state regs
4. Technology Fee-Building		calculated/county ordinance
5. Technology Fee-Planning		calculated/county ordinance
6. General Plan Update		calculated/county ordinance
<u>F. Bonds</u>		
1. Temporary Occupancy Bond (\$5000 min) ⁷⁵		TBD
<u>III.RECORD FEES</u>		
<u>A. Escrow Report</u>		
1. Single Family Residence	277	fixed
2. Condominium/Townhouse	277	fixed
3. Multi-family Residence	277	fixed
4. Commercial/Industrial/Agricultural	277	fixed

IV. CODE ENFORCEMENT FEES		
A. Work without a Permit		
1. Simple Improvements (No Plans Required)		Dbl PC & Insp Fees
2. Major Improvements (Plans Required)		Dbl Pc & Insp Fees
B. Administrative Costs		
1. Code Enforcement Investigations and Compliance Support	180	hourly
FOOTNOTES		
[1] Hourly fees are charged in .25 hour increments		
[2] Shell only applications shall be charged at 80% of scheduled fee		
[3] Foundation only fee is in addition to the full fee per schedule		
[4] Expedited fee is in addition to the full fee per schedule		
[5] Shell only applications shall be charged at 80% of scheduled fee		
[6] Foundation only fee is in addition to the full fee per schedule		
[7] TCO Bond is 110% of valuation of uncompleted work		
[6] Fees on projects above \$1,000,000 are to be a fixed fee based on estimated hours as determined by the CBO		
Inspection Valuation Table		
Schedule	Fee	
Valuation	Fee	
\$0 to \$10,000	\$120.00	
\$10,001 to \$200,000	0.01323xValue-\$12.3	
\$200,001 and Up to \$1,000,000	0.01317xValue	
\$1,000,001 and Up	<u>Estimated Hours</u>	<u>fixed</u>
The construction valuation is determined from the February 2014 ICC Building Valuation Data with a 1.25 Regional Multiplier.		
The Alternative Energy Incentive Credit (approved separately by the Board of Supervisors) is not listed in this document.		

ARTICLE XX

RMA-ENVIRONMENTAL SERVICES FEES (1)(2)(7)(~~4110~~)

(Per Resolution No. 15-XXX, adopted xxxx, 2015 by the Monterey County Board of Supervisors)

SECTION 1. LAND USE

A. Fees for Processing Various Land Use Permits Established in Monterey County Code, Title 20 (Coastal Implementation Plan) and Title 21 (Zoning).

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Administrative Permit	\$1,312.00	Each
a. Application Fee	\$984.00	Each
b. Condition Compliance Fee	\$328.00	Each
2. Appeals (3)	\$164.00	Each
3. Coastal Administrative Permit	\$1,312.00	Each
a. Application Fee	\$984.00	Each
b. Condition Compliance Fee	\$328.00	Each
4. Coastal Development Permit	\$1,312.00	Each
a. Application Fee	\$984.00	Each
b. Condition Compliance Fee	\$328.00	Each
5. Coastal Implementation Plan Amendment (4)	Extraordinary Development Application Fee	
6. Emergency Permit	\$656.00	Each
7. Extraordinary Development Applications (1)(4)	\$4,920.00	Deposit
8. General Development Plan	\$984.00	Each
a. Application Fee	\$738.00	Each
b. Condition Compliance Fee	\$246.00	Each
9. General/Area Plan Amendments (4)	Extraordinary Development Application Fee	
10. Minor and Trivial Amendment (Coastal, no public hearing)	\$328.00	Each
11. Minor Amendment (Non-Coastal, no public hearing)	\$328.00	Each

12.	Rezoning or Code Text Amendments (4)	Extraordinary Development Application Fee	
13.	Use Permit	\$1,312.00	Each
	a. Application Fee	\$984.00	Each
	b. Condition Compliance Fee	\$328.00	Each
14.	Permit Amendments, Renewals, and Revisions (public hearing)	\$656.00	Each
15.	Permit Extensions	\$656.00	Each
B.	Fees for Processing Various Subdivision Activities as Established in Monterey County Code, Title 19 (Subdivisions)		
1.	Minor Subdivision Tentative Map/ Vesting Tentative Map	\$3,935.00	Deposit
	A. Adopted Community Plan (No Initial Study)	\$1,312.00	Each
	a. Application Fee	\$984.00	Each
	b. Condition Compliance Fee	\$328.00	Each
2.	Minor Subdivision Extensions	\$656.00	Each
3.	Minor Subdivision Amendments or Revisions	\$984.00	Each
4.	Standard Subdivision Preliminary Map (9)	\$3,935.00	Deposit
5.	Standard Subdivision Tentative Map/ Vesting Tentative Map (4)	Extraordinary Development Application Fee	
6.	Standard Subdivision Extension	\$984.00	Each
7.	Standard Subdivision Amendments or Revisions	\$1,640.00	Each
8.	Standard or Minor Subdivision Amended Final or Parcel Map	\$2,623.00	Deposit

SECTION 2. MISCELLANEOUS

A. Various Fees for Services Provided by the RMA- Environmental Services.

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Development Review Conference (5)	\$492.00	Deposit
2. Specific Plans and Amendments (4)	Extraordinary Development Application Fee	
3. Construction Permit Review		
a. Building Permit: New Single Family Dwelling Residential Building (tract home)	\$328.00	Each
b. Building Permit: Residential Building Additions and Renovations (6)	\$656.00	Each
bc. Building Permit: New Single Family Dwelling New Residential Building (6)	\$984.00	Each
d. Building Permit: New Residential Building or Additions/Renovations - with Grading (6)	\$1,312.00	Each
e. Building Permit: Commercial/Industrial Tenant Improvements-(6)	\$328.00	Each
f. Building Permit: Commercial/ Industrial Additions and Renovations (6)	\$984.00	Each
g. Building Permit: New Commercial or Industrial (6)	\$1,312.00	Each
h. Building Permit: New Commercial Industrial Building or Additions/Renovations - w Grading (6)	\$1,640.00	
i. Building Permit: Minor Projects (11)	82.00	Each
j. Grading Permit: Without an associated BP (6)	\$1,312 984.00	Each
k. Stormwater Pollution Prevention Plan Review	\$328.00	Each
l. Site Inspection	\$246.00	Each
m. Site Inspection - ASBS (12)	\$164.00	Each

SECTION 3. ENVIRONMENTAL REVIEW

A. Fees for Environmental Review and Processes Pursuant to the California Environmental Quality Act.

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Initial Study CEQA	\$656.00	Each
2. Environmental Impact Reports (4)(8)	Extraordinary Development	

Application Fee

3.	Mitigation Monitoring <u>and Condition Compliance for Projects with Mitigation Measures (10)-(13)</u>	\$163.96 <u>164.00</u>	Hour
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SECTION 4. CODE ENFORCEMENT

A. Fees for Code Enforcement Activities and Processes Pursuant to Chapter 1.20, Chapter 20.90 and Chapter 21.84, Monterey County Code (8)

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Code Enforcement Activities	\$163.96 <u>164.00</u>	Hour

Notes:

- 1) RMA-Environmental Services fees are based on an hourly rate of ~~\$163.96~~164.00, representing a weighted blend of the fully burdened labor rate for a Senior Water Resources Hydrologist, Civil Engineer, Water Resources Hydrologist, and Grading Inspector. The application and condition compliance fees are included in the total. A flat fee is based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time in quarter hour (.25) increments multiplied by the hourly rate representing actual hours worked by staff. The applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. On deposit matters, applicant and Director of Planning may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated actual cost of processing a specific application. Some fees have been rounded to the nearest dollar.
- 2) Fees for Combined Development Permits under Chapter 21.76 of Title 21 and Chapter 20.70 of Title 20 shall be 85% of the total combined permit application fees.
- 3) In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as Administrative Permits, Design Approvals, Variances and Tree Removal Permits in certain coastal areas. The appeal fee does not apply to appeals of Coastal Development Permits that are appealable to the Coastal Commission.
- 4) "Extraordinary development applications" are those applications which will require staff time well beyond the typical application, as determined by the Director of Planning. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and/or an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an EIR shall qualify as an extraordinary development application. The amount paid to the County is for staff costs. The County may utilize a consultant, whose expenses shall be fully funded by the project applicant.
- 5) Fees collected for Development Review Conferences (Section 2.A.1) shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within 6 months of the application appointment.

- 6) This fee shall be reduced by 50% for the first Building Permit and Grading Permit following approval of a discretionary planning entitlement.
- 7) Code Enforcement fees as land use fees will be credited back to RMA-Environmental Services when appropriate.
- 8) The deposit paid to the County for staff costs as identified in the Funding or Reimbursement Agreement between the County and the Applicant. Staff costs shall be reimbursed as part of an Extraordinary Development Application as noted in #4 above.
- 9) ~~These fees only apply to maps originally submitted prior to July 13, 2003 when applicants were charged "flat fees" (the use of deposits for full cost recovery projects became effective July 13, 2003) and those submitted after August 20, 2006. Maps submitted between July 13, 2003 and August 20, 2006 and on or after April 13, 2014 are full cost recovery projects and require a deposit **RESERVED**.~~
- ~~10) Projects approved after April 13, 2014 with mitigation measures shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to April 13, 2014 with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date. When applicable, RMA Environmental Services will charge \$163.96/hour towards the deposit collected by the Planning Department.~~
- 10) Unless a "deposit" is indicated, the fee is a flat fee based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement/activity for which the fee is charged. For certain matters, a "deposit" is indicated because the cost of processing varies widely depending on the particular application. Where a "deposit" is indicated, the fee will be based on actual cost, measured by actual time spent on a particular application in quarter hour (.25) increments. Applicant is required to pay the deposit, which is based on an estimate of minimum cost, and to increase the deposit if, in the course of processing the application, County determines that the deposit is insufficient to cover actual processing time. The fee will be calculated at full cost recovery when the project is complete. Where there are conflicting deposit amounts, the lower deposit shall apply.
- ~~11) Building Permit applications that include minor land disturbance may not require an Erosion Control Plan. The fee covers staff time necessary to make the determination that a project is minor and an Erosion Control Plan is not required.~~
- ~~12) During the rainy season, October 15th through April 15th, active construction sites in the Carmel Bay Area of Special Biological Significance Watershed Protection Area are required to be inspected weekly. Applicants shall pay inspection fees upon receipt of an invoice from the County, which the County may require periodically during the course of the project. All outstanding inspection fees shall be paid prior to final inspection.~~
- ~~13) These fees shall apply, in lieu of other condition compliance fees set forth in this Article, to any permit approved after the effective date of this article that incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document. If these fees apply, the other condition compliance fees set forth in this Article do not apply. Projects approved after the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.~~

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