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ARTICLE IX

RMA-PLANNING FEES (1)(2)(7)(11)(12)

(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		
i. Application Fee	\$1,868.34	Each
ii. Condition Compliance Fee	\$467.08	Permit
b. Signs	\$1,226.40	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		
i. Application Fee	\$1,868.34	Each
ii. Condition Compliance Fee	\$467.08	Permit
b. Signs	\$1,226.40	Each
3. Coastal Development Permit		
a. General		
i. Application Fee	\$4,204.80	Each
ii. Condition Compliance Fee	\$1,051.20	Permit
b. Signs	\$2,452.80	Each
c. Tree Removal		
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	\$175.20	Each
	b. Administrative	\$525.60	Each
	c. Public Hearing Required	\$876.00	Each
6.	Emergency Permit		
	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		
	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)	\$2,102.40	Each
11.	Rezoning or Code Text Amendments (4)	Extraordinary Development Application Fee	
12.	Tree Removal		
	a. Director's Approval (Inland)	\$280.32	Each
	b. Waiver (Coastal)	\$280.32	Each
13.	Use Permit		
	a. General		
	i. Application Fee	\$3,504.00	Each
	ii. Condition Compliance Fee	\$876.00	Permit
	b. Signs	\$2,452.80	Each
	c. Tree Removal		
	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		
	i. Application Fee	\$2,803.20	Each
	ii. Condition Compliance Fee	\$700.80	Permit

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

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

1.	Certificate of Compliance (13)		
a.	One or Two Parcels	\$1,752.00	Each (1-2 Parcels)
b.	Each Additional Parcel above 2 Parcels	\$525.60	Each (> 2 Parcels)
2.	Conditional Certificate of Compliance		
i.	Application Fee	\$2,803.20	per Lot
ii.	Condition Compliance Fee	\$700.80	Permit
3.	Certificate of Correction	\$700.80	Each
4.	Lot Line Adjustment		
a.	General		
i.	Application Fee	\$2,522.88	Each
ii.	Condition Compliance Fee	\$630.72	Permit
b.	Williamson Act		
i.	Application Fee	\$2,242.56	Each
ii.	Condition Compliance Fee	\$560.64	Permit
5.	Lot Line Adjustment Amendments, Extensions and Revisions	\$1,752.00	Each
6.	Minor Subdivision Tentative Map		
a.	General		
i.	Application Fee	\$6,000.00	Deposit
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.	General		
i.	Application Fee	\$9,000.00	Deposit
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
9.	Parcel Legality Determination by Parcel (13)		
a.	1 to 2 Lots	\$876.00	Each
b.	Each Additional Lot	\$525.60	Each
10.	Standard Subdivision Preliminary Map	\$6,000.00	Deposit
11.	Standard Subdivision Project Review Map		
a.	Carmel Valley Master Plan (CVMP)	\$3,000.00	Deposit
12.	Standard Subdivision Tentative Map/ Vesting Tentative Map (4)	Extraordinary Development Application Fee	
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
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	\$700.80	Each
2.	Application Request (5)	\$525.60	Each
3.	Field Review Prior to Application	\$350.40	Each
4.	Big Sur Viewshed Acquisition	\$1,752.00	Each

5.	Landscape/Fuel Management Plan Review		
	a. Commercial	\$525.60	Each
	b. Residential	\$262.80	Each
	c. Re-inspection of Commercial and Residential	\$175.20	Per Hour
6.	Development Review Conference (5) (3 hour minimum)	\$175.20	Hour
7.	Scenic Easement Amendments	\$1,752.00	Each
8.	Research (1) (2 hour minimum)	\$350.40	Deposit
9.	Specific Plans and Amendments (4)	Extraordinary Development Application Fee	
10.	Building Permit Review		
	a. New Single Family Dwelling (tract home)	\$175.20	Each
	b. New Single Family Dwelling (6)	\$876.00	Each
	c. New Commercial or Industrial (6)	\$1,051.20	Each
	d. Dwelling Additions (6)	\$700.80	Each
	e. Minor Review (Dwelling Additions under 500 sf) (6)	\$175.20	Each
	f. Ground Mounted Solar and Significant Demolition	\$175.20	Each
	g. Commercial or Industrial Additions (6)	\$876.00	Each
	h. Tenant Improvement (Comm. or Industrial)	\$87.60	Each
	i. Grading Permits not in conjunction with a Building Permit	\$1,051.20	Each
11.	Williamson Act Contracts/Amendments	\$1,576.80	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	\$876.00	Each
16.	Road Abandonment	\$876.00	Each
17.	Conformance Determinations (Specific Plan)		

a.	Director	\$1,226.40	Each
b.	Public Hearing	\$3,504.00	Each
18.	Technology Fee (12)	4% of planning permit	
19.	Mills Act Contract (Government Code Section 50281)		
a.	Application Fee	\$1,401.60	Each
b.	Selected Contract Processing Fee	\$700.80	Each
20.	Oak Woodland Guidelines Consistency Certification (Government Code 65401; Fish and Game Code 1366(f))	\$350.40	Each
21.	Restoration Plan (1)	\$2,000.00	Deposit
22.	Change of Commercial or Industrial Use	\$87.60	Each
23.	Development Agreement (4)	Extraordinary Development Application Fee	
24.	Deed Restriction Processing (ministerial permits)	\$175.20	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	\$14,016.00	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>
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1.	Initial Study CEQA		
	a. Single Family Dwelling (SFD)	\$4,555.20	Each
	b. Commercial/Industrial	\$6,482.40	Each
	c. Standard Subdivision (1)	\$12,000.00	Deposit
	d. Minor Subdivision (1)	\$6,000.00	Deposit
	e. Other	\$4,555.20	Each
2.	Addendum-tiered from earlier EIR	\$1,226.40	Each
3.	Environmental Impact Reports (4)(9)		
	a. Project Review	Extraordinary Development Application Fee	
4.	Mitigation Monitoring and Condition Compliance for Projects with Mitigation Measures (10) (14)		
	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

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Code Enforcement Activities	\$175.20	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 \$175.20 (in FY 2015-16), 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) **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) 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.
- 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.
- 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.

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**ARTICLE X
PUBLIC WORKS DEPARTMENT FEES ¹**

(Per Resolution No. 14-042, adopted February 25, 2014 by the Monterey County Board of Supervisors, Resolution No. 03-149, adopted 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	\$1,488.00	Each
5.		Record of Survey	\$744.00	Each
6.		Certificate of Correction	\$279.00	Each
7.		Corner Record ⁷	\$24.00	Each
8.		Final Map Processing	\$2,976 + \$279.00/lot	Each
9.		Subdivision Condition Compliance ⁸		
	a.	Minor Subdivision Parcel Map	\$ 2,418.00	Each
	b.	Standard Subdivision Final Map	\$2,976 + \$279.00/lot	Each
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	\$ 2,418.00	Each
	b.	Standard Subdivision Final Map	\$2,976 + \$279.00/lot	Each
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) ⁶	\$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 ⁵		
	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.	DRIVEWAYS:		
	<i>RESIDENTIAL:</i>	\$300.00	Each
	<i>COMMERCIAL:</i>	\$300.00	Each
2.	CURB, GUTTER & SIDEWALK:		
	NEW SIDEWALK:	\$175 + \$2.00 / LF inspection	
	SIDEWALK REPAIR:	\$0.00	
3.	UNDERGROUND UTILITY: (TRENCHING)		
	<i>0-500 FT</i>	\$220 + \$2.00 / LF inspection	
	<i>501 - 1500 FT:</i>	\$460 + \$2.00 / LF inspection	
	<i>OVER 1500 FT:</i>	\$670 + actual inspection cost	
4.	BORING:	\$350.00	Each
5.	BLANKET PERMIT:		
	(For Utility Companies)	\$3,000.00	Each

6.	UTILITY POLES:		
		<i>1 - 6 POLES:</i>	\$300.00 Each
		<i>7 OR MORE POLES:</i>	\$467.00 Each
7.	UTILITY WORK:		
		<i>BRIDGE REPAIR WORK:</i>	\$350.00 Each
		<i>BRIDGE - NEW WORK:</i>	Actual Cost Actual Cost
8.	TREE REMOVAL / TRIMMING:	\$300.00	Each
9.	ROAD CLOSURE / USAGE:		
		<i>MINOR CONSTRUCTION:</i>	\$600.00 Each
		<i>SPECIAL EVENTS</i>	\$500.00 Each
		<i>FILMING - PHOTOGRAPHY</i>	\$350.00 Each
10.	GENERAL MISCELLANEOUS WORK:	\$350.00	Each
11.	NON-COMPLIANCE WITH PERMIT PROCESS:	Permit Fee + 3 times permit fee	
12.	STREET IMPROVEMENTS	\$1,000 + actual cost of inspection	
13.	TRAFFIC STRIPING, MARKING OR SIGNAL IMPROVEMENTS	\$650 + actual cost of inspection	
14.	DIRECTIONAL SIGNS ⁽¹⁰⁾	\$300.00	
15.	LANDSCAPING	\$350.00	Each
16.	RETAINING WALLS / FENCE	\$650.00	Each

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 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.

**ARTICLE XVII
COUNTY COUNSEL FEES**

(Per Resolution No. 08-132, adopted April 22, 2008 by the Monterey County Board of Supervisors, Resolution No. 13-143, adopted May 7, 2013 by the Monterey County Board of Supervisors, Resolution No. 14-0421, 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	\$159.00	Each
2. Condition Compliance fee	\$53.00	Permit
Administrative Permit—Signs	\$159.00	Each

¹ Unless noted otherwise, County Counsel fees are based on an hourly rate of \$212.00, 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, 2015. 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	\$159.00	Each
2. Condition compliance fee	\$53.00	Permit
Coastal Administrative Permit – Signs	\$106.00	Each
Coastal Development Permit ⁶ – General		
1. Application fee	\$795.00	Each
2. Condition compliance fee	\$265.00	Permit
Coastal Development Permit– Signs	\$159.00	Each
Coastal Development Permit– Tree Removal Only		
1. Application fee	\$159.00	Each
2. Condition compliance fee	\$53.00	Permit
Coastal Implementation Plan Amendment	Extraordinary Development Application Fee	Deposit
Design Approval – Administrative	\$53.00	Each
Design Approval Requiring Public Hearing	\$212.00	Each
Development Agreement	Extraordinary Development Application Fee	Deposit

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.

Emergency Permit		
1.	Application fee	\$53.00 Each
2.	Condition compliance fee	\$53.00 Permit
Extraordinary Development Application ⁵	\$2120.00	Deposit
General Development Plan		
1.	Application fee	\$159.00 Each
2.	Condition compliance fee	\$53.00 Permit
General/Area Plan Amendment	Extraordinary Development Application Fee	Deposit
Minor Amendment (non-coastal; no public hearing)	\$106.00	Each
Minor and Trivial Amendment (coastal zone; no public hearing)	\$106.00	Each
Rezoning or Code Text Amendment	Extraordinary Development Application Fee	Deposit
Scenic Easement Amendment	\$424.00	Each
Specific Plan	Extraordinary Development Application Fee	Deposit
Specific Plan Amendment	Extraordinary Development Application Fee	Deposit
Specific Plan Conformance Determination	\$636.00	Each
Use Permit ⁶ -- General		
1.	Application fee	\$477.00 Each

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.

2.	Condition compliance fee	\$159.00	Permit
	Use Permit--oil and gas	Extraordinary Development Application Fee	Deposit
	Use permit-- signs	\$159.00	Each
	Use permit—tree removal only		
1.	Application fee	\$159.00	Each
2.	Condition compliance fee	\$53.00	Permit
	Use Permit Amendment, Renewal, or Revision	\$636.00	Each
	Use Permit Extension	\$106.00	Each
	Variance (Application fee)	\$212.00	Each
	Vested Rights Determination	Extraordinary Development Application Fee	Deposit

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	\$1272.00	1 - 2 lots
B.	each additional lot requested	\$424.00	Per ea addt'l Lot > 2
	Conditional Certificate of Compliance (applic.fee)	\$636.00	Per Lot
	Certificate of Correction	\$106.00	Each
	Lot Line Adjustment		
1.	Application fee	\$159.00	Each
2.	Condition compliance fee	\$53.00	Permit
	Lot Line Adjustment – Williamson Act		
1.	Application fee	\$1590.00	Each
2.	Condition compliance fee	\$530.00	Permit
	Lot Line Adjustment Amendment, Revision or Extension	\$212.00	Each
	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	\$1272.00	Each
2.	Condition compliance fee/ Parcel map review	\$424.00	Map

Minor Subdivision Tentative Map Amendment or Revision	\$1060.00	Each
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Minor Subdivision Tentative Map Extension	\$636.00	Each
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Minor Subdivision Final Map Amendment	\$2120.00	Deposit
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Parcel Legality Determination⁷

A.	request for 1 or 2 lots	\$1272.00	1 - 2 lots
B.	each additional lot requested	\$424.00	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	\$2120.00	Each
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Standard Subdivision Tentative Map Extension	\$636.00	Each
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Standard Subdivision Final Map Amendment	\$2120.00	Deposit
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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.

C. Fees for Environmental Review Pursuant to California Environmental Quality Act (Public Resources Code § 21089; Government Code §§ 65104, 65909.5, 66014)

Initial Study

a.	Single Family Dwelling (SFD)	\$424.00	Each
b.	Commercial/industrial	\$1272.00	Each
c.	Minor subdivision	\$1272.00	Deposit
d.	Standard subdivision	\$1696.00	Deposit
e.	Other	\$848.00	Each

Addendum (tiered from earlier EIR)	\$848.00	Each
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Environmental Impact Report—Project review	Extraordinary Development Application Fee	Deposit
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Environmental Impact Report – Contract and contract amendment administration	\$424.00	Each
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Mitigation Monitoring and Condition Compliance For Projects with Mitigation Measures⁸

1-20 Conditions/Measures	\$636.00	Deposit
21-40 Conditions/Measures	\$1272.00	Deposit
Over 40 Conditions/Measures	\$2120.00	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)	\$106.00	Each
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Deed restriction processing (ministerial permit) ⁹	\$424.00	Each
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Letter of Public Convenience and Necessity	\$424.00	Each
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Mills Act Contract

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.

(Government Code § 50281.1)		
a. Application Fee	\$212.00	Each
b. Selected contract processing fee	\$848.00	Each
Oak Woodlands Guidelines Consistency Certification (Government Code § 65401; Fish & Game Code § 1366(f))	\$212.00	Each
Road Abandonment (Streets and Highway Code § 8321)	\$424.00	Each
Williamson Act or Farmland Security Zone Contract	\$1696.00	Each
Williamson Act Contract Amendment	\$1060.00	Each
Surface Mining Reclamation Plan	\$848.00	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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<u>Building Services Master Fee Matrix – ARTICLE XIX</u>		
<u>I. ADMINISTRATIVE FEES</u>	FEE	<u>FEE BASIS</u> 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	fixed
2. Accessibility Review Board		
a. Simple with minimal review	195	fixed
b. Standard with review	585	fixed
<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 ²	Per Valuation Table	calculated/valuation
2. Foundation Only Building Inspection (50% of Standard Insp. Fee) ⁴	50% of Inspection Fee	% of inspection fee
3. Re-Inspection (1 hour Min.)	195	hourly
4. Simple Permits		
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
8. After Hours Inspections		
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) ⁵		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

<u>IV. CODE ENFORCEMENT FEES</u>		
<u>A. Work without a Permit</u>		
1. Simple Improvements (No Plans Required)		Dbl PC & Insp Fees
2. Major Improvements (Plans Required)		Dbl Pc & Insp Fees
<u>B. Administrative Costs</u>		
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] 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		
Valuation	Fee	
\$0 to \$10,000	\$120.00	
\$10,001 to \$200,000	0.01323 x Value-\$12.3	
\$200,001 to \$1,000,000	0.01317 x Value	
\$1,000,001 and Up ⁶	Estimated Hours	fixed
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)(10)
(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		
a. Application Fee	\$984.00	Each
b. Condition Compliance Fee	\$328.00	Each
2. Appeals (3)	\$164.00	Each
3. Coastal Administrative Permit		
a. Application Fee	\$984.00	Each
b. Condition Compliance Fee	\$328.00	Each
4. Coastal Development Permit		
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		
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		
	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)		
	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	\$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: Residential Building (tract home)	\$328.00	Each
b.	Building Permit: Residential Building Additions and Renovations (6)	\$656.00	Each
c.	Building Permit: 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)	\$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 and Condition Compliance for Projects with Mitigation Measures (13)	\$164.00	Hour

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	\$164.00	Hour

Notes:

- 1) RMA-Environmental Services fees are based on an hourly rate of \$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) **RESERVED.**
- 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.