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MONTEREY COUNTY LAND USE FEES MATRIX

June 22, 2021

Fee Type (1) (2)	HCD Tier	Foot-notes	Total Upfront Fees for Customers w/ OWTS (Add'l fees may apply) (2)	Total Upfront Fees for Customers w/ Public Utilities (Add'l fees may apply) (2)	PW Fee 2021	HCD Fee 2021	HCD File Storage Fee (1.93%)	HCD Tech Fee (7.04%)	HCD GPUI	County Counsel Fee	EHB Fee: OWTS, Well, or Water System	EHB Fee: Public Utilities	CAO 2021
Address Assignment (first address assignment)			\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Address Assignment (additional address assignments)			\$ 107	\$ 107		\$ 90	\$ 1.74	\$ 6.34	\$ 9	\$ -	\$ -	\$ -	\$ -
Administrative Permit or Coastal Administrative Permit (General) Commercial or Industrial	Tier 4		\$ 7,682	\$ 6,899		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 167	\$ 1,566	\$ 783	\$ -
Administrative Permit or Coastal Administrative Permit (General) Residential	Tier 4		\$ 7,682	\$ 6,273		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 167	\$ 1,566	\$ 157	\$ -
Airport Land Use Commission Application Review	Tier 2		\$ 1,413	\$ 1,413		\$ 1,000	\$ 19.30	\$ 70.40	\$ 100	\$ 223	\$ -	\$ -	\$ -
Appeal (Coastal)	No Fee	⁽³⁾⁽⁷⁾	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Appeal (Inland)	Each	⁽⁷⁾	\$ 3,572	\$ 3,572		\$ 3,000	\$ 57.90	\$ 211.20	\$ -	\$ 146	\$ 157	\$ 157	\$ -
Appeal of Fee Determination (No GP surcharge)	Tier 2	⁽³⁾⁽⁷⁾	\$ 1,931	\$ 1,931		\$ 1,500	\$ 28.95	\$ 105.60	\$ 150	\$ 146	\$ -	\$ -	\$ -
Appeal of Incomplete or Completeness Determination	Each		\$ 3,569	\$ 3,569		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300				
Application Request	Tier 1	⁽⁷⁾	\$ 595	\$ 595		\$ 500	\$ 9.65	\$ 35.20	\$ 50	\$ -	\$ -		\$ -
Big Sur Viewshed Acquisition (Transfer of Development Right)	Tier 3		\$ 3,569	\$ 3,569		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ -	\$ -	\$ -	\$ -
Certificate of Compliance - Conditional (1-2 Lots)	Tier 5	⁽¹²⁾⁽¹⁵⁾	\$ 11,149	\$ 10,366	\$ 700	\$ 7,000	\$ 135.10	\$ 492.80	\$ 700	\$ 1,338	\$ 783	\$ -	\$ -
Certificate of Compliance - Conditional (Add'l Lots \$1,000)	Tier 5	⁽¹⁵⁾	\$ 1,676	\$ 1,676	\$ 263	\$ 1,000	\$ 19.30	\$ 70.40	\$ 100	\$ 223	\$ -	\$ -	\$ -
Certificate of Compliance - Unconditional (1-2 parcels)	Tier 3	⁽¹²⁾⁽¹⁵⁾	\$ 5,607	\$ 5,607	\$ 700	\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ 1,338	\$ -	\$ -	\$ -
Certificate of Compliance - Unconditional (Add'l lots \$1,000)	Tier 3	⁽¹²⁾⁽¹⁵⁾	\$ 1,676	\$ 1,676	\$ 263	\$ 1,000	\$ 19.30	\$ 70.40	\$ 100	\$ 223	\$ -	\$ -	\$ -
Certificate of Correction - Map modification (except change of scenic easement)		⁽¹⁵⁾	\$ 1,434	\$ 1,434	\$ 132	\$ 1,000	\$ 19.30	\$ 70.40	\$ 100	\$ 112	\$ -	\$ -	\$ -
Certificate of Correction		⁽¹⁵⁾	\$ 1,050	\$ 1,050	\$ 1,050		\$ -	\$ -	\$ -				
Change of Commercial or Industrial Use	Tier 2		\$ 2,098	\$ 1,942		\$ 1,500	\$ 28.95	\$ 105.60	\$ 150		\$ 313	\$ 157	\$ -
Coastal Development Permit - Commercial/Industrial	Tier 6		\$ 14,132	\$ 13,349		\$ 10,000	\$ 193.00	\$ 704.00	\$ 1,000	\$ 669	\$ 1,566	\$ 783	\$ -
Coastal Development Permit - Residential	Tier 6		\$ 14,132	\$ 12,723		\$ 10,000	\$ 193.00	\$ 704.00	\$ 1,000	\$ 669	\$ 1,566	\$ 157	\$ -
Coastal Implementation Plan Amendment (Deposit)	Tier 7		\$ 26,024	\$ 26,024		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230			\$ -
Combined Development Permit	Tier 6		\$ 14,132	\$ 13,349		\$ 10,000	\$ 193.00	\$ 704.00	\$ 1,000	\$ 669	\$ 1,566	\$ 783	\$ -
Commercial Cannabis Permit - Initial Permit	Each		\$ 4,945	\$ 4,945		\$ 185	\$ 3.57	\$ 13.02	\$ 19	\$ 365	\$ 1,274	\$ 1,274	\$ 3,086
Commercial Cannabis Permit - Renewal	Each		\$ 2,473	\$ 2,473		\$ 92.5	\$ 1.79	\$ 6.51	\$ 9	\$ 182.5	\$ 637	\$ 637	\$ 1,543
Cannabis - Permit/Registration Form Modification Fee	Each		\$ 1,070	\$ 1,070			\$ -	\$ -	\$ -				\$ 1,070
Cannabis - Research Fee (1 hr minimum)	Hourly		\$ 74	\$ 74			\$ -	\$ -	\$ -				\$ 74
Condition Compliance / Mitigation Monitoring, 1-10 Conditions/Mitigation Measures (Deposit)	Hourly	⁽⁹⁾⁽¹⁰⁾⁽¹⁵⁾	\$ 5,325	\$ 5,325	\$ 1,000	\$ 2,000	\$ 38.60	\$ 140.80	\$ 200	\$ 446	\$ 1,500	\$ 1,500	\$ -
Condition Compliance / Mitigation Monitoring, 11-20 Conditions/Mitigation Measures (Deposit)	Hourly	⁽⁹⁾⁽¹⁰⁾⁽¹⁵⁾	\$ 8,705	\$ 8,705	\$ 2,000	\$ 4,000	\$ 77.20	\$ 281.60	\$ 400	\$ 446	\$ 1,500	\$ 1,500	

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Condition Compliance / Mitigation Monitoring, over 20 Conditions/Mitigation Measures (Deposit)	Hourly	(9)(10)(15)	\$ 12,084	\$ 12,084	\$ 3,000	\$ 6,000	\$ 115.80	\$ 422.40	\$ 600	\$ 446	\$ 1,500	\$ 1,500	
Condition Compliance without Mitigation Measures, 1-10 Conditions (Deposit)	Hourly	(9)(10)(15)	\$ 5,103	\$ 5,103	\$ 1,000	\$ 2,000	\$ 38.60	\$ 140.80	\$ 200	\$ 224	\$ 1,500	\$ 1,500	\$ -
Condition Compliance without Mitigation Monitoring, 11-20 Conditions (Deposit)	Hourly	(9)(10)(15)	\$ 8,483	\$ 8,483	\$ 2,000	\$ 4,000	\$ 77.20	\$ 281.60	\$ 400	\$ 224	\$ 1,500	\$ 1,500	
Condition Compliance without Mitigation Monitoring, over 20 Conditions (Deposit)	Hourly	(9)(10)(15)	\$ 11,862	\$ 11,862	\$ 3,000	\$ 6,000	\$ 115.80	\$ 422.40	\$ 600	\$ 224	\$ 1,500	\$ 1,500	
Corner Record (Clerk Recorder Fees; Ca. Business and Professions Code § 8773.2)		(15)	\$ 24	\$ 24	\$ 24		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Administration (15% of New and Amendment(s) amount)	Percentage		\$ -	\$ -			\$ -	\$ -	\$ -				
Deed Restriction Processing (ministerial permits)	Hourly		\$ 500	\$ 500		\$ -	\$ -	\$ -	\$ -		\$ 500	\$ 500	\$ -
Design Approval - Administrative, review & approval required, no hearing required	Tier 2		\$ 2,154	\$ 1,841		\$ 1,500	\$ 28.95	\$ 105.60	\$ 150	\$ 56	\$ 313	\$ -	\$ -
Design Approval – Over The Counter, limited in scope, no hearing required	Tier 1		\$ 595	\$ 595		\$ 500	\$ 9.65	\$ 35.20	\$ 50	\$ -	\$ -	\$ -	\$ -
Design Approval limited in scope, no hearing required, no other departmental review required, minor change to existing structure, no addition.	No Fee		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design Approval, public hearing required	Tier 3		\$ 4,105	\$ 3,792		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ 223	\$ 313	\$ -	\$ -
Development Agreement (Deposit)	Tier 7		\$ 26,024	\$ 26,024		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230		\$ -	\$ -
Development Review Conference - Commercial/Industrial	Tier 3	(5)(6)	\$ 4,352	\$ 4,352		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ -	\$ 783	\$ 783	\$ -
Development Review Conference - Residential	Tier 3	(5)(6)	\$ 4,352	\$ 3,569		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ -	\$ 783	\$ -	\$ -
Director's Interpretation - Appeal (No GP Surcharge)	Tier 2	(3)(7)(13)	\$ 1,931	\$ 1,931		\$ 1,500	\$ 28.95	\$ 105.60	\$ 150	\$ 146	\$ -	\$ -	\$ -
Director's Interpretation (No GP Surcharge)	Tier 2	(7)	\$ 2,231	\$ 2,231		\$ 1,500	\$ 28.95	\$ 105.60	\$ 150	\$ 446	\$ -	\$ -	\$ -
Emergency Permits	Tier 4		\$ 6,005	\$ 6,005		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 56	\$ -	\$ -	\$ -
Environmental Review - Addendum (tiered from earlier Environmental Impact Report; environmental review fees are additive to permit fees)	Tier 4		\$ 7,154	\$ 7,154		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 892	\$ 313	\$ 313	\$ -
Environmental Review - Environmental Impact Report, (Extraordinary Development Application, Deposit)	Tier 7		\$ 28,524	\$ 28,524		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230	\$ 2,500	\$ 2,500	\$ -
Environmental Review - Initial Study (ND/MND; environmental review fees are additive to permit fees)	Tier 6		\$ 13,512	\$ 13,512		\$ 10,000	\$ 193.00	\$ 704.00	\$ 1,000	\$ 1,115	\$ 500	\$ 500	\$ -
Extraordinary Development Application (Deposit)	Tier 7	(4)(15)	\$ 33,524	\$ 33,524	\$ 5,000	\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230	\$ 2,500	\$ 2,500	\$ -
Flood Zone Inquiry Report or Flood Zone Inquiry Cover Page	No Fee		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Franchise Agreement			\$ 8,328	\$ 8,328		\$ 7,000	\$ 135.10	\$ 492.80	\$ 700	\$ -	\$ -	\$ -	\$ -
Franchise Agreement Extension or Amendment	Tier 4		\$ 5,949	\$ 5,949		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ -	\$ -	\$ -	\$ -
General Development Plan	Tier 6		\$ 13,630	\$ 12,847		\$ 10,000	\$ 193.00	\$ 704.00	\$ 1,000	\$ 167	\$ 1,566	\$ 783	\$ -
General Plan / Land Use Plan Amendment (Deposit)	Tier 7		\$ 28,524	\$ 28,524		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230	\$ 2,500	\$ 2,500	\$ -
Hazard Tree Removal	No Fee	(8)	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hazardous Vegetation/Fuel Management Plan Review	No Fee		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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Landscape Management Plan Review	Tier 1		\$ 595	\$ 595		\$ 500	\$ 9.65	\$ 35.20	\$ 50	\$ -	\$ -	\$ -	\$ -
Letter of Public Convenience and Necessity	Tier 2		\$ 2,231	\$ 2,231		\$ 1,500	\$ 28.95	\$ 105.60	\$ 150	\$ 446	\$ -	\$ -	\$ -
Lot Line Adjustment - General	Tier 4	(15)	\$ 7,599	\$ 6,816	\$ 700	\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 167	\$ 783	\$ -	\$ -
Lot Line Adjustment - Williamson Act	Tier 5	(15)	\$ 11,484	\$ 10,701	\$ 700	\$ 7,000	\$ 135.10	\$ 492.80	\$ 700	\$ 1,673	\$ 783	\$ -	\$ -
Lot Line Adjustment Amendments, Revisions or Extensions	Tier 3	(15)	\$ 4,750	\$ 3,967	\$ 175	\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ 223	\$ 783	\$ -	\$ -
Mills Act Contract Application	Tier 3		\$ 4,461	\$ 4,461		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ 892	\$ -	\$ -	\$ -
Mills Act Contract Selected Contract Processing	Tier 2		\$ 1,785	\$ 1,785		\$ 1,500	\$ 28.95	\$ 105.60	\$ 150	\$ -	\$ -	\$ -	\$ -
Minor & Trivial Amendment, hearing required	Tier 5		\$ 8,328	\$ 8,328		\$ 7,000	\$ 135.10	\$ 492.80	\$ 700	\$ -	\$ -	\$ -	\$ -
Minor and Trivial Amendment or Minor Amendment, no hearing required	Tier 3		\$ 4,464	\$ 3,681		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ 112	\$ 783	\$ -	\$ -
Monterey Peninsula Water Mgmt Dist. Allocation Tracking	Each		\$ 217	\$ 217		\$ 182	\$ 3.51	\$ 12.81	\$ 18	\$ -	\$ -	\$ -	\$ -
Oak Woodland Guidelines Consistency Certification	Tier 2		\$ 2,008	\$ 2,008		\$ 1,500	\$ 28.95	\$ 105.60	\$ 150	\$ 223	\$ -	\$ -	\$ -
Parcel Legality Determination 1-2 lots	Tier 3	(12)	\$ 4,907	\$ 4,907		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ 1,338	\$ -	\$ -	\$ -
Permit Amendment, Renewal, or Revision (not otherwise specified)	Tier 4		\$ 7,401	\$ 7,401		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 669	\$ 783	\$ 783	\$ -
Permit Extension	Tier 4		\$ 6,844	\$ 6,844		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 112	\$ 783	\$ 783	\$ -
Personal Cannabis Permit	Each		\$ 202	\$ 202		\$ 170	\$ 3.28	\$ 11.97	\$ 17	\$ -	\$ -	\$ -	\$ -
Public Service Easement Abandonment		(15)	\$ 4,200	\$ 4,200	\$ 4,200		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Record of Survey (First Sheet)	Each	(15)	\$ 507	\$ 507	\$ 150	\$ 300	\$ 5.79	\$ 21.12	\$ 30	\$ -	\$ -	\$ -	\$ -
Record of Survey (Add'l Sheets)	Each	(15)	\$ 169	\$ 169	\$ 50	\$ 100	\$ 1.93	\$ 7.04	\$ 10	\$ -	\$ -	\$ -	\$ -
Research		(15)	\$ 175	\$ 175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restoration Plan - Administrative	Tier 4		\$ 5,949	\$ 5,949		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ -	\$ -	\$ -	\$ -
Restoration Plan, Hearing Required	Tier 6		\$ 11,897	\$ 11,897		\$ 10,000	\$ 193.00	\$ 704.00	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Road Abandonment	Tier 1	(15)	\$ 6,641	\$ 6,641	\$ 5,600	\$ 500	\$ 9.65	\$ 35.20	\$ 50	\$ 446	\$ -	\$ -	\$ -
Road Name	Tier 3		\$ 3,569	\$ 3,569		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300		\$ -	\$ -	\$ -
Scenic Easement Amendment	Tier 3		\$ 4,015	\$ 4,015		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ 446	\$ -	\$ -	\$ -
Site Visit	Hourly		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Event Processing (other permits may be required; fees captured through other permits)	No Fee		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Specific Plan (Deposit)	Tier 7		\$ 26,024	\$ 26,024		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230	\$ -	\$ -	\$ -
Specific Plan Amendments (Deposit)	Tier 7		\$ 26,024	\$ 26,024		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230	\$ -	\$ -	\$ -
Specific Plan Conformance Determination, Director's Approval, No Hearing	Tier 2		\$ 2,454	\$ 2,454		\$ 1,500	\$ 28.95	\$ 105.60	\$ 150	\$ 669	\$ -	\$ -	\$ -
Specific Plan ConfoHCDnce Determination, Hearing Required	Tier 4		\$ 6,618	\$ 6,618		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 669	\$ -	\$ -	\$ -
Subdivision - Minor or Standard – Amend Final Map (Deposit Required \$6,000)	Hourly	(15)	\$ 16,868	\$ 16,868	\$ 5,000	\$ 6,000	\$ 115.80	\$ 422.40	\$ 600	\$ 2,230	\$ 2,500	\$ 2,500	\$ -
Final Map Processing, base fee		(15)	\$ 525	\$ 525	\$ 525		\$ -	\$ -	\$ -				
Final Map Processing, each lot		(15)	\$ 525	\$ 525	\$ 525		\$ -	\$ -	\$ -				

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Subdivision – Minor or Standard: Tentative / Vesting Tentative Map Amendment; Tentative / Vesting Tentative Map Application; Tentative / Vesting Tentative Map Extension; Extension / Subdivision Improvement Agreement Extension. (Deposit)	Tier 7		\$ 28,524	\$ 28,524		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230	\$ 2,500	\$ 2,500	\$ -
Surface Mine Annual Inspection (disturbed area <20 acres)	Tier 4		\$ 5,949	\$ 5,949		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ -	\$ -	\$ -	\$ -
Surface Mine Annual Inspection (disturbed area >20 acres)	Tier 6		\$ 11,897	\$ 11,897		\$ 10,000	\$ 193.00	\$ 704.00	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Surface Mine Reclamation Plan (Deposit)	Tier 7		\$ 24,776	\$ 24,776		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 982	\$ -	\$ -	\$ -
Transfer of Development Credit	Tier 3		\$ 3,569	\$ 3,569		\$ 3,000	\$ 57.90	\$ 211.20	\$ 300	\$ -	\$ -	\$ -	\$ -
Tree Removal; (Director's Approval, Inland/Waiver, Coastal)	Tier 1		\$ 595	\$ 595		\$ 500	\$ 9.65	\$ 35.20	\$ 50	\$ -	\$ -	\$ -	\$ -
Use Permit - General (Commercial/Industrial)	Tier 4		\$ 8,017	\$ 7,234		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 502	\$ 1,566	\$ 783	\$ -
Use Permit - General (Residential)	Tier 4		\$ 8,017	\$ 6,608		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 502	\$ 1,566	\$ 157	\$ -
Use Permit - Oil & Gas (Deposit)	Tier 7		\$ 27,524	\$ 27,524		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230	\$ 1,500	\$ 1,500	\$ -
Variance	Tier 5		\$ 8,551	\$ 8,551		\$ 7,000	\$ 135.10	\$ 492.80	\$ 700	\$ 223	\$ -	\$ -	\$ -
Vested Rights Determination (Deposit)	Tier 7		\$ 26,024	\$ 26,024		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230	\$ -	\$ -	\$ -
Voluntary Merger	Tier 2	(15)	\$ 2,135	\$ 2,135	\$ 350	\$ 1,500	\$ 28.95	\$ 105.60	\$ 150				
Williamson Act - Farmland Security Zone Contract	Tier 4		\$ 7,733	\$ 7,733		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 1,784	\$ -	\$ -	\$ -
Williamson Act Contract Amendment	Tier 4		\$ 6,172	\$ 6,172		\$ 5,000	\$ 96.50	\$ 352.00	\$ 500	\$ 223	\$ -	\$ -	\$ -
Zone Change / Code Amendment (Deposit)	Tier 7		\$ 26,024	\$ 26,024		\$ 20,000	\$ 386.00	\$ 1,408.00	\$ 2,000	\$ 2,230	\$ -	\$ -	\$ -

Footnotes

1) Unless a "deposit" is indicated, the fee is a flat fee based on the estimated reasonable cost, averaged across all applications, for processing the permit/entitlement/activity. In cases where the scope of an application is modified and/or exceeds the scope originally used to assign the fee tier (and other associated fees), the HCD reserves the right to re-assess the application to the appropriate fee tier (and collect associated fees).

2) For certain applications, a "deposit" is indicated because the cost of processing varies widely depending on the application. Where a "deposit" is indicated, the fee will be based on actual hours, measured by actual time spent on an application in quarter-hour (.25) increments. Applicant is required to pay the deposit, which is initially established based on an estimated minimum set of hours multiplied by the applicable billable rates. If during the processing of applications County staff determines that the deposit is insufficient to cover actual processing time, the applicant will be asked to increase the deposit amount based on a revised estimate provided by the County. The revised estimate will be calculated based on the established billable rate(s) multiplied by actual hours expended. Should the instance arise where the deposit is insufficient to cover the actual cost of the actual processing time, the applicant will be billed to cover the outstanding amount. All outstanding amounts must be paid prior to the County finalizing the application. On deposit applications, the applicant and Deputy Director of Land-Use Housing and Community Development may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated cost of processing a specific application. Invoices shall be provided to the applicant on a frequency dependent upon the application's progress. The fee will be calculated based on the number of hours expended by County staff multiplied by the applicable billable rate noted in the fee article. Consultants and other expenses shall be reimbursed based on actual costs incurred.

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 applicable to such permits would be subject to the same appeal fee listed in the appeal item for inland projects. The appeal fee does not apply to appeals of Coastal Development Permits that are appealable to the Coastal Commission. No fee is charged for postage & handling.

4) "Extraordinary development applications" are those applications that require staff time well beyond a typical application, as determined by the Deputy Director of Land-Use Housing and Community Development or Chief 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 scope and complexity. Consistent with these criteria, any project requiring the preparation of an Environmental Impact Report shall qualify as an extraordinary development application. The applicant shall be responsible for paying the associated staff hours multiplied by the applicable billable rate noted in the fee article, as well as any other costs incurred, including consultant costs.

5) Fees collected for application appointments and Development Review Conferences shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within 12 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) General Plan Update and Implementation fee of 10% is applied to the total permit fee assessed toward an application and is required for all permits covered under this article except for: Application Requests; Appeals; Appeals of Director's Interpretation; and Appeals of Fee Determinations.

8) Hazard Tree Removal - No Fee applies when a tree is deemed hazardous by a professional licensed arborist or tree trimmer/remover.

9) Applications 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 Monterey County Fee Resolution that was in effect on the application approval date.

10) Applications with conditions of approval that do not include mitigation measures, applications approved after the effective date of this Article shall be subject to the condition compliance fees set forth in this Article, and applications approved prior to the effective date of this Article shall be subject to the condition compliance fees set forth in the Monterey County Fee Resolution that was in effect on the application approval date.

11) Work performed without a permit where a permit is required is subject to Code Enforcement Investigation and Compliance Support based on hourly rates, plus double the permit fee.

12) A portion of the fee (50%, \$1,500) collected for a parcel legality determination may be credited toward a request for Certificate of Compliance (Conditional \$7,000 or Unconditional \$3,000) for the same lot that was the subject of the parcel legality determination.

13) An appeal fee applies to appeals of the HCD Director's Interpretations of the zoning or subdivision ordinance, regardless of planning area.

14) Transactions involving the use of a credit card will be subject to a Credit Card Convenience Fee. The Credit Card Convenience Fee of 2.25% is based off a current fee established by the County's contracted merchant bank, and is subject to adjustments.

15) Public Works fees shall be charged in accordance with Article X-Public Works.