



Monterey County Board of Supervisors

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Order

A motion was made by Supervisor Luis A. Alejo, seconded by Supervisor Jane Parker to:

Adopt Resolution No. 19-318 amending Monterey County Fee Articles (Attachment A), effective November 17, 2019, to:

- a. Amend Article IX - (RMA-Planning) to re-title to RMA-Land Use and to update and consolidate land-use application fees for RMA-Planning, RMA-Public Works, and RMA-Environmental Services;
- b. Rescind and Reserve Article X (RMA-Public Works);
- c. Amend Article XIX (RMA-Building Services) to revise plan check and inspection fees to reflect updates to rates based on valuation;
- d. Amend Article XVII (County Counsel) to align with revisions to Article IX and update rates;
- e. Rescind and Reserve Article XX (RMA-Environmental Services);

PASSED AND ADOPTED on this 17th day of September 2019, by the following vote, to wit:

AYES: Supervisors Alejo, Lopez, Phillips, Parker and Adams
NOES: None
ABSENT: None

I, Valerie Ralph, 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 82 for the meeting September 17, 2019.

Dated: September 23, 2019
File ID: RES 19-120
Agenda Item No. 16

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Julian Lorenzana, Deputy

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

Resolution No. 19-120

Adopt a Resolution Amending the Monterey County Fee Resolution)
relating to Fee Articles for processing applications for land-use)
permits and entitlements, effective November 17, 2019, as follows:)
a. Amend Article IX - (RMA-Planning) to re-title to RMA-Land)
Use and to update and consolidate land-use application fees for)
RMA-Planning, RMA-Public Works, and RMA-Environmental)
Services;)
b. Rescind and Reserve Article X (RMA-Public Works);)
c. Amend Article XIX (RMA-Building Services) to revise plan)
check and inspection fees to reflect updates to rates based on)
valuation;)
d. Amend Article XVII (County Counsel) to align with revisions to)
Article IX and update rates; and)
e. Rescind and Reserve Article XX (RMA-Environmental)
Services).....)

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 at least a portion of the costs to provide these services.
4. The Resource Management Agency (RMA) is proposing to establish a tiered fee schedule based on the estimated reasonable costs for providing those fee-based services, with the objective of simplifying and streamlining the permitting processes and land-use activities workflows, while maximizing recovery of the costs of processing permit applications and developing and implementing regulations.
5. The land-use fee adjustments made by this resolution are to recover staff costs of processing applications for land use for permits and entitlements and associated planning, monitoring, and enforcement activities performed either by the RMA or County Counsel’s office. The increased fees do not exceed estimated reasonable or actual costs of performing the services, processing land-use applications and entitlements, and associated permitting, monitoring, and enforcement activities. Any and all adjustments to the fees reflect no more than the actual costs of the services or benefits received by the payor. To the extent that the fees do not result in full cost recovery, the shortfall may impact the County General Fund.

6. Land Use fees for Monterey County consist of the following Fee Articles:

a. **Fee Article I.E** represents Monterey County Health Department-Environmental Health Bureau (EHB) land-use permitting-related activities. EHB is seeking amendment of Fee Article I.E. in a concurrent, separate item scheduled for Board of Supervisors' consideration. Contingent upon Board approval, the revised Fee Article IE shall be incorporated into the fee collecting and permit tracking system, and RMA shall continue to provide the public with single-point fee-collection services.

b. **Fee Article IX** represents land use fees for Planning Services, which is a functional unit of the Resource Management Agency Land Use and Community Development Division. This Article includes fees for services related to land-use entitlements and was last comprehensively updated in 2015 (Resolution 15-075). Proposed changes include a simplified tiered schedule that includes the following land-use divisions of the RMA: Planning, Public Works, Development Services, and Environmental Services that process planning permit-related activities. This Fee article will be renamed to RMA-Land Use.

c. **Fee Article X** represents land-use fees for what was formerly referred to as Public Works and is currently called Development Services, which is a functional unit of the Resource Management Agency Land Use and Community Development Division. This Article includes for services related to land use entitlements, and was last updated in 2015 (Resolution 15-075). Proposed changes include moving the fees for these services into a new Article IX (RMA-Land Use), and reserving this fee article for future use if needed. Costs for these services are blended into one fee for RMA land use services, but each unit has updated its hourly rate to reflect the fully burdened labor rate as of July 1, 2019 as it will apply to each separate budget appropriation unit.

d. **Fee Article XI** represents Monterey County Water Resources Agency (MCWRA) land-use permitting-related activities for Monterey County projects. MCWRA is a separate legal entity from the County of Monterey, with its own Board of Directors and the Board of Supervisors sitting as the Board of the Water Resources Agency. MCWRA will request amendment of this Article under a separate item scheduled for consideration by the Board of Supervisors sitting as the Board of the Monterey County Water Resources Agency. Contingent upon Board approval, the updated Fee Article XI shall be incorporated into the fee collecting and permit tracking system, and RMA shall continue to provide the public with single-point fee collection services.

e. **Fee Article XVII** are fees to cover costs of County Counsel services with respect to applications for land-use permits and entitlements. These fees were last comprehensively revised in 2015 (Resolution 15-075). Revisions are made to align with changes proposed by RMA, including simplifying some fee categories and converting the condition compliance fee to an hourly charge for all types of land-use permits. This alignment assists in implementation and efficiency, since RMA serves as the single collection point of land-use application fees. Additionally, County Counsel has updated its hourly rate to utilize the fully burdened labor rate as of July 1, 2018.

f. **Fee Article XIX** represents land use fees for Building Services, which is a functional unit of the Resource Management Agency Land Use and Community Development Division. This Article includes fees relating to building permit and inspection services and was last comprehensively updated in 2016 (Resolution 16-100). Proposed changes include a simplified and standardized valuation permit calculation table and annual updates.

g. **Fee Article XX** represents land-use fees for Environmental Services, which is a functional unit of the Resource Management Agency Land Use and Community Development Division. This Article includes for services related to land use entitlements and was last updated in 2015 (Resolution 15-075). Proposed changes include moving fees for these services into a new Article IX (RMA-Land Use) and reserving this fee article for future use if needed. Costs for these services are blended into one fee for RMA land use services, but each unit has updated its hourly rate to reflect the fully burdened labor rate as of July 1, 2019 as it will apply to each separate budget appropriation unit.

h. **Fee Article XXI** represents land-use fees for the County Administrative Office to internally reallocate fees received associated with processing Commercial Cannabis Permits.

7. 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 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.

8. This action to modify land use fees is not a project under the California Environmental Quality Act (CEQA) 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).)

9. Said amendments to the land-use fees shall take effect no sooner than 60 days following adoption of the amendment.

10. The Board of Supervisors continued a duly noticed public hearing on July 16, 2019 to September 17, 2019 to consider these fee adjustments. A notice of this matter was provided by publication of notice in newspaper 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, that the Monterey County Board of Supervisors does hereby:

1. Certify that the foregoing recitals are true and correct.
2. Amend the Monterey County Fee Resolution, to take effect November 17, 2019, as follows:
 - a. Amend Article IX-(RMA-Planning) to re-title to RMA-Land Use and to update and consolidate land-use application fees for RMA-Planning, RMA-Public Works, and RMA-Environmental Services;
 - b. Rescind and Reserve Article X (RMA-Public Works);
 - c. Amend Article XIX (RMA-Building Services) to revise plan check and inspection fees to reflect updates to rates based on valuation;

d. Amend Article XVII (County Counsel) to align with revisions to Article IX and update rates; and

e. Rescind and Reserve Article XX (RMA-Environmental Services).

3. Article IX (RMA-Land Use), Article XVII (County Counsel), and Article XIX (RMA-Building Services), all as amended herein, are attached hereto and incorporated herein by reference.

PASSED AND ADOPTED on this 17th day of September 2019, by the following vote, to wit:

AYES: Supervisors Alejo, Lopez, Phillips, Parker and Adams

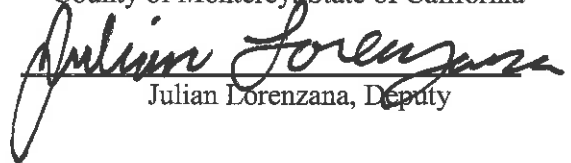
NOES: None

ABSENT: None

I, Valerie Ralph, 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 82 for the meeting September 17, 2019.

Dated: September 17, 2019
File ID: RES 19-120
Agenda Item No. 16

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Julian Lorenzana, Deputy

Land Use Fee Articles Adopted in 2015
(Resolution 15-075);and Amendments to
Land Use Fees (Article IX) in 2016
(Resolutions 16-250 & 16-251)

**ARTICLE IX – RMA Land Use
Resource Management Agency Fee Schedule**

(Per Resolution No.19-318 , adopted September 17, 2019 by the Monterey County Board of Supervisors)

These regulatory and user fees are based on the estimated reasonable cost of providing these services or performing these activities. This fee schedule has been comprehensively revised for land use related activities in response to requests for services (permit applications). This fee schedule combines Planning fees (formerly the sole subject of Article IX), Public Works/Development Services (formerly Fee Article X) and Environmental Services (formerly Fee Article XX) as these services are performed under the Resource Management Agency (RMA). Work done without a permit, where a permit would have been required, is subject to code enforcement and subsequently charged double the permit fee. Fees are based on the estimated reasonable cost 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); Title 19, Monterey County Code (Subdivisions); Public Resources Code sections 2761 - 2764 (Surface Mining and Reclamation Act) and Chapter 16.04, Monterey County Code (Surface Mining and Reclamation); California Environmental Quality Act (Public Resources Code §21000 et seq.); Monterey County Code Chapters 1.20, 1.22, 20.90, and 21.84 (code enforcement activities and process).

2019 RMA Land Use Tiered Fee Schedule ^{1,2}	
General Plan Update & Implementation Fee (GPU&I) Included Unless Noted Otherwise	
No Fee	Address Assignment (first address assignment, each additional address \$90)
	Appeal - Coastal Permit ^{3,7}
	Design Approval limited in scope, no hearing required, no other departmental review required, minor change to existing structure, no addition
	Flood Zone Inquiry Report or Flood Zone Inquiry Cover Page
	Hazard Tree Removal ⁸
	Hazardous Vegetation/Fuel Management Plan Review ⁸
	Special Event Processing (other permits may be required; fees captured through other permits)
TIER 1	Tier 1 · Over-The-Counter · \$550
	Application Request (\$500 no GPU&I fee) ⁷
	Design Approval – Over the Counter, limited in scope, no hearing required
	Landscape Management Plan Review
	Tree Removal (Director's Approval or Waiver)
TIER 2	TIER 2 · \$1,100
	Airport Land Use Commission Application Review
	Appeal of Fee Determination (\$1,000 no GPU&I fee) ^{3,7}
	Certificate of Correction
	Change of Commercial or Industrial Use
	Design Approval - Administrative, review & approval required, no hearing required
	Director's Interpretation (\$1,000 no GPU&I fee-)

	Director's Interpretation - Appeal (\$1,000 no GPU&I fee ^{3,7,13})
	Letter of Public Convenience and Necessity
	Oak Woodland Guidelines Consistency Certification
	Specific Plan Conformance Determination, Director's Approval, no hearing

TIER 3	TIER 3 • \$3,300
	Appeal of Director's Interpretation (\$3,000 no GPU&I fee ^{3,7,13})
	Big Sur Viewshed Acquisition (Transfer of Development Right)
	Certificate of Compliance Unconditional (up to 2 lots, each additional lot \$1,000) ¹²
	Design Approval, public hearing required
	Development Review Conference ^{5,6}
	License to Cross Non-Access Strip
	Lot Line Adjustment Amendment, Revision, or Extension
	Mills Act Contract Application
	Minor & Trivial Amendment or Minor Amendment, no hearing required
	Parcel Legality Determination ¹²
	Public Service Easement Abandonment
	Road Name
	Scenic Easement Amendment
Transfer of Development Credit	

TIER 4	TIER 4 • \$5,500
	Administrative Permit or Coastal Administrative Permit (General)
	Emergency Permit
	Environmental Review - Addendum (tiered from earlier Environmental Impact Report, environmental review fees are additive to permit fees)
	Franchise Agreement Extension or Amendment
	Permit Amendment, Renewal, or Revision (not otherwise specified)
	Permit Extension
	Restoration Plan – Administrative
	Road Abandonment
	Specific Plan Conformance Determination, hearing required
	Surface Mine Annual Inspection (disturbed area < 20 acres)
	Use Permit – General
Williamson Act - Farmland Security Zone Contract or Williamson Act Contract Amendment	

TIER 5	TIER 5 • \$7,700
	Certificate of Compliance Conditional (up to 2 lots, each additional lot \$1,000) ¹²
	Franchise Agreement
	Lot Line Adjustment (General, Williamson Act)
	Minor & Trivial Amendment, hearing required
	Variance
TIER 6	TIER 6 • \$11,000
	Coastal Development Permit
	Combined Development Permit
	Environmental Review - Initial Study (ND/MND; environmental review fees are additive to permit fees)
	General Development Plan
	Restoration Plan, hearing required
	Surface Mine Annual Inspection (disturbed area > 20 acres)
TIER 7	TIER 7 • \$22,000 Deposit ^{2,13}
	Coastal Implementation Plan Amendment
	Development Agreement
	Environmental Review – Environmental Impact Report (Extraordinary Development Application) ⁴
	Extraordinary Development Application ⁴
	General Plan / Land Use Plan Amendment
	Specific Plan
	Specific Plan Amendment
	Subdivision – Minor or Standard - Tentative / Vesting Tentative Map Application - Tentative / Vesting Tentative Map Amendment - Tentative / Vesting Tentative Map Extension - Extension / Subdivision Improvement Agreement Extension
	Surface Mine Reclamation Plan
	Use Permit - Oil & Gas
	Vested Rights Determination
	Zone Change / Code Amendment
	Each
\$90	Address Assignment (first address no fee)
\$3,000	Appeal (Inland) ⁷

\$24	Corner Record (Clerk Recorder Fees, CA Business and Professions Code § 8773.2)
\$182	Monterey Peninsula Water Management District Allocation Tracking
\$170	Personal Cannabis Permit
\$150	Record of Survey (Each Additional Sheet)
\$450	Record of Survey (First Sheet)
	Hourly Rates:
\$180	RMA - Code Enforcement Investigations and Compliance Support ¹⁴
\$164	RMA - Environmental Services
\$175	RMA - Planning
\$186	RMA - Development Services
\$224	RMA - Public Works – Traffic
\$90	RMA - Front Counter Processing
HOURLY	Activities / Services Provided Billed on Hourly Rates:
	Code Enforcement Activities
	Commercial Cannabis Permit – initial permit (Deposit Required \$1,000)
	Commercial Cannabis Permit - renewal (Deposit Required \$230)
	Condition Compliance / Mitigation Monitoring (Deposit Required \$6,000) ^{9,10,13}
	Deed Restriction Processing (ministerial permits)
	Research
	Site Visit
	Subdivision - Minor or Standard – Amend Final Map (Deposit Required \$6,000)
	Additional Fees
2.25%	Credit Card Convenience Fee (subject to adjustments)
10%	General Plan Update and Implementation Fee (Included in Tier Pricing Schedule unless noted otherwise ⁷)
1.70%	Storage and Electronic Conversion of Files Fee (File Storage Fee)
6.20%	Technology Fee

Transactions involving the use of a credit card are subject to a Credit Card Convenience Fee. The Credit Card Convenience Fee of 2.25% is based on a current fee established by the County's contracted merchant bank and is subject to adjustments. The File Storage Fee of 1.70% is based on the costs incurred by RMA to file and store information related to land use applications and services provided. The Technology fee of 6.20%, was determined based on the Adopted Budget for Fiscal Year 2019/20 for Information Technology systems and related support costs directly related to permit processing including, but not limited to, Accela (permit tracking tool) which allows the department (RMA) to function efficiently and directly communicate with customers via online portal. Information technology allows the department to cut costs by communicating directly with customers and other agencies. The annual

maintenance costs and associated costs are required to maintain status quo. The costs to maintain the Accela system and associated information technology support are required to provide existing levels of service. The technology fee applies to all fees, unless otherwise specified.

The General Plan Update and implementation regulatory requirement is an ongoing operational mission-critical requirement. The General Plan Update and implementation (GPU&I) fee of 10%, is based on the workload (distributed across an annual basis) and associated annual budget required to implement and update the General Plan as necessary. The GPU&I fee has been incorporated into the tiered fee structure unless otherwise specified. Consistent and timely updates are required. The average annual cost of evaluating individual permits and activities has incremental impacts when taken cumulatively, creates an unnecessary burden on the General Fund. The GPU&I fee is not applied to Application Requests, Appeals, Appeals of Director's Interpretation, and Appeals of Fee Determinations.

The applicant for a land use application, permit approval or any procedure that requires processing through RMA 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 fee, 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 the document is processed on behalf of the applicant, by an employee of the County of Monterey (e.g., RMA staff) or Clerk of the Board or 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.

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 RMA 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 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 does not apply to

<p>appeals of Coastal Development Permits that are appealable to the Coastal Commission. No fee is charged for postage & handling.</p>
<p>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 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.</p>
<p>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.</p>
<p>6) This fee shall not apply to an application for the first Building Permit following approval of a discretionary planning entitlement, except Design Approvals.</p>
<p>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.</p>
<p>8) Hazard Tree Removal - <i>No Fee</i> applies when a tree is deemed hazardous by a professional licensed arborist or tree trimmer/remover.</p>
<p>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.</p>
<p>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.</p>
<p>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.</p>
<p>12) A portion of the fee (50%, \$1,650) collected for a parcel legality determination may be credited toward a request for Certificate of Compliance (Conditional \$7,700 or Unconditional \$3,300) for the same lot that was the subject of the parcel legality determination.</p>
<p>13) An appeal fee applies to appeals of the RMA Director's Interpretations of the zoning or subdivision ordinance, regardless of planning area.</p>

This page intentionally left blank.

**ARTICLE XVII
COUNTY COUNSEL FEES**

(Authorized per the following resolutions adopted by the Monterey County Board of Supervisors: Resolution No. 08-132, adopted April 22, 2008; Resolution No. 13-143, adopted May 7, 2013; Resolution No. 14-0421, adopted February 25, 2014; Resolution No. 15-075 adopted March 24, 2015; Resolution No. 16-250, adopted September 27, 2016; and Resolution No. 19-318, adopted September 17, 2019.)

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>AMOUNT¹</u>	<u>UNIT/TIME</u>
Administrative Permit (Inland) —General		
1. Application fee	\$167.00	Each permit
2. Condition Compliance fee	hourly	
Appeal, inland permits and coastal permits if not appealable to Coastal Commission ²	\$146.00	Each appeal

¹ The County Counsel flat fees are based on an hourly rate of \$223.00, representing a weighted blend, rounded to the nearest dollar, of the fully burdened labor rate for the Senior Deputy County Counsel, Step 7 and Deputy County Counsel IV, Step 7 job classifications as of July 1, 2018. Unless a “deposit” or “hourly” rate 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 top step 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 unless otherwise indicated; 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.

Where indicated in this Article, fees have been separated into an application fee and an hourly condition compliance fee. The hourly condition compliance fee will be based on actual time spent multiplied by the top step fully burdened hourly rate of the individual providing the service. (See hourly rates at Section F below.) A deposit against the total hourly fees may be required as indicated in this Article. The condition compliance fee shall be collected after approval of the discretionary entitlement for the project and after all administrative appeals have been exhausted, based on the fee in effect at the time of collection. The total cost for condition compliance will be based on the cost of staff time to review and process documents submitted by the applicant to comply with conditions of approval, including compliance with mitigation measures as applicable.

² The appeal fee applies to appeals of decisions on 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

Appeal of Director's Interpretation ³	\$146.00	Each appeal
Appeal of Fee Determination ⁴	\$146.00	Each appeal
Coastal Administrative Permit--General		
1. Application fee	\$167.00	Each permit
2. Condition compliance fee	hourly	
Coastal Development Permit		
1. Application fee	\$669.00	Each permit
2. Condition compliance fee	hourly	
Coastal Implementation Plan Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Combined Development Permit		
1. Application fee	\$669.00	Each permit
2. Condition compliance fee	hourly	
Design Approval –Limited in Scope (≥1 hour; no hearing)	\$56.00	Each DA
Design Approval Requiring Public Hearing	\$223.00	Each DA
Development Agreement	Extraordinary Development Application Fee	Deposit (\$2230)
Director's Interpretation	\$446	Each
Emergency Permit		
1. Application fee	\$56.00	Each permit
2. Condition compliance fee	hourly	

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 the RMA Director's 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.

Extraordinary Development Application ⁵	\$2230.00	Deposit
General Development Plan		
1. Application fee	\$167.00	Each permit
2. Condition compliance fee	hourly	
General/Area Plan Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Minor Amendment (non-coastal; no public hearing)	\$112.00	Each
Minor and Trivial Amendment (coastal zone; no public hearing)	\$112.00	Each
Rezoning or Code Text Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Scenic Easement Amendment	\$446.00	Each
Specific Plan	Extraordinary Development Application Fee	Deposit (\$2230)
Specific Plan Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Specific Plan Conformance Determination	\$669.00	Each
Use Permit-- General		
1. Application fee	\$502.00	Each permit
2. Condition compliance fee	hourly	
Use Permit--oil and gas	Extraordinary Development Application Fee	Deposit (\$2230)
Use Permit Amendment, Renewal, or Revision	\$669.00	Each

⁵ “Extraordinary Development Applications” are those applications which will require staff time well beyond the typical application, as determined by the Chief of Planning, and other applications as determined by the 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 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.

Use Permit Extension	\$112.00	Each
Variance (Application fee)	\$223.00	Each
Vested Rights Determination	Extraordinary Development Application Fee	Deposit (\$2230)

B. Various Subdivision Activities as Established in Monterey County Code, Title 19 (Subdivision Ordinance) (Government Code §§ 66499.35, 66451.2)

Certificate of Compliance (Conditional)		
1. request for 1 or 2 lots	\$1338.00	1 - 2 lots
2. each additional lot requested	\$223.00	Per each addt'l Lot > 2
Certificate of Compliance (Unconditional)		
1. Request for 1 or 2 lots	\$1338.00	1 - 2 lots
2. Each additional lot requested	\$223.00	Per each addt'l lot > 2
Certificate of Correction	\$112.00	Each
Lot Line Adjustment		
1. Application fee	\$167.00	Each permit
2. Condition compliance fee	hourly	
Lot Line Adjustment – Williamson Act		
1. Application fee	\$1673.00	Each permit
2. Condition compliance fee	hourly	
Lot Line Adjustment Amendment, Revision, or Extension	\$223.00	Each
Parcel Legality Determination ⁶		
1. request for 1 or 2 lots	\$1338.00	1 - 2 lots
2. each additional lot requested	\$223.00	Per each addt'l Lot > 2

⁶ A portion (50%) of the fee collected for a parcel legality determination may be credited toward a request for a Certificate of Compliance for the same lot that was the subject of the parcel legality determination.

Subdivision—Minor or Standard— Tentative /Vesting Tentative Map Application	Extraordinary Development Application Fee	Deposit (\$2230)
Subdivision—Minor or Standard— Tentative/Vesting Map Extension	\$669.00	Each
Subdivision—Minor or Standard-- Final parcel map/ final map review	hourly	Deposit (\$892)
Subdivision—Amendment of Final or Tentative/Vesting Tentative Map	Extraordinary Development Application Fee	Deposit (\$2230)

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

Addendum (tiered from earlier EIR)	\$892.00	Each
Environmental Review-- Initial Study (ND/MND)	\$1115.00	Each
Environmental Review – Environmental Impact Report	Extraordinary Development Application Fee	Deposit (\$2230)
Environmental Impact Report – Contract and contract amendment administration	\$446.00	Each
Condition Compliance/ Mitigation Monitoring ⁷	hourly	Deposit (\$446)

⁷ Hourly fees shall apply for condition compliance review for any permit approved after the effective date of this Article. For projects with mitigation measures, projects approved after the effective date of this Article shall be subject to the mitigation monitoring fees set forth in this Article, and projects approved prior to the effective date of this Article shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date. For projects with conditions of approval that do not include mitigation measures, projects approved after the effective date of this Article shall be subject to the condition compliance fees set forth in this Article, and projects approved prior to the effective date of this Article shall be subject to the condition compliance fees set forth in the County Fee Resolution that was in effect on the project approval date.

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)	\$223.00	Each
Commercial Cannabis permit –initial permit	hourly	Deposit (\$424)
Commercial Cannabis permit –renewal	hourly	Deposit (\$160)
Condition Compliance Review (permits without Mitigation Measures)	hourly	Deposit (\$223)
Deed restriction processing (ministerial permit) ⁸	hourly	
Letter of Public Convenience and Necessity	\$446.00	Each
Mills Act Contract Application (Government Code § 50281.1)	\$892.00	Each
Oak Woodlands Guidelines Consistency Certification (Government Code § 65401; Fish & Game Code § 1366(f))	\$223.00	Each
Road Abandonment (Streets and Highway Code § 8321)	\$446.00	Each
Williamson Act or Farmland Security Zone Contract	\$1784.00	Each
Williamson Act Contract Amendment	\$223.00	Each
Surface Mining Reclamation Plan	hourly	Deposit (\$982)

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

⁸ 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.

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.

F. Hourly Rate

Where the fee schedule indicates an hourly fee, the hourly fee will be based on actual time spent multiplied by the top step fully burdened hourly rate of the individual providing the service. The hourly rate is \$209/hour for Deputy County Counsel IV and \$236/hour for Senior Deputy County Counsel. In some instances, as indicated in the Article, a deposit is required when hourly fees apply.

This page intentionally left blank.

Article XIX – Building Services
Resource Management Agency Fee Schedule
(Per Resolution No. 19-318, adopted September 17, 2019 by the Monterey County Board of Supervisors)

Permit Fees - Mechanical, Plumbing, Electrical, sub-trade, Grading & Building	
Building Permit	
\$0 to \$10,000	\$195 Flat Fee
\$10,001 and Up	Local Multiplier x ICC Valuation = Total Building Permit Fee (0.0315) x (ICC Valuation) = Total Building Permit Fee
Grading Permit	
Grading Estimate provided by qualified Licensed Professional (eg. PE, Geotechnical Engineer, Contractor)	Local Multiplier x ICC Valuation + Grading Estimate provided by qualified Licensed Professional = Total Building Permit Fee (0.0315) x (ICC Valuation) = Total Building Permit Fee
Remodeling Building Permit (Based on Extent of Alteration percentage of ICC Valuation)	
Extent of Remodeling & Corresponding % of ICC Valuation = Permit Fee	Definition
20%	Minor - Cosmetic work, refinishing walls, ceilings, floors; minor mechanical, electrical, plumbing; no structural work.
40%	Medium - Addition or removal of some walls or extensive construction of partitions; projects with more involved mechanical, electrical, plumbing work, such as residential additions or renovations of bathrooms and kitchens, commercial replacement of major HVAC components or of ceiling grids; refinishing of many existing walls, ceilings, floors; replacement of substantial portions of the glazing systems if a major portion of the project; moderate projects may include minor changes to the exterior envelope or structural systems.
60%	Major - Addition or demolition of many walls; installation of new glazing systems in conjunction with major remodeling; upgrade of structural systems in some portions to receive increased loads in limited areas or structural repair of significant elements in limited area. Significant upgrades to mechanical, electrical, and plumbing systems in conjunction with significant refinishing of surfaces.
80%	Extensive - Demolition of all non-structural portions leaving a structural shell; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration; significant structural upgrading to meet seismic requirements, or other substantial structural renovation, extensive structural repair.

95%	Full - Demolition of all interior partition walls (structural and non-structural); Demolition of a majority of exterior walls and entire roof structure; Installation of new electrical, mechanical systems in conjunction with significant changes in room configuration.	
PhotoVoltaic Solar Permit		
Residential Roof Mounted solar system	\$390 + \$15/kW over 15kW	
Residential Ground Mounted solar system	\$780 + \$15/kW over 15kW	
Commercial Roof Mounted solar system	\$1170 + \$7/kW over 50 kW	
Commercial Ground Mounted solar system	\$2340 + \$7/kW over 250 kW	
Mechanical, Plumbing, Electrical - Sub-Trade Permits		
Simple Permit - Demolition	Based on Minimum # of inspections for project	
Simple Permit - Re-Roof	Based on Minimum # of inspections for project	
Simple Permit - Sub Trade	Based on Minimum # of inspections for project	
Plan Review for projects not Otherwise Specified	\$195	Hourly
Express Plan Review - After Hours (Available Upon Approval by Director or Building Official)	\$293	Hourly
Express Plan Review - Holidays (Available Upon Approval by Director or Building Official)	\$390	Hourly
Additional Technical Review Expertise or Specialty Review	Cost + Admin Fee	Calculated at time of Service
Special Events		
Special Event Construction Permit Submitted < 30 Days Prior to Event ⁵	Double Plan Review Fee	
Special Event Construction Permit Submitted < 60 Days Prior to Event ⁶	1.5 x Plan Review Fee	
Encroachment Permits		
General Encroachment Permit - Minor	\$355	
	-Minor Driveway (residential or commercial)	
	-Tree removal/trimming/landscaping/fences (fences may require separate design approval)	

	-Minor road closure/usage (minor construction or minor special event*/filming-photography)	
	-Directional signs (except temporary arrows)	
	-Underground Utility Trenching (0-750 feet, over 750 feet = + \$2.00 per linear foot)	
	-Utility Poles (1-6 Poles, additional poles = + \$50 per pole)	
	-Boring (1-2 bell holes, additional bell holes = + \$100 each bell hole)	
	-New Sidewalk, curb or gutter = + \$2.00 per linear foot	
*minor special event = two-hundred (200) or more daily participants or road closure less than one (1) day		
General Encroachment Permit - Major	\$905	
	-Major road closure/usage (major construction or major special event*/filming-photography)	
	-Gates/walls (e.g. concrete or masonry wall/column)	
	-Traffic striping, marking or signal improvements	
	-Street Improvements (additional \$0.05 per square foot)	
*major special event = fifty (50) to one-hundred-ninety-nine (199) or more daily participants or road closure more than one (1) day		
Blanket Encroachment Permit for Utility Companies	\$3,005	
Fees not otherwise specified		
Inspection Fee for projects not Otherwise Specified	\$195	Hourly (One Hour Minimum)
Inspection - After Working Hours (Based on Time 1/2)	\$293	Hourly (4 Hour Minimum)
Inspection - Holidays (Based on Double Time)	\$390	Hourly (4 Hour Minimum)
Re-Inspection	\$195	Hourly (One Hour Minimum)
Alternate Methods of Construction / Code Modification Request	\$195	Hourly (One Hour Minimum)
Temporary Certificate of Occupancy	\$500	Flat Fee
Appeal	\$195	Hourly (4-Hour Minimum)
Permit Extension	\$195	Flat Fee

Permit Renewal Investigation	\$195	Hourly (One Hour Minimum)
Deed Restriction	\$195	Flat Fee
Inspection Card Replacement	\$90	Flat Fee
Change of Record on Permit	\$195	Flat Fee
Processing - Permit Front Counter Hourly Rate	\$90	Hourly
Document Management - Escrow Report / Filing / Etc.	\$90	Hourly.
Extraordinary Development Applications	\$22,000	Deposit (Billed based on Actual Costs)
Code Enforcement		
Code Enforcement Investigations and Compliance Support	\$180	Hourly
Work without a Permit		Double the Permit Fee
Surcharges		
1. California Building Standards Commission		calculated/state regs
2. Strong Motion Instrumentation Program		calculated/state regs
4. Accessibility (CASP) - Applicable for Commercial Projects		calculated/state regs
5. Credit Card Surcharge	2.25%	(Current County Rate)
6. Storage & Electronic Conversion of Files	1.7%	
7. General Plan Update	10%	
8. Technology	6.2%	
9. Clerk Recorder Fee		(Current County Rate)
Bonds		
Bonds		Determined by ICC valuation, Approved by Building Official
NOTES		
1. Hourly fees are charged in 0.25 hour increments		
2. Express Plan Review availability based on Approval by Director or Building Official		

3. "Extraordinary development applications" are those applications which will require staff time well beyond the typical application, as determined by the Chief of Planning or Building Official. 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.

4. All applications require diagram of project attached to permit

5. Applicable to Special Events with temporary construction of tents over 400 sq ft

6. Construction valuation is determined from the current International Code Council Building Valuation Data to be updated annually with the first published valuation table of the calendar year.

7. ICC Standard Calculation of Local Multiplier = (Budget x Cost Recovery %) / Total Valuation (from previous Fiscal year) = (\$8,602,494 x 100%) /

\$273,181,378) = 0.0315

Budget = Total Building (Salaries & Benefits and Services & Supplies) +
(S& B only) Planning 3 FTEs + Public Works/Development Services 5 FTEs + Environmental Services 3 FTEs =
\$8,602,494

8. Technical Expertise services required for projects including, but not limited to Water Resources Agency, shall be billed based on Cost Plus administrative fees for costs incurred to process such requests and shall be calculated at the time of service.

Attachment A

Revised:

09/17/19

This page intentionally left blank.

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

Resolution No. 19- _____

Adopt a Resolution Amending the Monterey
County Fee Resolution relating to Fee Articles
for processing applications for land-use
permits and entitlements, effective November
17, 2019, as follows:
a. Amend Article IX - (RMA-Planning) to re-
title to RMA-Land Use and to update and
consolidate land-use application fees for
RMA-Planning, RMA-Public Works, and
RMA-Environmental Services;
b. Rescind and Reserve Article X (RMA-
Public Works);
c. Amend Article XIX (RMA-Building
Services) to revise plan check and
inspection fees to reflect updates to rates
based on valuation;
d. Amend Article XVII (County Counsel) to
align with revisions to Article IX and
update rates; and
e. Rescind and Reserve Article XX (RMA-
Environmental Services)

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 at least a portion of the costs to provide these services.
4. The Resource Management Agency (RMA) is proposing to establish a tiered fee schedule based on the estimated reasonable costs for providing those fee-based services, with the objective of simplifying and streamlining the permitting processes and land-use activities workflows, while maximizing recovery of the costs of processing permit applications and developing and implementing regulations.
5. The land-use fee adjustments made by this resolution are to recover staff costs of processing applications for land use for permits and entitlements and associated planning, monitoring, and enforcement activities performed either by the RMA or County Counsel's office. The increased fees do not exceed estimated reasonable or actual costs of performing the services, processing land-use applications and

entitlements, and associated permitting, monitoring, and enforcement activities. Any and all adjustments to the fees reflect no more than the actual costs of the services or benefits received by the payor. To the extent that the fees do not result in full cost recovery, the shortfall may impact the County General Fund.

6. Land Use fees for Monterey County consist of the following Fee Articles:
 - a. **Fee Article I.E** represents Monterey County Health Department-Environmental Health Bureau (EHB) land-use permitting-related activities. EHB is seeking amendment of Fee Article I.E. in a concurrent, separate item scheduled for Board of Supervisors' consideration. Contingent upon Board approval, the revised Fee Article IE shall be incorporated into the fee collecting and permit tracking system, and RMA shall continue to provide the public with single-point fee-collection services.
 - b. **Fee Article IX** represents land use fees for Planning Services, which is a functional unit of the Resource Management Agency Land Use and Community Development Division. This Article includes fees for services related to land-use entitlements and was last comprehensively updated in 2015 (Resolution 15-075). Proposed changes include a simplified tiered schedule that includes the following land-use divisions of the RMA: Planning, Public Works, Development Services, and Environmental Services that process planning permit-related activities. This Fee article will be renamed to RMA-Land Use.
 - c. **Fee Article X** represents land-use fees for what was formerly referred to as Public Works and is currently called Development Services, which is a functional unit of the Resource Management Agency Land Use and Community Development Division. This Article includes for services related to land use entitlements, and was last updated in 2015 (Resolution 15-075). Proposed changes include moving the fees for these services into a new Article IX (RMA-Land Use), and reserving this fee article for future use if needed. Costs for these services are blended into one fee for RMA land use services, but each unit has updated its hourly rate to reflect the fully burdened labor rate as of July 1, 2019 as it will apply to each separate budget appropriation unit.
 - d. **Fee Article XI** represents Monterey County Water Resources Agency (MCWRA) land-use permitting-related activities for Monterey County projects. MCWRA is a separate legal entity from the County of Monterey, with its own Board of Directors and the Board of Supervisors sitting as the Board of the Water Resources Agency. MCWRA will request amendment of this Article under a separate item scheduled for consideration by the Board of Supervisors sitting as the Board of the Monterey County Water Resources Agency. Contingent upon Board approval, the updated Fee Article XI shall be incorporated into the fee collecting and permit tracking system, and RMA shall continue to provide the public with single-point fee collection services.
 - e. **Fee Article XVII** are fees to cover costs of County Counsel services with respect to applications for land-use permits and entitlements. These fees were last comprehensively revised in 2015 (Resolution 15-075). Revisions are made to align with changes proposed by RMA, including simplifying some fee categories and converting the condition compliance fee to an hourly charge for all types of land-use permits. This alignment assists in implementation and efficiency, since

RMA serves as the single collection point of land-use application fees. Additionally, County Counsel has updated its hourly rate to utilize the fully burdened labor rate as of July 1, 2018.

- f. **Fee Article XIX** represents land use fees for Building Services, which is a functional unit of the Resource Management Agency Land Use and Community Development Division. This Article includes fees relating to building permit and inspection services and was last comprehensively updated in 2016 (Resolution 16-100). Proposed changes include a simplified and standardized valuation permit calculation table and annual updates.
 - g. **Fee Article XX** represents land-use fees for Environmental Services, which is a functional unit of the Resource Management Agency Land Use and Community Development Division. This Article includes for services related to land use entitlements and was last updated in 2015 (Resolution 15-075). Proposed changes include moving fees for these services into a new Article IX (RMA-Land Use) and reserving this fee article for future use if needed. Costs for these services are blended into one fee for RMA land use services, but each unit has updated its hourly rate to reflect the fully burdened labor rate as of July 1, 2019 as it will apply to each separate budget appropriation unit.
 - h. **Fee Article XXI** represents land-use fees for the County Administrative Office to internally reallocate fees received associated with processing Commercial Cannabis Permits.
7. 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 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.
 8. This action to modify land use fees is not a project under the California Environmental Quality Act (CEQA) 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).)
 9. Said amendments to the land-use fees shall take effect no sooner than 60 days following adoption of the amendment.
 10. The Board of Supervisors continued a duly noticed public hearing on July 16, 2019 to September 17, 2019 to consider these fee adjustments. A notice of this matter was provided by publication of notice in newspaper 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 THAT the Monterey County Board of

Supervisors does hereby:

1. Certify that the foregoing recitals are true and correct.
2. Amend the Monterey County Fee Resolution, to take effect November 17, 2019, as follows:
 - a. Amend Article IX-(RMA-Planning) to re-title to RMA-Land Use and to update and consolidate land-use application fees for RMA-Planning, RMA-Public Works, and RMA-Environmental Services;
 - b. Rescind and Reserve Article X (RMA-Public Works);
 - c. Amend Article XIX (RMA-Building Services) to revise plan check and inspection fees to reflect updates to rates based on valuation;
 - d. Amend Article XVII (County Counsel) to align with revisions to Article IX and update rates; and
 - e. Rescind and Reserve Article XX (RMA-Environmental Services).
3. Article IX (RMA-Land Use), Article XVII (County Counsel), and Article XIX (RMA-Building Services), all as amended herein, are attached hereto and incorporated herein by reference.

PASSED AND ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____ and carried this 17th day of September 2019, by the following vote, to wit:

AYES:

NOES:

ABSEN:

I, Valerie Ralph, 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 resolution of said Board of Supervisors duly made and entered in the minutes thereof Minute Book _____ for the meeting on September 17, 2019.

Dated: _____
File Number: _____

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

**ARTICLE IX – RMA Land Use
Resource Management Agency Fee Schedule**

(Per Resolution No. 19-____, adopted September 17, 2019 by the Monterey County Board of Supervisors)

These regulatory and user fees are based on the estimated reasonable cost of providing these services or performing these activities. This fee schedule has been comprehensively revised for land use related activities in response to requests for services (permit applications). This fee schedule combines Planning fees (formerly the sole subject of Article IX), Public Works/Development Services (formerly Fee Article X) and Environmental Services (formerly Fee Article XX) as these services are performed under the Resource Management Agency (RMA). Work done without a permit, where a permit would have been required, is subject to code enforcement and subsequently charged double the permit fee. Fees are based on the estimated reasonable cost 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); Title 19, Monterey County Code (Subdivisions); Public Resources Code sections 2761 - 2764 (Surface Mining and Reclamation Act) and Chapter 16.04, Monterey County Code (Surface Mining and Reclamation); California Environmental Quality Act (Public Resources Code §21000 et seq.); Monterey County Code Chapters 1.20, 1.22, 20.90, and 21.84 (code enforcement activities and process).

2019 RMA Land Use Tiered Fee Schedule ^{1,2}	
General Plan Update & Implementation Fee (GPU&I) Included Unless Noted Otherwise	
No Fee	Address Assignment (first address assignment, each additional address \$90)
	Appeal - Coastal Permit ^{3,7}
	Design Approval limited in scope, no hearing required, no other departmental review required, minor change to existing structure, no addition
	Flood Zone Inquiry Report or Flood Zone Inquiry Cover Page
	Hazard Tree Removal ⁸
	Hazardous Vegetation/Fuel Management Plan Review ⁸
	Special Event Processing (other permits may be required; fees captured through other permits)
TIER 1	Tier 1 • Over-The-Counter • \$550
	Application Request (\$500 no GPU&I fee) ⁷
	Design Approval – Over the Counter, limited in scope, no hearing required
	Landscape Management Plan Review
	Tree Removal (Director's Approval or Waiver)
TIER 2	TIER 2 • \$1,100
	Airport Land Use Commission Application Review
	Appeal of Fee Determination (\$1,000 no GPU&I fee) ^{3,7}
	Certificate of Correction
	Change of Commercial or Industrial Use
	Design Approval - Administrative, review & approval required, no hearing required
	Director's Interpretation (\$1,000 no GPU&I fee) ⁷

	Director's Interpretation - Appeal (\$1,000 no GPU&I fee 3,7,13)
	Letter of Public Convenience and Necessity
	Oak Woodland Guidelines Consistency Certification
	Specific Plan Conformance Determination, Director's Approval, no hearing

TIER 3	TIER 3 • \$3,300
	Appeal of Director's Interpretation (\$3,000 no GPU&I fee 3,7,13)
	Big Sur Viewshed Acquisition (Transfer of Development Right)
	Certificate of Compliance Unconditional (up to 2 lots, each additional lot \$1,000) ¹²
	Design Approval, public hearing required
	Development Review Conference 5,6
	License to Cross Non-Access Strip
	Lot Line Adjustment Amendment, Revision, or Extension
	Mills Act Contract Application
	Minor & Trivial Amendment or Minor Amendment, no hearing required
	Parcel Legality Determination 12
	Public Service Easement Abandonment
	Road Name
	Scenic Easement Amendment
Transfer of Development Credit	

TIER 4	TIER 4 • \$5,500
	Administrative Permit or Coastal Administrative Permit (General)
	Emergency Permit
	Environmental Review - Addendum (tiered from earlier Environmental Impact Report; environmental review fees are additive to permit fees)
	Franchise Agreement Extension or Amendment
	Permit Amendment, Renewal, or Revision (not otherwise specified)
	Permit Extension
	Restoration Plan – Administrative
	Road Abandonment
	Specific Plan Conformance Determination, hearing required
	Surface Mine Annual Inspection (disturbed area < 20 acres)
	Use Permit – General
	Williamson Act - Farmland Security Zone Contract or Williamson Act Contract Amendment

TIER 5	TIER 5 • \$7,700
	Certificate of Compliance Conditional (up to 2 lots, each additional lot \$1,000) ¹²
	Franchise Agreement
	Lot Line Adjustment (General, Williamson Act)
	Minor & Trivial Amendment, hearing required
	Variance
TIER 6	TIER 6 • \$11,000
	Coastal Development Permit
	Combined Development Permit
	Environmental Review - Initial Study (ND/MND; environmental review fees are additive to permit fees)
	General Development Plan
	Restoration Plan, hearing required
	Surface Mine Annual Inspection (disturbed area > 20 acres)
TIER 7	TIER 7 • \$22,000 Deposit ^{2,13}
	Coastal Implementation Plan Amendment
	Development Agreement
	Environmental Review – Environmental Impact Report (Extraordinary Development Application) ⁴
	Extraordinary Development Application ⁴
	General Plan / Land Use Plan Amendment
	Specific Plan
	Specific Plan Amendment
	Subdivision – Minor or Standard - Tentative / Vesting Tentative Map Application - Tentative / Vesting Tentative Map Amendment - Tentative / Vesting Tentative Map Extension - Extension / Subdivision Improvement Agreement Extension
	Surface Mine Reclamation Plan
	Use Permit - Oil & Gas
	Vested Rights Determination
	Zone Change / Code Amendment
Each	
\$90	Address Assignment (first address no fee)
\$3,000	Appeal (Inland) ⁷

\$24	Corner Record (Clerk Recorder Fees, CA Business and Professions Code § 8773.2)
\$182	Monterey Peninsula Water Management District Allocation Tracking
\$170	Personal Cannabis Permit
\$150	Record of Survey (Each Additional Sheet)
\$450	Record of Survey (First Sheet)
	<u>Hourly Rates:</u>
\$180	RMA - Code Enforcement Investigations and Compliance Support ¹⁴
\$164	RMA - Environmental Services
\$175	RMA - Planning
\$186	RMA - Development Services
\$224	RMA - Public Works – Traffic
\$90	RMA - Front Counter Processing
HOURLY	<u>Activities / Services Provided Billed on Hourly Rates:</u>
	Code Enforcement Activities
	Commercial Cannabis Permit – initial permit (Deposit Required \$1,000)
	Commercial Cannabis Permit - renewal (Deposit Required \$230)
	Condition Compliance / Mitigation Monitoring (Deposit Required \$6,000) ^{9,10,13}
	Deed Restriction Processing (ministerial permits)
	Research
	Site Visit
	Subdivision - Minor or Standard – Amend Final Map (Deposit Required \$6,000)
	<u>Additional Fees</u>
2.25%	Credit Card Convenience Fee (subject to adjustments)
10%	General Plan Update and Implementation Fee (Included in Tier Pricing Schedule unless noted otherwise ⁷)
1.70%	Storage and Electronic Conversion of Files Fee (File Storage Fee)
6.20%	Technology Fee

Transactions involving the use of a credit card are subject to a Credit Card Convenience Fee. The Credit Card Convenience Fee of 2.25% is based on a current fee established by the County's contracted merchant bank and is subject to adjustments. The File Storage Fee of 1.70% is based on the costs incurred by RMA to file and store information related to land use applications and services provided. The Technology fee of 6.20%, was determined based on the Adopted Budget for Fiscal Year 2019/20 for Information Technology systems and related support costs directly related to permit processing including, but not limited to, Accela (permit tracking tool) which allows the department (RMA) to function efficiently and directly communicate with customers via online portal. Information technology allows the department to cut costs by communicating directly with customers and other agencies. The annual

maintenance costs and associated costs are required to maintain status quo. The costs to maintain the Accela system and associated information technology support are required to provide existing levels of service. The technology fee applies to all fees, unless otherwise specified.

The General Plan Update and implementation regulatory requirement is an ongoing operational mission-critical requirement. The General Plan Update and implementation (GPU&I) fee of 10%, is based on the workload (distributed across an annual basis) and associated annual budget required to implement and update the General Plan as necessary. The GPU&I fee has been incorporated into the tiered fee structure unless otherwise specified. Consistent and timely updates are required. The average annual cost of evaluating individual permits and activities has incremental impacts when taken cumulatively, creates an unnecessary burden on the General Fund. The GPU&I fee is not applied to Application Requests, Appeals, Appeals of Director's Interpretation, and Appeals of Fee Determinations.

The applicant for a land use application, permit approval or any procedure that requires processing through RMA 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 fee, 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 the document is processed on behalf of the applicant, by an employee of the County of Monterey (e.g., RMA staff) or Clerk of the Board or 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.

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 RMA 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 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 does not apply to

<p>appeals of Coastal Development Permits that are appealable to the Coastal Commission. No fee is charged for postage & handling.</p>
<p>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 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.</p>
<p>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.</p>
<p>6) This fee shall not apply to an application for the first Building Permit following approval of a discretionary planning entitlement, except Design Approvals.</p>
<p>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.</p>
<p>8) Hazard Tree Removal - <i>No Fee</i> applies when a tree is deemed hazardous by a professional licensed arborist or tree trimmer/remover.</p>
<p>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.</p>
<p>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.</p>
<p>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.</p>
<p>12) A portion of the fee (50%, \$1,650) collected for a parcel legality determination may be credited toward a request for Certificate of Compliance (Conditional \$7,700 or Unconditional \$3,300) for the same lot that was the subject of the parcel legality determination.</p>
<p>13) An appeal fee applies to appeals of the RMA Director's Interpretations of the zoning or subdivision ordinance, regardless of planning area.</p>

Article XIX – Building Services
Resource Management Agency Fee Schedule
 (Per Resolution No. 19-___, adopted September 17, 2019 by the Monterey County Board of Supervisors)

Permit Fees - Mechanical, Plumbing, Electrical, sub-trade, Grading & Building	
Building Permit	
\$0 to \$10,000	\$195 Flat Fee
\$10,001 and Up	Local Multiplier x ICC Valuation = Total Building Permit Fee (0.0315) x (ICC Valuation) = Total Building Permit Fee
Grading Permit	
Grading Estimate provided by qualified Licensed Professional (eg. PE, Geotechnical Engineer, Contractor)	Local Multiplier x ICC Valuation + Grading Estimate provided by qualified Licensed Professional = Total Building Permit Fee (0.0315) x (ICC Valuation) = Total Building Permit Fee
Remodeling Building Permit (Based on Extent of Alteration percentage of ICC Valuation)	
Extent of Remodeling & Corresponding % of ICC Valuation = Permit Fee	Definition
20%	Minor - Cosmetic work, refinishing walls, ceilings, floors; minor mechanical, electrical, plumbing; no structural work.
40%	Medium - Addition or removal of some walls or extensive construction of partitions; projects with more involved mechanical, electrical, plumbing work, such as residential additions or renovations of bathrooms and kitchens, commercial replacement of major HVAC components or of ceiling grids; refinishing of many existing walls, ceilings, floors; replacement of substantial portions of the glazing systems if a major portion of the project; moderate projects may include minor changes to the exterior envelope or structural systems.
60%	Major - Addition or demolition of many walls; installation of new glazing systems in conjunction with major remodeling; upgrade of structural systems in some portions to receive increased loads in limited areas or structural repair of significant elements in limited area. Significant upgrades to mechanical, electrical, and plumbing systems in conjunction with significant refinishing of surfaces.
80%	Extensive - Demolition of all non-structural portions leaving a structural shell; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration; significant structural upgrading to meet seismic requirements, or other substantial structural renovation, extensive structural repair.

95%	Full - Demolition of all interior partition walls (structural and non-structural); Demolition of a majority of exterior walls and entire roof structure; Installation of new electrical, mechanical systems in conjunction with significant changes in room configuration.	
PhotoVoltaic Solar Permit		
Residential Roof Mounted solar system	\$390 + \$15/kW over 15kW	
Residential Ground Mounted solar system	\$780 + \$15/kW over 15kW	
Commercial Roof Mounted solar system	\$1170 + \$7/kW over 50 kW	
Commercial Ground Mounted solar system	\$2340 + \$7/kW over 250 kW	
Mechanical, Plumbing, Electrical - Sub-Trade Permits		
Simple Permit - Demolition	Based on Minimum # of inspections for project	
Simple Permit - Re-Roof	Based on Minimum # of inspections for project	
Simple Permit - Sub Trade	Based on Minimum # of inspections for project	
Plan Review for projects not Otherwise Specified	\$195	Hourly
Express Plan Review - After Hours (Available Upon Approval by Director or Building Official)	\$293	Hourly
Express Plan Review - Holidays (Available Upon Approval by Director or Building Official)	\$390	Hourly
Additional Technical Review Expertise or Specialty Review	Cost + Admin Fee	Calculated at time of Service
Special Events		
Special Event Construction Permit Submitted < 30 Days Prior to Event ⁵	Double Plan Review Fee	
Special Event Construction Permit Submitted < 60 Days Prior to Event ⁶	1.5 x Plan Review Fee	
Encroachment Permits		
General Encroachment Permit - Minor	\$355	
	-Minor Driveway (residential or commercial)	
	-Tree removal/trimming/landscaping/fences (fences may require separate design approval)	

	-Minor road closure/usage (minor construction or minor special event*/filming-photography)	
	-Directional signs (except temporary arrows)	
	-Underground Utility Trenching (0-750 feet, over 750 feet = + \$2.00 per linear foot)	
	-Utility Poles (1-6 Poles, additional poles = + \$50 per pole)	
	-Boring (1-2 bell holes, additional bell holes = + \$100 each bell hole)	
	-New Sidewalk, curb or gutter = + \$2.00 per linear foot	
*minor special event = two-hundred (200) or more daily participants or road closure less than one (1) day		
General Encroachment Permit - Major	\$905	
	-Major road closure/usage (major construction or major special event*/filming-photography)	
	-Gates/walls (e.g. concrete or masonry wall/column)	
	-Traffic striping, marking or signal improvements	
	-Street Improvements (additional \$0.05 per square foot)	
*major special event = fifty (50) to one-hundred-ninety-nine (199) or more daily participants or road closure more than one (1) day		
Blanket Encroachment Permit for Utility Companies	\$3,005	
Fees not otherwise specified		
Inspection Fee for projects not Otherwise Specified	\$195	Hourly (One Hour Minimum)
Inspection - After Working Hours (Based on Time 1/2)	\$293	Hourly (4 Hour Minimum)
Inspection - Holidays (Based on Double Time)	\$390	Hourly (4 Hour Minimum)
Re-Inspection	\$195	Hourly (One Hour Minimum)
Alternate Methods of Construction / Code Modification Request	\$195	Hourly (One Hour Minimum)
Temporary Certificate of Occupancy	\$500	Flat Fee
Appeal	\$195	Hourly (4-Hour Minimum)
Permit Extension	\$195	Flat Fee

Permit Renewal Investigation	\$195	Hourly (One Hour Minimum)
Deed Restriction	\$195	Flat Fee
Inspection Card Replacement	\$90	Flat Fee
Change of Record on Permit	\$195	Flat Fee
Processing - Permit Front Counter Hourly Rate	\$90	Hourly
Document Management - Escrow Report / Filing / Etc.	\$90	Hourly
Extraordinary Development Applications	\$22,000	Deposit (Billed based on Actual Costs)
Code Enforcement		
Code Enforcement Investigations and Compliance Support	\$180	Hourly
Work without a Permit		Double the Permit Fee
Surcharges		
1. California Building Standards Commission		calculated/state regs
2. Strong Motion Instrumentation Program		calculated/state regs
4. Accessibility (CASP) - Applicable for Commercial Projects		calculated/state regs
5. Credit Card Surcharge	2.25%	(Current County Rate)
6. Storage & Electronic Conversion of Files	1.7%	
7. General Plan Update	10%	
8. Technology	6.2%	
9. Clerk Recorder Fee		(Current County Rate)
Bonds		
Bonds		Determined by ICC valuation, Approved by Building Official
NOTES		
1.Hourly fees are charged in 0.25 hour increments		
2.Express Plan Review availability based on Approval by Director or Building Official		

3. "Extraordinary development applications" are those applications which will require staff time well beyond the typical application, as determined by the Chief of Planning or Building Official. 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.

4. All applications require diagram of project attached to permit

5. Applicable to Special Events with temporary construction of tents over 400 sq ft

6. Construction valuation is determined from the current International Code Council Building Valuation Data to be updated annually with the first published valuation table of the calendar year.

7. ICC Standard Calculation of Local Multiplier = (Budget x Cost Recovery %) / Total Valuation (from previous Fiscal year) = (\$8,602,494 x 100%) /

\$273,181,378) = 0.0315

Budget = Total Building (Salaries & Benefits and Services & Supplies) +
(S& B only) Planning 3 FTEs + Public Works/Development Services 5 FTEs + Environmental Services 3 FTEs =
\$8,602,494

8. Technical Expertise services required for projects including, but not limited to Water Resources Agency, shall be billed based on Cost Plus administrative fees for costs incurred to process such requests and shall be calculated at the time of service.

**ARTICLE XVII
COUNTY COUNSEL FEES**

(Authorized per the following resolutions adopted by the Monterey County Board of Supervisors: Resolution No. 08-132, adopted April 22, 2008; Resolution No. 13-143, adopted May 7, 2013; Resolution No. 14-0421, adopted February 25, 2014; Resolution No. 15-075 adopted March 24, 2015; Resolution No. 16-250, adopted September 27, 2016; and Resolution No. _____, adopted _____, 2019.)

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>AMOUNT¹</u>	<u>UNIT/TIME</u>
Administrative Permit (Inland) —General		
1. Application fee	\$167.00	Each permit
2. Condition Compliance fee	hourly	
Appeal, inland permits and coastal permits if not appealable to Coastal Commission ²	\$146.00	Each appeal

¹ The County Counsel flat fees are based on an hourly rate of \$223.00, representing a weighted blend, rounded to the nearest dollar, of the fully burdened labor rate for the Senior Deputy County Counsel, Step 7 and Deputy County Counsel IV, Step 7 job classifications as of July 1, 2018. Unless a “deposit” or “hourly” rate 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 top step 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 unless otherwise indicated; 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.

Where indicated in this Article, fees have been separated into an application fee and an hourly condition compliance fee. The hourly condition compliance fee will be based on actual time spent multiplied by the top step fully burdened hourly rate of the individual providing the service. (See hourly rates at Section F below.) A deposit against the total hourly fees may be required as indicated in this Article. The condition compliance fee shall be collected after approval of the discretionary entitlement for the project and after all administrative appeals have been exhausted, based on the fee in effect at the time of collection. The total cost for condition compliance will be based on the cost of staff time to review and process documents submitted by the applicant to comply with conditions of approval, including compliance with mitigation measures as applicable.

² The appeal fee applies to appeals of decisions on 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

Appeal of Director's Interpretation ³	\$146.00	Each appeal
Appeal of Fee Determination ⁴	\$146.00	Each appeal
Coastal Administrative Permit--General		
1. Application fee	\$167.00	Each permit
2. Condition compliance fee	hourly	
Coastal Development Permit		
1. Application fee	\$669.00	Each permit
2. Condition compliance fee	hourly	
Coastal Implementation Plan Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Combined Development Permit		
1. Application fee	\$669.00	Each permit
2. Condition compliance fee	hourly	
Design Approval --Limited in Scope (≥1 hour; no hearing)	\$56.00	Each DA
Design Approval Requiring Public Hearing	\$223.00	Each DA
Development Agreement	Extraordinary Development Application Fee	Deposit (\$2230)
Director's Interpretation	\$446	Each
Emergency Permit		
1. Application fee	\$56.00	Each permit
2. Condition compliance fee	hourly	

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 the RMA Director's 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.

Extraordinary Development Application ⁵	\$2230.00	Deposit
General Development Plan		
1. Application fee	\$167.00	Each permit
2. Condition compliance fee	hourly	
General/Area Plan Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Minor Amendment (non-coastal; no public hearing)	\$112.00	Each
Minor and Trivial Amendment (coastal zone; no public hearing)	\$112.00	Each
Rezoning or Code Text Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Scenic Easement Amendment	\$446.00	Each
Specific Plan	Extraordinary Development Application Fee	Deposit (\$2230)
Specific Plan Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Specific Plan Conformance Determination	\$669.00	Each
Use Permit-- General		
1. Application fee	\$502.00	Each permit
2. Condition compliance fee	hourly	
Use Permit--oil and gas	Extraordinary Development Application Fee	Deposit (\$2230)
Use Permit Amendment, Renewal, or Revision	\$669.00	Each

⁵ “Extraordinary Development Applications” are those applications which will require staff time well beyond the typical application, as determined by the Chief of Planning, and other applications as determined by the 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 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.

Use Permit Extension	\$112.00	Each
Variance (Application fee)	\$223.00	Each
Vested Rights Determination	Extraordinary Development Application Fee	Deposit (\$2230)

B. Various Subdivision Activities as Established in Monterey County Code, Title 19 (Subdivision Ordinance) (Government Code §§ 66499.35, 66451.2)

Certificate of Compliance (Conditional)		
1. request for 1 or 2 lots	\$1338.00	1 - 2 lots
2. each additional lot requested	\$223.00	Per each add't'l Lot > 2
Certificate of Compliance (Unconditional)		
1. Request for 1 or 2 lots	\$1338.00	1 - 2 lots
2. Each additional lot requested	\$223.00	Per each add't'l lot > 2
Certificate of Correction	\$112.00	Each
Lot Line Adjustment		
1. Application fee	\$167.00	Each permit
2. Condition compliance fee	hourly	
Lot Line Adjustment – Williamson Act		
1. Application fee	\$1673.00	Each permit
2. Condition compliance fee	hourly	
Lot Line Adjustment Amendment, Revision, or Extension	\$223.00	Each
Parcel Legality Determination ⁶		
1. request for 1 or 2 lots	\$1338.00	1 - 2 lots
2. each additional lot requested	\$223.00	Per each add't'l Lot > 2

⁶ A portion (50%) of the fee collected for a parcel legality determination may be credited toward a request for a Certificate of Compliance for the same lot that was the subject of the parcel legality determination.

Subdivision—Minor or Standard— Tentative /Vesting Tentative Map Application	Extraordinary Development Application Fee	Deposit (\$2230)
Subdivision—Minor or Standard— Tentative/Vesting Map Extension	\$669.00	Each
Subdivision—Minor or Standard-- Final parcel map/ final map review	hourly	Deposit (\$892)
Subdivision—Amendment of Final or Tentative/Vesting Tentative Map	Extraordinary Development Application Fee	Deposit (\$2230)

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

Addendum (tiered from earlier EIR)	\$892.00	Each
Environmental Review-- Initial Study (ND/MND)	\$1115.00	Each
Environmental Review – Environmental Impact Report	Extraordinary Development Application Fee	Deposit (\$2230)
Environmental Impact Report – Contract and contract amendment administration	\$446.00	Each
Condition Compliance/ Mitigation Monitoring ⁷	hourly	Deposit (\$446)

⁷ Hourly fees shall apply for condition compliance review for any permit approved after the effective date of this Article. For projects with mitigation measures, projects approved after the effective date of this Article shall be subject to the mitigation monitoring fees set forth in this Article, and projects approved prior to the effective date of this Article shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date. For projects with conditions of approval that do not include mitigation measures, projects approved after the effective date of this Article shall be subject to the condition compliance fees set forth in this Article, and projects approved prior to the effective date of this Article shall be subject to the condition compliance fees set forth in the County Fee Resolution that was in effect on the project approval date.

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)	\$223.00	Each
Commercial Cannabis permit –initial permit	hourly	Deposit (\$424)
Commercial Cannabis permit –renewal	hourly	Deposit (\$160)
Condition Compliance Review (permits without Mitigation Measures)	hourly	Deposit (\$223)
Deed restriction processing (ministerial permit) ⁸	hourly	
Letter of Public Convenience and Necessity	\$446.00	Each
Mills Act Contract Application (Government Code § 50281.1)	\$892.00	Each
Oak Woodlands Guidelines Consistency Certification (Government Code § 65401; Fish & Game Code § 1366(f))	\$223.00	Each
Road Abandonment (Streets and Highway Code § 8321)	\$446.00	Each
Williamson Act or Farmland Security Zone Contract	\$1784.00	Each
Williamson Act Contract Amendment	\$223.00	Each
Surface Mining Reclamation Plan	hourly	Deposit (\$982)

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

⁸ 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.

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.

F. Hourly Rate

Where the fee schedule indicates an hourly fee, the hourly fee will be based on actual time spent multiplied by the top step fully burdened hourly rate of the individual providing the service. The hourly rate is \$209/hour for Deputy County Counsel IV and \$236/hour for Senior Deputy County Counsel. In some instances, as indicated in the Article, a deposit is required when hourly fees apply.

Attachment C

Revised:

09/17/19

This page intentionally left blank.

**ARTICLE IX – RMA Land Use
Resource Management Agency Fee Schedule**

(Per Resolution No. 19-____, adopted September 17, 2019 by the Monterey County Board of Supervisors)

These regulatory and user fees are based on the estimated reasonable cost of providing these services or performing these activities. This fee schedule has been comprehensively revised for land use related activities in response to requests for services (permit applications). This fee schedule combines Planning fees (formerly the sole subject of Article IX), Public Works/Development Services (formerly Fee Article X) and Environmental Services (formerly Fee Article XX) as these services are performed under the Resource Management Agency (RMA). Work done without a permit, where a permit would have been required, is subject to code enforcement and subsequently charged double the permit fee. Fees are based on the estimated reasonable cost 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); Title 19, Monterey County Code (Subdivisions); Public Resources Code sections 2761 - 2764 (Surface Mining and Reclamation Act) and Chapter 16.04, Monterey County Code (Surface Mining and Reclamation); California Environmental Quality Act (Public Resources Code §21000 et seq.); Monterey County Code Chapters 1.20, 1.22, 20.90, and 21.84 (code enforcement activities and process).

2019 RMA Land Use Tiered Fee Schedule ^{1,2}	
General Plan Update & Implementation Fee (GPU&I) Included Unless Noted Otherwise	
No Fee	Address Assignment (first address assignment, each additional address \$90)
	Appeal - Coastal Permit ^{3,7}
	Design Approval limited in scope, no hearing required, no other departmental review required, minor change to existing structure, no addition
	Flood Zone Inquiry Report or Flood Zone Inquiry Cover Page
	Hazard Tree Removal ⁸
	Hazardous Vegetation/Fuel Management Plan Review ⁸
	Special Event Processing (other permits may be required; fees captured through other permits)
TIER 1	Tier 1 • Over-The-Counter • \$550
	Application Request (\$500 no GPU&I fee) ⁷
	Design Approval – Over the Counter, limited in scope, no hearing required
	Landscape Management Plan Review
	Tree Removal (Director's Approval or Waiver)
TIER 2	TIER 2 • \$1,100
	Airport Land Use Commission Application Review
	Appeal of Fee Determination (\$1,000 no GPU&I fee) ^{3,7}
	Certificate of Correction
	Change of Commercial or Industrial Use
	Design Approval - Administrative, review & approval required, no hearing required
	Director's Interpretation (\$1,000 no GPU&I fee ⁷)

	Director's Interpretation - Appeal (\$1,000 no GPU&I fee 3.7.13)
	Letter of Public Convenience and Necessity
	Oak Woodland Guidelines Consistency Certification
	Specific Plan Conformance Determination, Director's Approval, no hearing

TIER 3	TIER 3 • \$3,300
	Appeal of Director's Interpretation (\$3,000 no GPU&I fee 3.7.13)
	Big Sur Viewshed Acquisition (Transfer of Development Right)
	Certificate of Compliance Unconditional (up to 2 lots, each additional lot \$1,000) ¹²
	Design Approval, public hearing required
	Development Review Conference ^{5,6}
	License to Cross Non-Access Strip
	Lot Line Adjustment Amendment, Revision, or Extension
	Mills Act Contract Application
	Minor & Trivial Amendment or Minor Amendment, no hearing required
	Parcel Legality Determination ¹²
	Public Service Easement Abandonment
	Road Name
	Scenic Easement Amendment
Transfer of Development Credit	

TIER 4	TIER 4 • \$5,500
	Administrative Permit or Coastal Administrative Permit (General)
	Emergency Permit
	Environmental Review - Addendum (tiered from earlier Environmental Impact Report; environmental review fees are additive to permit fees)
	Franchise Agreement Extension or Amendment
	Permit Amendment, Renewal, or Revision (not otherwise specified)
	Permit Extension
	Restoration Plan – Administrative
	Road Abandonment
	Specific Plan Conformance Determination, hearing required
	Surface Mine Annual Inspection (disturbed area < 20 acres)
	Use Permit – General
	Williamson Act - Farmland Security Zone Contract or Williamson Act Contract Amendment

TIER 5	TIER 5 • \$7,700
	Certificate of Compliance Conditional (up to 2 lots, each additional lot \$1,000) ¹²
	Franchise Agreement
	Lot Line Adjustment (General, Williamson Act)
	Minor & Trivial Amendment, hearing required
	Variance
TIER 6	TIER 6 • \$11,000
	Coastal Development Permit
	Combined Development Permit
	Environmental Review - Initial Study (ND/MND; environmental review fees are additive to permit fees)
	General Development Plan
	Restoration Plan, hearing required
	Surface Mine Annual Inspection (disturbed area > 20 acres)
TIER 7	TIER 7 • \$22,000 Deposit ^{2,13}
	Coastal Implementation Plan Amendment
	Development Agreement
	Environmental Review – Environmental Impact Report (Extraordinary Development Application) ⁴
	Extraordinary Development Application ⁴
	General Plan / Land Use Plan Amendment
	Specific Plan
	Specific Plan Amendment
	Subdivision – Minor or Standard - Tentative / Vesting Tentative Map Application - Tentative / Vesting Tentative Map Amendment - Tentative / Vesting Tentative Map Extension - Extension / Subdivision Improvement Agreement Extension
	Surface Mine Reclamation Plan
	Use Permit - Oil & Gas
	Vested Rights Determination
	Zone Change / Code Amendment
	Each
\$90	Address Assignment (first address no fee)
\$3,000	Appeal (Inland) ⁷

\$24	Corner Record (Clerk Recorder Fees, CA Business and Professions Code § 8773.2)
\$182	Monterey Peninsula Water Management District Allocation Tracking
\$170	Personal Cannabis Permit
\$150	Record of Survey (Each Additional Sheet)
\$450	Record of Survey (First Sheet)
	Hourly Rates:
\$180	RMA - Code Enforcement Investigations and Compliance Support ¹⁴
\$164	RMA - Environmental Services
\$175	RMA - Planning
\$186	RMA - Development Services
\$224	RMA - Public Works – Traffic
\$90	RMA - Front Counter Processing
HOURLY	Activities / Services Provided Billed on Hourly Rates:
	Code Enforcement Activities
	Commercial Cannabis Permit – initial permit (Deposit Required \$1,000)
	Commercial Cannabis Permit - renewal (Deposit Required \$230)
	Condition Compliance / Mitigation Monitoring (Deposit Required \$6,000) ^{9,10,13}
	Deed Restriction Processing (ministerial permits)
	Research
	Site Visit
	Subdivision - Minor or Standard – Amend Final Map (Deposit Required \$6,000)
	Additional Fees
2.25%	Credit Card Convenience Fee (subject to adjustments)
10%	General Plan Update and Implementation Fee (Included in Tier Pricing Schedule unless noted otherwise ⁷)
1.70%	Storage and Electronic Conversion of Files Fee (File Storage Fee)
6.20%	Technology Fee

Transactions involving the use of a credit card are subject to a Credit Card Convenience Fee. The Credit Card Convenience Fee of 2.25% is based on a current fee established by the County's contracted merchant bank and is subject to adjustments. The File Storage Fee of 1.70% is based on the costs incurred by RMA to file and store information related to land use applications and services provided. The Technology fee of 6.20%, was determined based on the Adopted Budget for Fiscal Year 2019/20 for Information Technology systems and related support costs directly related to permit processing including, but not limited to, Accela (permit tracking tool) which allows the department (RMA) to function efficiently and directly communicate with customers via online portal. Information technology allows the department to cut costs by communicating directly with customers and other agencies. The annual

maintenance costs and associated costs are required to maintain status quo. The costs to maintain the Accela system and associated information technology support are required to provide existing levels of service. The technology fee applies to all fees, unless otherwise specified.

The General Plan Update and implementation regulatory requirement is an ongoing operational mission-critical requirement. The General Plan Update and implementation (GPU&I) fee of 10%, is based on the workload (distributed across an annual basis) and associated annual budget required to implement and update the General Plan as necessary. The GPU&I fee has been incorporated into the tiered fee structure unless otherwise specified. Consistent and timely updates are required. The average annual cost of evaluating individual permits and activities has incremental impacts when taken cumulatively, creates an unnecessary burden on the General Fund. The GPU&I fee is not applied to Application Requests, Appeals, Appeals of Director's Interpretation, and Appeals of Fee Determinations.

The applicant for a land use application, permit approval or any procedure that requires processing through RMA 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 fee, 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 the document is processed on behalf of the applicant, by an employee of the County of Monterey (e.g., RMA staff) or Clerk of the Board or 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.

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 RMA 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 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 does not apply to

<p>appeals of Coastal Development Permits that are appealable to the Coastal Commission. No fee is charged for postage & handling.</p>
<p>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 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.</p>
<p>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.</p>
<p>6) This fee shall not apply to an application for the first Building Permit following approval of a discretionary planning entitlement, except Design Approvals.</p>
<p>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.</p>
<p>8) Hazard Tree Removal - <i>No Fee</i> applies when a tree is deemed hazardous by a professional licensed arborist or tree trimmer/remover.</p>
<p>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.</p>
<p>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.</p>
<p>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.</p>
<p>12) A portion of the fee (50%, \$1,650) collected for a parcel legality determination may be credited toward a request for Certificate of Compliance (Conditional \$7,700 or Unconditional \$3,300) for the same lot that was the subject of the parcel legality determination.</p>
<p>13) An appeal fee applies to appeals of the RMA Director's Interpretations of the zoning or subdivision ordinance, regardless of planning area.</p>

Article XIX – Building Services
Resource Management Agency Fee Schedule
 (Per Resolution No. 19-___, adopted September 17, 2019 by the Monterey County Board of Supervisors)

Permit Fees - Mechanical, Plumbing, Electrical, sub-trade, Grading & Building	
Building Permit	
\$0 to \$10,000	\$195 Flat Fee
\$10,001 and Up	Local Multiplier x ICC Valuation = Total Building Permit Fee (0.0315) x (ICC Valuation) = Total Building Permit Fee
Grading Permit	
Grading Estimate provided by qualified Licensed Professional (eg. PE, Geotechnical Engineer, Contractor)	Local Multiplier x ICC Valuation + Grading Estimate provided by qualified Licensed Professional = Total Building Permit Fee (0.0315) x (ICC Valuation) = Total Building Permit Fee
Remodeling Building Permit (Based on Extent of Alteration percentage of ICC Valuation)	
Extent of Remodeling & Corresponding % of ICC Valuation = Permit Fee	Definition
20%	Minor - Cosmetic work, refinishing walls, ceilings, floors; minor mechanical, electrical, plumbing; no structural work.
40%	Medium - Addition or removal of some walls or extensive construction of partitions; projects with more involved mechanical, electrical, plumbing work, such as residential additions or renovations of bathrooms and kitchens, commercial replacement of major HVAC components or of ceiling grids; refinishing of many existing walls, ceilings, floors; replacement of substantial portions of the glazing systems if a major portion of the project; moderate projects may include minor changes to the exterior envelope or structural systems.
60%	Major - Addition or demolition of many walls; installation of new glazing systems in conjunction with major remodeling; upgrade of structural systems in some portions to receive increased loads in limited areas or structural repair of significant elements in limited area. Significant upgrades to mechanical, electrical, and plumbing systems in conjunction with significant refinishing of surfaces.
80%	Extensive - Demolition of all non-structural portions leaving a structural shell; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration; significant structural upgrading to meet seismic requirements, or other substantial structural renovation, extensive structural repair.

95%	Full - Demolition of all interior partition walls (structural and non-structural); Demolition of a majority of exterior walls and entire roof structure; Installation of new electrical, mechanical systems in conjunction with significant changes in room configuration.	
PhotoVoltaic Solar Permit		
Residential Roof Mounted solar system	\$390 + \$15/kW over 15kW	
Residential Ground Mounted solar system	\$780 + \$15/kW over 15kW	
Commercial Roof Mounted solar system	\$1170 + \$7/kW over 50 kW	
Commercial Ground Mounted solar system	\$2340 + \$7/kW over 250 kW	
Mechanical, Plumbing, Electrical - Sub-Trade Permits		
Simple Permit - Demolition	Based on Minimum # of inspections for project	
Simple Permit - Re-Roof	Based on Minimum # of inspections for project	
Simple Permit - Sub Trade	Based on Minimum # of inspections for project	
Plan Review for projects not Otherwise Specified	\$195	Hourly
Express Plan Review - After Hours (Available Upon Approval by Director or Building Official)	\$293	Hourly
Express Plan Review - Holidays (Available Upon Approval by Director or Building Official)	\$390	Hourly
Additional Technical Review Expertise or Specialty Review	Cost + Admin Fee	Calculated at time of Service
Special Events		
Special Event Construction Permit Submitted < 30 Days Prior to Event ⁵	Double Plan Review Fee	
Special Event Construction Permit Submitted < 60 Days Prior to Event ⁶	1.5 x Plan Review Fee	
Encroachment Permits		
General Encroachment Permit - Minor	\$355	
	-Minor Driveway (residential or commercial)	
	-Tree removal/trimming/landscaping/fences (fences may require separate design approval)	

	-Minor road closure/usage (minor construction or minor special event*/filming-photography)	
	-Directional signs (except temporary arrows)	
	-Underground Utility Trenching (0-750 feet, over 750 feet = + \$2.00 per linear foot)	
	-Utility Poles (1-6 Poles, additional poles = + \$50 per pole)	
	-Boring (1-2 bell holes, additional bell holes = + \$100 each bell hole)	
	-New Sidewalk, curb or gutter = + \$2.00 per linear foot	
*minor special event = two-hundred (200) or more daily participants or road closure less than one (1) day		
General Encroachment Permit - Major	\$905	
	-Major road closure/usage (major construction or major special event*/filming-photography)	
	-Gates/walls (e.g. concrete or masonry wall/column)	
	-Traffic striping, marking or signal improvements	
	-Street Improvements (additional \$0.05 per square foot)	
*major special event = fifty (50) to one-hundred-ninety-nine (199) or more daily participants or road closure more than one (1) day		
Blanket Encroachment Permit for Utility Companies	\$3,005	
Fees not otherwise specified		
Inspection Fee for projects not Otherwise Specified	\$195	Hourly (One Hour Minimum)
Inspection - After Working Hours (Based on Time 1/2)	\$293	Hourly (4 Hour Minimum)
Inspection - Holidays (Based on Double Time)	\$390	Hourly (4 Hour Minimum)
Re-Inspection	\$195	Hourly (One Hour Minimum)
Alternate Methods of Construction / Code Modification Request	\$195	Hourly (One Hour Minimum)
Temporary Certificate of Occupancy	\$500	Flat Fee
Appeal	\$195	Hourly (4-Hour Minimum)
Permit Extension	\$195	Flat Fee

Permit Renewal Investigation	\$195	Hourly (One Hour Minimum)
Deed Restriction	\$195	Flat Fee
Inspection Card Replacement	\$90	Flat Fee
Change of Record on Permit	\$195	Flat Fee
Processing - Permit Front Counter Hourly Rate	\$90	Hourly
Document Management - Escrow Report / Filing / Etc.	\$90	Hourly
Extraordinary Development Applications	\$22,000	Deposit (Billed based on Actual Costs)
Code Enforcement		
Code Enforcement Investigations and Compliance Support	\$180	Hourly
Work without a Permit		Double the Permit Fee
Surcharges		
1. California Building Standards Commission		calculated/state regs
2. Strong Motion Instrumentation Program		calculated/state regs
4. Accessibility (CASP) - Applicable for Commercial Projects		calculated/state regs
5. Credit Card Surcharge	2.25%	(Current County Rate)
6. Storage & Electronic Conversion of Files	1.7%	
7. General Plan Update	10%	
8. Technology	6.2%	
9. Clerk Recorder Fee		(Current County Rate)
Bonds		
Bonds		Determined by ICC valuation, Approved by Building Official
NOTES		
1.Hourly fees are charged in 0.25 hour increments		
2.Express Plan Review availability based on Approval by Director or Building Official		

3. "Extraordinary development applications" are those applications which will require staff time well beyond the typical application, as determined by the Chief of Planning or Building Official. 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.

4. All applications require diagram of project attached to permit

5. Applicable to Special Events with temporary construction of tents over 400 sq ft

6. Construction valuation is determined from the current International Code Council Building Valuation Data to be updated annually with the first published valuation table of the calendar year.

7. ICC Standard Calculation of Local Multiplier = (Budget x Cost Recovery %) / Total Valuation (from previous Fiscal year) = $(\$8,602,494 \times 100\%) / \$273,181,378 = 0.0315$

Budget = Total Building (Salaries & Benefits and Services & Supplies) + (S& B only) Planning 3 FTEs + Public Works/Development Services 5 FTEs + Environmental Services 3 FTEs = \$8,602,494

8. Technical Expertise services required for projects including, but not limited to Water Resources Agency, shall be billed based on Cost Plus administrative fees for costs incurred to process such requests and shall be calculated at the time of service.

**ARTICLE XVII
COUNTY COUNSEL FEES**

(Authorized per the following resolutions adopted by the Monterey County Board of Supervisors: Resolution No. 08-132, adopted April 22, 2008; Resolution No. 13-143, adopted May 7, 2013; Resolution No. 14-0421, adopted February 25, 2014; Resolution No. 15-075 adopted March 24, 2015; Resolution No. 16-250, adopted September 27, 2016; and Resolution No. _____, adopted _____, 2019.)

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>AMOUNT¹</u>	<u>UNIT/TIME</u>
Administrative Permit (Inland) —General		
1. Application fee	\$167.00	Each permit
2. Condition Compliance fee	hourly	
Appeal, inland permits and coastal permits if not appealable to Coastal Commission ²	\$146.00	Each appeal

¹ The County Counsel flat fees are based on an hourly rate of \$223.00, representing a weighted blend, rounded to the nearest dollar, of the fully burdened labor rate for the Senior Deputy County Counsel, Step 7 and Deputy County Counsel IV, Step 7 job classifications as of July 1, 2018. Unless a “deposit” or “hourly” rate 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 top step 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 unless otherwise indicated; 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.

Where indicated in this Article, fees have been separated into an application fee and an hourly condition compliance fee. The hourly condition compliance fee will be based on actual time spent multiplied by the top step fully burdened hourly rate of the individual providing the service. (See hourly rates at Section F below.) A deposit against the total hourly fees may be required as indicated in this Article. The condition compliance fee shall be collected after approval of the discretionary entitlement for the project and after all administrative appeals have been exhausted, based on the fee in effect at the time of collection. The total cost for condition compliance will be based on the cost of staff time to review and process documents submitted by the applicant to comply with conditions of approval, including compliance with mitigation measures as applicable.

² The appeal fee applies to appeals of decisions on 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

Appeal of Director's Interpretation ³	\$146.00	Each appeal
Appeal of Fee Determination ⁴	\$146.00	Each appeal
Coastal Administrative Permit--General		
1. Application fee	\$167.00	Each permit
2. Condition compliance fee	hourly	
Coastal Development Permit		
1. Application fee	\$669.00	Each permit
2. Condition compliance fee	hourly	
Coastal Implementation Plan Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Combined Development Permit		
1. Application fee	\$669.00	Each permit
2. Condition compliance fee	hourly	
Design Approval --Limited in Scope (≥1 hour; no hearing)	\$56.00	Each DA
Design Approval Requiring Public Hearing	\$223.00	Each DA
Development Agreement	Extraordinary Development Application Fee	Deposit (\$2230)
Director's Interpretation	\$446	Each
Emergency Permit		
1. Application fee	\$56.00	Each permit
2. Condition compliance fee	hourly	

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 the RMA Director's 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.

Extraordinary Development Application ⁵	\$2230.00	Deposit
General Development Plan		
1. Application fee	\$167.00	Each permit
2. Condition compliance fee	hourly	
General/Area Plan Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Minor Amendment (non-coastal; no public hearing)	\$112.00	Each
Minor and Trivial Amendment (coastal zone; no public hearing)	\$112.00	Each
Rezoning or Code Text Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Scenic Easement Amendment	\$446.00	Each
Specific Plan	Extraordinary Development Application Fee	Deposit (\$2230)
Specific Plan Amendment	Extraordinary Development Application Fee	Deposit (\$2230)
Specific Plan Conformance Determination	\$669.00	Each
Use Permit-- General		
1. Application fee	\$502.00	Each permit
2. Condition compliance fee	hourly	
Use Permit--oil and gas	Extraordinary Development Application Fee	Deposit (\$2230)
Use Permit Amendment, Renewal, or Revision	\$669.00	Each

⁵ “Extraordinary Development Applications” are those applications which will require staff time well beyond the typical application, as determined by the Chief of Planning, and other applications as determined by the 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 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.

Use Permit Extension	\$112.00	Each
Variance (Application fee)	\$223.00	Each
Vested Rights Determination	Extraordinary Development Application Fee	Deposit (\$2230)

B. Various Subdivision Activities as Established in Monterey County Code, Title 19 (Subdivision Ordinance) (Government Code §§ 66499.35, 66451.2)

Certificate of Compliance (Conditional)		
1. request for 1 or 2 lots	\$1338.00	1 - 2 lots
2. each additional lot requested	\$223.00	Per each addt'l Lot > 2
Certificate of Compliance (Unconditional)		
1. Request for 1 or 2 lots	\$1338.00	1 - 2 lots
2. Each additional lot requested	\$223.00	Per each addt'l lot > 2
Certificate of Correction	\$112.00	Each
Lot Line Adjustment		
1. Application fee	\$167.00	Each permit
2. Condition compliance fee	hourly	
Lot Line Adjustment – Williamson Act		
1. Application fee	\$1673.00	Each permit
2. Condition compliance fee	hourly	
Lot Line Adjustment Amendment, Revision, or Extension	\$223.00	Each
Parcel Legality Determination ⁶		
1. request for 1 or 2 lots	\$1338.00	1 - 2 lots
2. each additional lot requested	\$223.00	Per each addt'l Lot > 2

⁶ A portion (50%) of the fee collected for a parcel legality determination may be credited toward a request for a Certificate of Compliance for the same lot that was the subject of the parcel legality determination.

Subdivision—Minor or Standard— Tentative/Vesting Tentative Map Application	Extraordinary Development Application Fee	Deposit (\$2230)
Subdivision—Minor or Standard— Tentative/Vesting Map Extension	\$669.00	Each
Subdivision—Minor or Standard-- Final parcel map/ final map review	hourly	Deposit (\$892)
Subdivision—Amendment of Final or Tentative/Vesting Tentative Map	Extraordinary Development Application Fee	Deposit (\$2230)

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

Addendum (tiered from earlier EIR)	\$892.00	Each
Environmental Review-- Initial Study (ND/MND)	\$1115.00	Each
Environmental Review – Environmental Impact Report	Extraordinary Development Application Fee	Deposit (\$2230)
Environmental Impact Report – Contract and contract amendment administration	\$446.00	Each
Condition Compliance/ Mitigation Monitoring ⁷	hourly	Deposit (\$446)

⁷ Hourly fees shall apply for condition compliance review for any permit approved after the effective date of this Article. For projects with mitigation measures, projects approved after the effective date of this Article shall be subject to the mitigation monitoring fees set forth in this Article, and projects approved prior to the effective date of this Article shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date. For projects with conditions of approval that do not include mitigation measures, projects approved after the effective date of this Article shall be subject to the condition compliance fees set forth in this Article, and projects approved prior to the effective date of this Article shall be subject to the condition compliance fees set forth in the County Fee Resolution that was in effect on the project approval date.

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)	\$223.00	Each
Commercial Cannabis permit –initial permit	hourly	Deposit (\$424)
Commercial Cannabis permit –renewal	hourly	Deposit (\$160)
Condition Compliance Review (permits without Mitigation Measures)	hourly	Deposit (\$223)
Deed restriction processing (ministerial permit) ⁸	hourly	
Letter of Public Convenience and Necessity	\$446.00	Each
Mills Act Contract Application (Government Code § 50281.1)	\$892.00	Each
Oak Woodlands Guidelines Consistency Certification (Government Code § 65401; Fish & Game Code § 1366(f))	\$223.00	Each
Road Abandonment (Streets and Highway Code § 8321)	\$446.00	Each
Williamson Act or Farmland Security Zone Contract	\$1784.00	Each
Williamson Act Contract Amendment	\$223.00	Each
Surface Mining Reclamation Plan	hourly	Deposit (\$982)

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

⁸ 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.

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.

F. Hourly Rate

Where the fee schedule indicates an hourly fee, the hourly fee will be based on actual time spent multiplied by the top step fully burdened hourly rate of the individual providing the service. The hourly rate is \$209/hour for Deputy County Counsel IV and \$236/hour for Senior Deputy County Counsel. In some instances, as indicated in the Article, a deposit is required when hourly fees apply.

Attachment D

Background

In 2005, the Resource Management Agency (RMA) was established by combining multiple departments under one agency (public works, redevelopment/housing, planning and building inspection). In 2007, architectural services, facilities, grounds maintenance, and fleet were incorporated under RMA after the General Services Department was dissolved. In 2011, redevelopment/housing separated from RMA and was established as part of a separate Economic Development Department, and today it functions as housing and economic development under the County Administrative Office (CAO). Fleet was also moved under the CAO. The County Parks Department was added to RMA in 2016.

RMA currently manages five separate fee articles that are part of the Monterey County Fee Resolution:

- 1) Article V - Parks
- 2) Article IX -Planning
- 3) Article X - Public Works (Development Services)
- 4) Article XIX - Building Services
- 5) Article XX - Environmental Services

Approximately five years ago, RMA began transitioning toward one comprehensive RMA with one Director and three Divisions: Land Use and Community Development; Public Works, Parks, & Facilities; and Administrative Services. As this transition evolved, RMA made significant organizational and operational changes with the primary objective of providing exemplary customer service in an efficient, cost-effective manner. General services and support functions have been consolidated to allow better communication and collaboration across functional (technical) areas of responsibility. Parks was integrated into the Public Works, Parks & Facilities Division. Recently, the County and Monterey County Water Resource Agency (MCWRA) entered into a Memorandum of Understanding (MOU) where floodplain and watershed land use functions transferred from MCWRA to RMA. Those functions have been integrated into the Land Use & Community Development Division (Building Services and Environmental Services). Recently, the CAO assumed lead for the Cannabis Program and reallocated land use fees (which are a deposit) relative to the cannabis permit application process.

Updates to the land use fee articles are coordinated among the RMA, Monterey County Health Department-Environmental Health Bureau (EHB), MCWRA, and County Counsel (CC). The other County departments that work with land use, EHB (Fee Article I.E.), CC (Fee Article XVII), MCWRA (Fee Article XX), and CAO (Article XXI), develop their fees separately and distinctly from RMA, yet they generally conform to the format set by RMA to facilitate administration by RMA. The last comprehensive update to the fee articles involving all these agencies occurred in July 2015. Recently, they again collaborated to update and revise the existing Land Use Fee Articles for Board of Supervisors' consideration.

A detailed discussion of RMA's proposed revisions to Fee Article IX-Planning, Fee Article X-Public Works/Development Services, Fee Article XIX-Building Services, and Fee Article XX-Environmental Services is presented herein.

Following Board approval, all amendments and updates to the RMA and County Counsel Fee Articles will take effect not less than 60 days following Board approval. Accordingly, Fees Articles adopted on September 17, 2019, take effect on November 17, 2019. A public hearing on this item was originally scheduled for July 16, 2019. The hearing was continued to September 17, 2019, to

hours that formed the basis of establishing the proposed fees were developed from a time/motion study conducted within each RMA unit; time reporting data from WinCAMS; RMA's time tracking system; and historical data from Accela, RMA's permit tracking database. Based on this study, the RMA proposes utilizing a Land Use Tiered Fee Structure based on the estimated reasonable cost of providing the fee-based services.

The proposed RMA Land Use Tiered Fee Structure is aligned with Board policy to recover costs for conducting services. Board Financial Policy 7.4 states: "It is the policy of the Board that fees will generally be set at a level sufficient to cover both direct and indirect costs of the services provided or the service may be subsidized by the County as deemed necessary by the Board. Factors for subsidy consideration are whether a subsidy causes an inappropriate burden on property taxpayers, the degree to which the service benefits a particular segment of the population, whether beneficiaries can pay the fee, and whether the service provides a broader benefit to the community." To the extent that the fees do not result in full cost recovery, the shortfall does not result in increased charges to other payors. User and regulatory fees are established for land use activities based on the estimated reasonable cost of providing the service or performing the activity. Any land use activities performed in response to an individual request, when that individual is the primary beneficiary for that service or activity, may be charged the full cost for that service or activity.

The "No Fee" Tier was developed to continue efforts to streamline the permit process for projects that take very little time. The intent is to reduce and remove obstacles that might keep the individuals from engaging in the permitting process and reduce pressure for enforcement. For example, limited scope projects (e.g., changing the exterior house paint, lighting fixtures) may require a Design Approval, but are of such limited scope, they do not take more than a few minutes for the front-counter staff to complete the process. RMA determined that these permits types incur insignificant costs to the RMA as they require no professional review, inspection, routing, or processing and can be approved over-the-counter in minutes.

In addition, specific items listed in the *No Fee* tier, such as Hazardous Vegetation/Fuel Management Plan Review, were developed to encourage proper vegetation management practices in line with the Safety Element of the General Plan. The goal is to develop a consistent approach toward creating more resilient communities to avoid, minimize, or mitigate potential hazards with respect to vegetation management. In areas where vegetation removal may be required for proper visual clearance in the right-of-way, the ability to not charge an applicant for the permit supports the County's goals.

Another item added to the *No Fee* Tier is the Flood Zone Inquiry Report. This document was provided by MCWRA. A fee for Flood Zone Inquiry Reports was previously charged by MCWRA based on the work required to overlay paper (hard copy) parcel maps with water resource information on laminates. This process is outdated because the Flood Zone Inquiry Report no longer requires paper documents. On average 14 reports are requested per year (2014-2018). This low number has no measurable cost impact on the RMA. The information is largely available online now at the following address:

<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>

Fees grouped in Tiers 1 – 6 are flat fees based on RMA's estimated reasonable cost of providing that service/task or performing that activity. These tiers range from "Limited", that do not require other agency approval and are limited in scope, to fully developed project applications that can be accomplished without the need for a deposit.

Table C). Using the average yearly permit revenue, \$9,357,007, the amount waived annually equates to four percent (4%). RMA will bring to the Board an update to refine the type of waivers the RMA Director is authorized to grant and to clarify how waivers apply to other land use tasks.

Table 2. Alternative Energy Credit

Total Alternative Energy Credit Issued				
	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Total	(\$561,750)	(\$534,750)	(\$411,000)	(\$331,500)

Table 3. Fee Waivers Granted

Total Waivers Granted FY 14/15 through FY 17/18				
	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Waivers	(\$119,298)	(\$83,163)	(\$367,605)	(\$314,123)

To improve cost recovery, the proposed RMA-Land Use tiered fee schedule eliminates the 15% discount provided for combined development permits. Work required to complete a complex project is not decreased when processing a combined development permit; therefore, a discounted rate is not justified.

Proposed RMA Land Use Tier Structure

This fee schedule outline below has been comprehensively revised for land use related activities in response to requests for services (permit applications). This proposed fee schedule combines fees from Planning (formerly the sole subject of Article IX), Public Works/Development Services (formerly Fee Article X) and Environmental Services (formerly Fee Article XXI) as these services are performed under the Resource Management Agency (RMA). As fees are modified, RMA will periodically update the Accela permitting system to reflect the current Board-approved fees.

No Fee - Projects that provide a public safety benefit and/or can be processed with minimal staff time usually over the counter with minimal compliance review.

- Appeal - Coastal Permit (no fee per state law)
- Design Approval limited in scope, no hearing required, no other departmental review required, minor change to existing structure, no addition
- Flood Zone Inquiry Report or Flood Zone Inquiry Cover Page
- Hazard Tree Removal
- Hazardous Vegetation/Fuel Management Plan Review
- Address Assignment (first address assignment, each additional address \$90)
- Special Event Processing (other permits may be required)

Tier 1 - Limited- Projects or activities that are limited in cost, scope, and duration and usually don't require other county departments or entity's approval.

- Application Request (\$500 no GPU&I fee)
- Design Approval – Over the Counter, limited in scope, no hearing required
- Landscape Management Plan Review
- Tree Removal (Director's Approval or Waiver)

Tier 2 – Minor - Projects or activities that generally have minor scope, cost and duration to complete and may have some other departmental or agency involvement, requiring minor plan check or minor discretionary permit review.

Tier 6 – Full - Fully developed projects with less than complex or major issues that can be processed without deposit and not considered an "extraordinary development application"

- Coastal Development Permit
- Combined Development Permit
- Environmental Review - Initial Study (ND/MND)
- General Development Plan
- Restoration Plan, hearing required
- Surface Mine Annual Inspection (disturbed area > 20 acres)

Tier 7 – Deposit/Extraordinary Development Applications - Projects or activities with complex issues and/or major scope and processes involved, Major Discretionary Permit

- Coastal Implementation Plan Amendment
- Development Agreement
- Environmental Review – Environmental Impact Report (Extraordinary Development Application) 4
- Extraordinary Development Application 4
- General Plan / Land Use Plan Amendment
- Specific Plan
- Specific Plan Amendment
- Subdivision – Minor or Standard
 - Tentative / Vesting Tentative Map Application
 - Tentative / Vesting Tentative Map Amendment
 - Tentative / Vesting Tentative Map Extension
 - Extension / Subdivision Improvement Agreement Extension
- Surface Mine Reclamation Plan
- Use Permit - Oil & Gas
- Vested Rights Determination
- Zone Change / Code Amendment

“Each” Tier – Other activities/services that could not be grouped with other fee items are provided with individual flat fees below:

- Appeal (Inland) - \$3,000
- Personal Cannabis Permit - \$170
- Corner Record - \$24
- Address Assignment (first address no fee) - \$90
- Monterey Peninsula Water Management District Allocation Tracking - \$182
- Record of Survey (First Sheet) - \$450
- Record of Survey (Each Additional Sheet) - \$150

“Hourly” Tier – Other activities/services that are billed based on hourly rates. Some of these projects require a deposit due at the time of application.

10.0%	General Plan Update and Implementation Fee*
6.20%	Technology Fee
1.70%	Records & File Storage Fee
2.25%	Current Credit Card Convenience Fee

*The General Plan Update and Implementation Fee is included in the tiered fee items, unless otherwise noted.

General Plan Update and Implementation Fee

An increase to the General Plan Update and Implementation (GPU&I) Fee is proposed to adequately fund ongoing expenses of updating, implementing, and maintaining the General Plan. Staff proposes increasing the GPU&I Fee from three percent (3%) to ten percent (10%) to address the remaining tasks of the 2010 General Plan and to cover the ongoing costs of the Local Coastal Program. The GPU&I Fee has been incorporated as part of the proposed tiered fees, unless otherwise noted in the Fee Articles and will be charged as a percentage assessed to the subtotal of fees and included at the time of service.

RMA has estimated the costs required for updating the General Plan and determined that the current three percent (3%) GPU&I Fee charged is inadequate to cover the estimated reasonable costs to maintain and update the General Plan. RMA is proposing a ten percent (10%) GPU&I Fee to cover the estimated reasonable costs of maintaining and updating the General Plan and related land use studies and ordinances for the County based on the 10-Year Work Plan discussed in detail below.

State Law (Government Code Section 65104) authorizes local jurisdictions to charge for planning services as long as the fee does not exceed the reasonable costs of providing the services. Government Code 66014 states that the fees charged may include the costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations. Government Code Section 65103 provides, in part: "Each Planning Agency shall perform all the following functions: (a) Prepare, periodically review, and revise as necessary, the general plan; (b) Implement the general plan through actions, including, but not limited to, the administration of specific plans and zoning and subdivision ordinances."

Not only must a jurisdiction have an adequate General Plan, but also it must annually report to the Governor's Office of Planning and Research progress toward implementing the General Plan, particularly the progress on implementing the policies of the Housing Element. A jurisdiction's zoning ordinance is the regulatory tool that implements the General Plan. All new development must generally be in conformance with the adopted zoning ordinance. In addition, jurisdictions may use a range of area or specific plans as regulatory documents to guide new development.

The County of Monterey completed the last update to its General Plan in 2010, which applies to the inland areas of the County. The General Plan of 1982 remains in effect in the Coastal Zone. The County Housing Element was adopted in 2015 and certified by the California Department of Housing and Community Development. The County zoning regulations were adopted many years ago and have been periodically amended, but many regulations and maps remain to be updated.

Given the nexus summarized above between the General Plan, State law, and local development, many jurisdictions have adopted fees to fund planning programs designed to keep the General Plan updated and to develop new plans and development codes. The County has developed a

measure of 2.2% was used to project annual inflation rates for salary and benefit costs for the Long-Range Planning Division.

In addition to staff costs, RMA has determined that consultant services will be required to complete the next General Plan Update. The estimated cost of consultant services needed to provide a comprehensive General Plan Update is \$3,000,000, averaged across the 10-Year Work Plan, results in \$300,000 per year. This workload and financial burden can be distributed over the next ten years with an increase GPU&I Fee from 3% to 10%. That percentage increase is based on the cumulative costs distributed over a 10-year period, applied to all permit fees. The cost breakdown is shown below in Table 2: 10-Year Long-Range Workplan Total.

Table 7: 10-Year Long-Range Work Plan Total

Ten Year Plan	Long Range Staff Costs	2.2% Inflation	Consultant Services	Annual GPU&I Costs	Annual GPU&I Revenue	Total Average Annual Permit Revenue	Total Average Annual Construction Valuation
Year 1	\$570,500	\$12,551	\$300,000	\$883,051	\$928,852	\$9,288,523	\$149,117,815
Year 2	\$583,051	\$12,827	\$300,000	\$895,878	\$928,852	\$9,288,523	\$149,117,815
Year 3	\$595,878	\$13,109	\$300,000	\$908,987	\$928,852	\$9,288,523	\$149,117,815
Year 4	\$608,987	\$13,398	\$300,000	\$922,385	\$928,852	\$9,288,523	\$149,117,815
Year 5	\$622,385	\$13,692	\$300,000	\$936,078	\$928,852	\$9,288,523	\$149,117,815
Year 6	\$636,078	\$13,994	\$300,000	\$950,071	\$928,852	\$9,288,523	\$149,117,815
Year 7	\$650,071	\$14,302	\$300,000	\$964,373	\$928,852	\$9,288,523	\$149,117,815
Year 8	\$664,373	\$14,616	\$300,000	\$978,989	\$928,852	\$9,288,523	\$149,117,815
Year 9	\$678,989	\$14,938	\$300,000	\$993,927	\$928,852	\$9,288,523	\$149,117,815
Year 10	\$693,927	\$15,266	\$300,000	\$1,009,193	\$928,852	\$9,288,523	\$149,117,815
Total:	\$6,304,240	\$138,693	\$3,000,000	\$9,442,933	\$9,288,523	\$92,885,230	\$1,491,178,150

The total permit revenue was calculated using an average of permit revenue from FY 2014/15 through FY2017/18 of \$9,288,523 and over the next ten-year period is an estimated total of \$92,885,230. The GPU& I 10-Year Long-Range Planning costs (\$9,442,933) divided by estimated 10-Year total permit revenue (\$92,885,230) is 10.8%. RMA is requesting the Board approve the 10% GPU&I fee on all permits and related activities to fund the 10-Year Long-Range Plan for General Plan Update and Implementation.

Technology Fee

The Technology Fee applies to recovering *systems* costs that directly support permit activity, including annual Accela maintenance costs (the permit tracking technology) and related licenses. Accela has expanded to include other users (e.g., cannabis permits, business licenses), and other technological functions that improve efficiencies for land use permitting (e.g., Bluebeam for electronic plan check).

FY 2019/20 costs for Information Technology and related support are \$576,962. The breakdown of individual proportions of that cost are shown below in Table G: Information Technology and Support Costs.

Table 8. Information Technology and Support Costs

Technology	Annual	Definition
------------	--------	------------

The amount of revenue from permits has varied over the last several years. Average revenue is \$9,288,523, with a standard deviation of \$828,373. Potential impacts to revenue based on the previous analyses must be considered relative to this information.

Table 10. Average Revenue and Standard Deviation FY 14/15 - FY 17/18

FY 14/15 - Total Permit Revenue	\$8,183,778
FY 15/16 - Total Permit Revenue	\$8,810,435
FY 16/17 - Total Permit Revenue	\$10,226,743
FY 17/18 - Total Permit Revenue	\$9,933,133
Average Permit Revenue	\$9,288,523
Standard Deviation	\$828,373

Further Considerations for RMA-Land Use Proposed Fees

Permits Related to Signs

In previous fee articles, the Administrative Permit-Signs, Coastal Administrative Permit-Signs, Coastal Development Permit-Signs, and Use Permit-Signs were separate fee items. Over the last four fiscal years, those fee items have not been charged. This means that applicants are not applying for these sign permits, so they were removed from Article IX-RMA Land Use. Similarly, the differentiation between residential, commercial, and industrial for RMA have the same fee amount so Article IX-RMA Land Use does not differentiate between them. However, in the RMA Land Use Matrix, other departments, EHB and CC, may have different costs assigned, so they are provided in the matrix for informational purposes.

Development Review Conference Process

For projects developed through the Development Review Conference process, those fees shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within twelve (12) months. This is a change from the current fee structure where the credit is applied only when the applicant applies within six (6) months. RMA recommends extending the eligible period for this credit to allow applicants more time to apply for the proposed project.

Condition Compliance

Establishing a fee structure to recover the cost of condition compliance and mitigation monitoring has presented a continuing challenge. Under the current fee article for condition compliance, if no mitigation measures, a flat fee is applied. The flat fee is determined based on a rough percentage of the permit type. This does not adequately account for the costs incurred by RMA to complete tasks associated with condition compliance. Condition compliance and mitigation monitoring can be required together or separately. Mitigation monitoring fees are currently assigned a fee based on the number of mitigation monitoring measures. However, the diverse suite of mitigation-monitoring measures do not equate to a single rate. Some measures require a greater level of effort; therefore, the amount charged should equate to the costs incurred by RMA to complete such actions. Condition compliance and mitigation monitoring are generally part of a larger project but implemented after the fees are collected. At times, there is a big gap, even several years, between the time the revenue was collected and work is conducted. The new fee article proposes an hourly charge for staff time, billed on an incremental basis, with a \$6,000 initial deposit for RMA (fee articles for other departments may require additional deposit). This will allow the revenue to be in

Budget x (Cost Recovery 100%)	=	\$8,602,494	=	0.0315
Total Valuation		\$273,181,378		

The ICC Building Valuation Table is the standard used to develop nationwide fee amounts for permits based on building type. The local multiplier used in the table is calculated by dividing the total budget times the anticipated cost recovery (100%) divided by the total valuation. The multiplier adjusts the amount charged for permit fees based on RMA's cost to process permits and the total amount of construction being processed (Valuation).

The total valuation of development in Monterey County for FYs 2014/15 through FY 2017/18 is shown in Table 13: Total Valuation, Building Permit Revenue and % of Permit Revenue to Valuation below. Based on the calculation in Table 12, for full cost recovery to occur, the multiplier needs to be 3.15% of total valuation. The actual multiplier for FYs 2014/15 through FY 2017/18 has been lower than 3.15%. The current permit fees are not fully recovering RMA costs as shown in Table 13 below.

Table 13. Total Valuation, Building Permit Revenue and % of Permit Revenue to Valuation

Fiscal Year	FY15	FY16	FY17	FY18
Valuation	\$240,195,571	\$322,186,665	\$357,378,906	\$273,181,378
Building Permit Revenue	-\$5,138,639	-\$6,063,920	-\$6,705,139	-\$6,989,980
Percentage of Permit Revenue to Valuation	2.14%	1.88%	1.88%	2.56%

Plan Review Express – Building permit applications may be eligible for expedited processing. The Building Official or Deputy Director for Land Use and Community Development shall determine which projects are eligible for plan review express based on staff workload and RMA priorities. The fee is based on overtime hourly rates required to allow staff the opportunity to work on projects during off-hours to not compete with standard projects. The current hourly rate is \$195; the express rate is based either on time-and-a-half (\$293/hour) or double-time (\$390/hour).

In the proposed fee article for Building Permits, the grading portion of a project will be added to the total valuation in order to calculate appropriate fee amounts. A project is required to ascertain a grading permit for projects with greater than 100 cubic yards of grading. An Engineer's Estimate is required for projects requiring this action and will be used to simplify and standardize the permit process.

The remodeling valuation table is also included in the proposed Building Permit Fee Schedule. The standard definitions of percentage of ICC Valuation are used to assess the amount of work being completed in the project. The percentage of ICC Valuation will be used to develop the permit costs for remodeling projects. Also, the Photovoltaic Solar Permit calculation for building permit fees is based on industry standards and included in the proposed building fee schedule.

The County will no longer maintain a list or charge a separate fee for Special Inspection Agency/Fabricator. This is a license maintained by the State of California, so there is no need to duplicate that effort at the County level.

Public Comment

Prior to the July hearing, stakeholders in the development community submitted comments supporting the proposed fee article changes. The hearing was continued, in part, due to comments received the day of the hearing. Staff has prepared responses as follows:

COMMENT: Some proposed parts are positive changes, but other parts are vague, ambiguous and internally inconsistent. The County should ensure that proposed fees are clear and that the County charges fair and equitable fees to applicants who are similarly situated.

RESPONSE: RMA has coordinated with each department that maintains land use responsibilities and is proposing fees for those services. In review by front-line staff, RMA found that the land use fees, as proposed, are consistent, easily understood, and standardized. Accordingly, once approved by the Board of Supervisors, they will be implemented in a manner that promotes permit-streamlining efforts. Each agency develops their own Fee Articles to represent their costs for that service. Staff has reviewed the Land Use Fee Articles and made changes and clarifications so that all activities and notes are worded consistently across the fee articles.

COMMENT: The free category should only be for matters that take *less than half an hour*, instead of a full hour. A permit that involves any involvement by a senior RMA manager is an activity that has a material fiscal impact on RMA, and it should not be in the “no-fee” category.

RESPONSE: Fee items were assigned to the No Fee category for reasons including, but not limited to, encouraging public engagement, streamlining the permitting process, removing any barriers to completing work in compliance with regulatory requirements that benefits the public or the County. These items were evaluated both individually and cumulatively. In no situation, does the County anticipate that an entire day would be spent providing free services or performing activities in the No Fee category. For instance, for the last five (5) years, the number of flood zone inquiry reports is shown below for the corresponding year.

2014	2015	2016	2017	2018
13	13	16	12	15

Additionally, the \$83 fee assigned to the development of the Flood Zone Inquiry Report was based on an era where paper overlays of parcel information and flood maps were done by hand. Now, some of the information is readily available online as part of the Flood Zone Inquiry Report. The DFIRM, the Digital Flood Insurance Rate Map is available online to anyone seeking to locate a place with respect to the National Flood Insurance Rate Map (<https://msc.fema.gov/portal/search>). The RMA seeks to promote the understanding of flood insurance and regulatory requirements in implementing floodplain management regulations. RMA supports having *No Fee* assigned to such activities where the general knowledge gained by sharing this information benefits the public and other agencies and provides regulatory compliance with the National Flood Insurance Act and Federal Emergency Management Act guidelines.

An appeal in the Coastal Zone is not charged, based on the Coastal Act. If a fee is paid, an applicant may appeal directly to the Coastal Commission instead of the County. While there can be exceptions, generally Design Approvals (e.g., changing exterior paint colors, lighting fixtures) is a process that can be done over the counter with minimal time. For fire mitigation, the County prefers to encourage applicants to remove hazardous trees that have caused or have the potential to impact life and property, once deemed a hazard by a licensed or fire professional. A house number

activities at a mine with 100 acres of disturbance is in the same phase of development or restoration as a mine with 1,000 acres of disturbance. The activities of the project directly determine the cost incurred as part of the regulatory requirements of the Surface Mining and Reclamation Act. The mines fees charged are directly proportional to the annual inspection requirements of the sites. This fee remains as it has been, as it has adequately covered County costs for this service.

COMMENT: The County should charge a fee for when Condition Compliance requires Board action.

RESPONSE: Condition Compliance will be charged hourly so that actual time is recovered. This offers an incentive where the less time it takes to clear conditions, the less it costs the applicant.

COMMENT: There was a question raised as to whether RMA-Building Services has or has not been charging the required grading fee. The Engineer's Estimate should be required at the planning stage, before planning approval is given.

RESPONSE: RMA has charged fees for grading permits pursuant to the existing fee schedules. RMA has determined the standardized approach to calculating grading permits by multiplying the estimate of the grading project (provided by a qualified, licensed professional) will allow the RMA to recoup costs incurred for processing the applications and issuing permits. Ground-disturbing activities extend beyond the grading permit application requirements, so this aspect of evaluating projects throughout the RMA is addressed through multiple paths as a project moves through the process from the conceptual phase through development and implementation.

Attachment E

CURRENT MONTEREY COUNTY LAND USE FEES

(effective 07/01/2016) - amended to reflect the Health Department Land Use fee restructure proposed with Article I.E.

Fee Type	PLAN (1) (2) (12) (15)	File Storage Fee	RMA PW	RMA ENV	WRA	EBH: OWTS, Well, or Water System	EBH: Public Utilities	CC	GPU (?)	Total FY 17- 18: OWTS, Well or Water System	Total FY 17- 18: Public Utilities	Notes	Proposed changes for 2019 fees
Administrative Permit for Residential - General	1,868.34	18.68	744.00	984.00	780.00	1520.00	152.00	159.00	152.26	6,226.28	4,858.28	EBH fee includes condition compliance	Renamed and Combined Categories into: Administrative Permit or Coastal Administrative Permit (General) Residential
Administrative Permit for Commercial or Industrial - General	1,868.34	18.68	744.00	984.00	780.00	1520.00	760.00	159.00	152.26	6,226.28	5,466.28	EBH fee includes condition compliance	Renamed and Combined Categories into: Administrative Permit or Coastal Administrative Permit (General) Residential
Administrative Permit - General - Condition Compliance (15)	467.08	4.67	186.00	328.00	195.00			53.00	40.92	1,274.67	1,274.67		See Condition Compliance / Mitigation Monitoring - Hourly
Administrative Permit - Signs	1,226.40	12.26	372.00	0.00	0.00			159.00	52.72	1,822.38	1,822.38		Renamed and Combined Categories into: Administrative Permit or Coastal Administrative Permit (General) Residential
Airport Land Use Commission Application Review	700.80	7.01	0.00	0.00	0.00			106.00	24.20	838.01	838.01		See new 2019 fees
Appeal of Fee Determination (7)	645.58	6.46	0.00	0.00	0.00			146.00	0.00	798.04	798.04		See new 2019 fees
Appeals (9) (7)	807.00	8.07	108.00	164.00	365.00	152.00	152.00	146.00	0.00	1,750.07	1,750.07		Two New Separate Categories: Appeals (Inland) \$3,000 (No GPU&I) and Appeals (Coastal) - No Fee
Appeals of Administrative Determinations (7)	2,507.01	25.07	0.00	0.00	0.00			146.00	0.00	2,678.08	2,678.08		Renamed Director's Interpretation
Application Request (5) (7)	525.60	0.00	0.00	0.00	0.00			0.00	0.00	525.60	525.60		See new 2019 fees
Big Sur Viewshed Acquisition	1,752.00	17.52	186.00	0.00	244.00	760.00	760.00	0.00	88.95	3,048.47	3,048.47	EBH fee applies on property served by an OWTS; otherwise \$2,335.06	See new 2019 fees
CP Review for New SFD (tract home)	175.20	0.00	372.00	328.00	731.00	760.00	760.00	0.00	57.28	2,423.48	1,663.48	EBH fee applies on property served by an OWTS; otherwise \$1,663.15	CP Review items moved to fee Article XIX - RMA Building Services
CP Review for New SFD (6)	876.00	0.00	372.00	984.00	731.00	760.00	760.00	0.00	97.98	3,820.98	3,060.98	EBH fee applies on property served by an OWTS; otherwise \$3,095.69	CP Review items moved to fee Article XIX - RMA Building Services
CP Review for Dwelling Additions (6)	708.80	0.00	372.00	656.00	731.00	760.00	760.00	0.00	82.88	3,302.68	2,542.68	EBH fee applies if on an OWTS; WRA fee for 50% or more of sf	CP Review items moved to fee Article XIX - RMA Building Services
CP Review for Dwelling Additions with Grading (6)	0.00	0.00	0.00	1,312.00	0.00			0.00	39.36	1,351.36	1,351.36	RMA-ENV Fee only	CP Review items moved to fee Article XIX - RMA Building Services
CP Review for Ground Mounted Solar and Significant Demolition	175.20	0.00	372.00	0.00	0.00	304.00	304.00	0.00	20.47	871.67	567.67	EBH fee applies on property served by an OWTS; otherwise \$572.38	CP Review items moved to fee Article XIX - RMA Building Services
CP Review for Minor Review (Dwelling Addition over 500 sf)	0.00	0.00	0.00	0.00	487.00			0.00	14.61	501.61	501.61	WRA Fee only	CP Review items moved to fee Article XIX - RMA Building Services
CP Review for Minor Review (Dwelling Addition under 500 sf) (6)	175.20	0.00	372.00	82.00	0.00	760.00	760.00	0.00	27.97	1,417.17	657.17	EBH fee applies on property served by an OWTS; otherwise \$656.84	CP Review items moved to fee Article XIX - RMA Building Services
CP Review for New Commercial or Industrial (6)	1,051.20	0.00	372.00	1,312.00	487.00	760.00	760.00	0.00	112.87	4,095.07	3,675.07		CP Review items moved to fee Article XIX - RMA Building Services

CURRENT MONTEREY COUNTY LAND USE FEES

(effective 07/01/2016) - amended to reflect the Health Department Land Use fee restructure proposed with Article I.E.

Fee Type	PLAN (1) (2) (12) (15)	File Storage Fee	RMA PW	RMA ENV	WRA	EBH: OWTS, Well, or Water System	EBH: Public Utilities	CC	GPU (?)	Total FY 17- 18: OWTS, Well or Water System	Total FY 17- 18: Public Utilities	Notes	Proposed changes for 2019 fees
Specific Plan Conformance Determination, Director's Approval, No Hearing Required	1,226.40	12.26	0.00	0.00	0.00			636.00	55.87	1,930.53	1,930.53		See new 2019 fees
Specific Plan Conformance Determination, Hearing Required	3,504.00	35.04	0.00	0.00	0.00			636.00	124.20	4,299.24	4,299.24		See new 2019 fees
Corner Record	0.00	0.00	24.00	0.00	0.00			0.00	0.00	24.00	24.00	Current County Rate is 1.7% of total fees paid	See new 2019 fees
Credit Card Convenience Fee													Established by MC Treasurer Tax - Collector's office
Deed Restriction Processing (ministerial permits) - EHB	0.00	0.00	0.00	0.00	0.00	152.00	152.00	424.00	0.00	576.00	576.00		Consolidated into "Deed Restriction Processing (ministerial permits)"
Deed Restriction Processing (ministerial permits) - Planning	175.20	1.75	0.00	0.00	0.00			424.00	17.98	618.93	618.93		Consolidated into "Deed Restriction Processing (ministerial permits)"
Design Approval, Public Hearing Required	876.00	8.76	0.00	0.00	0.00	304.00		212.00	36.69	1,437.45	1,133.45		See new 2019 fees
Design Approval, Administrative	525.60	5.26	0.00	0.00	0.00	304.00		53.00	19.37	907.23	603.23		See "Design Approval - Administrative, review & approval required, no hearing required"
Design Approval, Over the Counter	175.20	1.75	0.00	0.00	0.00			0.00	5.26	182.21	182.21		See "Design Approval - Over The Counter, limited in scope, no hearing required"
Development Agreement (4)	0.00			0.00		1,500.00	1,500.00						See new 2019 fees
Development Review Conference for Residential (5)	525.60	5.26	558.00	492.00	364.00	500.00		0.00	70.34	2,515.20	2,015.20		See new 2019 fees
Development Review Conference for Commercial or Industrial (5)	525.60	5.26	558.00	492.00	364.00	500.00		0.00	70.34	2,515.20	2,515.20		See new 2019 fees
EIR: Review (4) (9)						2,500.00	2,500.00						Renamed: Environmental Review - Environmental Impact Report, (Extraordinary Development Application, Deposit)
EIR: Contract Administration	0.00	0.00	0.30	0.00	0.00			424.00	0.00	424.00	424.00		See new 2019 fees
Emergency Permits	2,102.40	21.02	0.30	656.00	0.00			53.00	84.34	2,916.76	2,916.76		See new 2019 fees
Emergency Permits - Condition Compliance (15)	525.60	5.26	0.00	0.00	0.00			53.00	17.36	601.22	601.22		See Condition Compliance / Mitigation Monitoring - Hourly
Encroachment Permit - Driveway (residential/commercial)	0.00	0.00	300.00	0.00	0.00			0.00	0.00	300.00	300.00		Encroachment Permits moved to fee Article XIX - RMA Building Services
Environmental Review - Initial Study - Standard Subdivision (12)	12,000.00	120.00	744.00	656.00	486.00	500.00	500.00	1,696.00	483.06	16,685.06	16,685.06		Renamed: Environmental Review - Initial Study (ND/MND)

CURRENT MONTEREY COUNTY LAND USE FEES

(effective 07/01/2016) - amended to reflect the Health Department Land Use fee restructure proposed with Article I.E.

Fee Type	PLAN (1) (2) (12) (15)	File Storage Fee	RMA PW	RMA ENVY	WRA	EHB: OWTS, Well, or Water System	EHB: Public Utilities	CC	GPU (7)	Total FY 17- 18: OWTS, Well or Water System	Total FY 17-18: Public Utilities	Notes	Proposed changes for 2019 fees
Mills Act Contract Selected Contract Processing Fee	700.80	7.01	0.00	0.00	0.00	760.00		848.00	46.46	1,602.27	1,602.27		See new 2019 fees
Minor Amendment (non-coastal; no public hearing)	2,102.40	21.02	186.00	328.00	0.00	760.00		106.00	85.72	3,589.14	2,829.14	EHB-fee-applies-e -by-an-OWTS-othr ewise \$2,909.19	Consolidated into "Minor and Trivial Amendment or Minor Amendment, no hearing required"
Minor and Trivial Amendment (coastal; no public hearing)	2,102.40	21.02	186.00	328.00	0.00	760.00		106.00	85.72	3,589.14	2,829.14	EHB-fee-applies-e -by-an-OWTS-othr ewise \$2,909.19	Consolidated into "Minor and Trivial Amendment or Minor Amendment, no hearing required"
Minor Subdivision Tentative Map [existing wastewater treatment facility] (12)	6,000.00	60.00	4,000.00	3,935.00	2,927.00	1,500.00	1,500.00	2,120.00	608.46	21,150.46	21,150.46	ENVY deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Minor Subdivision Tentative Map (Adopted Community Plan Area - initial study) [existing wastewater treatment facility] (12)	6,000.00	60.00	4,000.00	3,935.00	2,927.00	1,500.00	1,500.00	2,120.00	608.46	21,150.46	21,150.46	ENVY deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Minor Subdivision Tentative Map [OWTS, package treatment plant or new WWTF] (12)	6,000.00	60.00	4,000.00	3,935.00	2,927.00	2,500.00	2,500.00	2,120.00	647.46	22,189.46	22,189.46	ENVY deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Minor Subdivision Tentative Map (Adopted Community Plan Area - initial study) [OWTS, package treatment plant or new WWTF] (12)	6,000.00	60.00	4,000.00	3,935.00	2,927.00	2,500.00	2,500.00	2,120.00	647.46	22,189.46	22,189.46	ENVY deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Minor Subdivision Vesting Tentative Map [existing wastewater treatment facility] (12)	9,000.00	90.00	4,000.00	3,935.00	2,927.00	1,500.00	1,500.00	2,120.00	698.46	24,270.46	24,270.46	ENVY deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Minor Subdivision Vesting Tentative Map (Adopted Community Plan Area - initial study) [existing wastewater treatment facility] (12)	9,000.00	90.00	4,000.00	3,935.00	2,927.00	1,500.00	1,500.00	2,120.00	698.46	24,270.46	24,270.46	ENVY deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Minor Subdivision Vesting Tentative Map [OWTS, package treatment plant or new WWTF] (12)	9,000.00	90.00	4,000.00	3,935.00	2,927.00	2,500.00	2,500.00	2,120.00	737.46	25,309.46	25,309.46	ENVY deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Minor Subdivision Vesting Tentative Map (Adopted Community Plan Area - initial study) [OWTS, package treatment plant or new WWTF] (12)	9,000.00	90.00	4,000.00	3,935.00	2,927.00	2,500.00	2,500.00	2,120.00	737.46	25,309.46	25,309.46	ENVY deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.

CURRENT MONTEREY COUNTY LAND USE FEES

(effective 07/01/2016) - amended to reflect the Health Department Land Use fee restructure proposed with Article I.E.

Fee Type	PLAN (1) (2) (12)(15)	File Storage Fee	RMA FW	RMA ENV	WRA	EHB: OWTS, Well, or Water System.	EHR: Public Utilities	CC	GPU (7)	Total FY 17- 18: OWTS, Well or Water System	Total FY 17- 18: Public Utilities	Notes	Proposed changes for 2019 fees
Mitigation Monitoring and Condition Compliance - over 40 conditions/measure (11) (15)	9,000.00	90.00	3,000.00		2,194.00	2,500.00	2,500.00	2,120.00	567.42	19,471.42	19,471.42	DEPOSIT; RMA-ENV will charge \$164/hour against the deposit.	See Condition Compliance / Mitigation Monitoring - Hourly
Monterey Peninsula Water Mgmt Dist. Allocation Tracking	0.00	0.00	0.00	0.00	182.00			0.00	5.46	187.46	187.46		See new 2019 fees
Oak Woodland Guidelines Consistency Certification	350.40	3.50	0.00	0.00	0.00			212.00	16.87	582.77	582.77		See new 2019 fees
Parcel Legality Determination 1-2 Lots (14)	876.00	8.76	0.00	0.00	0.00			1,272.00	64.44	2,221.20	2,221.20		See new 2019 fees
Parcel Legality Determination (>2 lots, each additional lot requested) (14)	525.60	5.26	0.00	0.00	0.00			424.00	28.49	983.35	983.35		See new 2019 fees
Permit Extension	3,504.00	35.04	186.00	656.00	610.00	760.00		106.00	155.91	5,252.95	5,252.95		See new 2019 fees
Permit Amendment, Renewals, or Revisions (public hearing)	3,504.00	35.04	186.00	656.00	610.00	760.00		636.00	179.91	6,566.95	6,566.95		See new 2019 fees
Public Service Easement Abandonment	0.00	0.00	3,720.00	0.00	0.00			0.00	0.00	3,720.00	3,720.00		See new 2019 fees
Record of Survey	0.00	0.00	744.00	0.00	0.00			0.00	0.00	744.00	744.00		See new 2019 fees
Research (1) (12)	350.40	3.50	186.00	0.00	0.00			0.00	16.09	555.99	555.99	DEPOSIT; RMA-FW: \$186/hr	See new 2019 fees
Restoration Plan (1) (12)	2,000.00	20.00	0.00	0.00	0.00			0.00	60.00	2,080.00	2,080.00	DEPOSIT	Divided into Restoration Plan - Administrative and Restoration Plan and Restoration Plan, Hearing Required
Road Abandonment	876.00	8.76	4,650.00	0.00	0.00			424.00	178.50	6,137.26	6,137.26		See new 2019 fees
Road Name	0.00	0.00	1,860.00	0.00	0.00			0.00	0.00	1,860.00	1,860.00		See new 2019 fees
Scenic Easement Amendment	1,732.00	17.32	0.00	0.00	0.00			424.00	65.28	2,258.80	2,258.80		See new 2019 fees
Standard Subdivision Preliminary Map [existing wastewater treatment facility]	6,000.00	60.00	4,000.00	3,935.00	2,927.00	2,500.00		0.00	583.86	20,065.86	20,065.86	DEPOSIT; RMA-ENV deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Standard Subdivision Preliminary Map [OWTS, package treatment plant or new WWTF]	6,000.00	60.00	4,000.00	3,935.00	2,927.00	2,500.00		0.00	700.86	20,122.86	20,122.86	DEPOSIT; RMA-ENV deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Standard Subdivision CVMF Project Review Map [existing wastewater treatment facility]	3,000.00	30.00	4,000.00	3,935.00	2,927.00	2,500.00		0.00	493.86	16,885.86	16,885.86	DEPOSIT; RMA-ENV deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Standard Subdivision CVMF Project Review Map [OWTS, package treatment plant or new WWTF]	3,000.00	30.00	4,000.00	3,935.00	2,927.00	2,500.00		0.00	610.86	17,002.86	17,002.86	DEPOSIT; RMA-ENV deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.
Standard Subdivision Tentative Map / Verifying Tentative Map [existing wastewater treatment facility]	12,000.00	120.00	5,000.00	4,928.00	2,927.00	2,500.00		2,120.00	887.01	30,474.01	30,474.01	DEPOSIT; RMA-ENV deposit includes condition compliance.	Consolidated into Subdivision - Minor or Standard item in Tier 7 of 2019 fees.

CURRENT MONTEREY COUNTY LAND USE FEES

(effective 07/01/2018) - amended to reflect the Health Department Land Use fee restructure proposed with Article I.E.

Fee Type	PLAN (1) (2) (15)	File Storage Fee	RMA PW	RMA ENV	WRA	EHB: OWTS, Well, or Water System	EHB: Public Utilities	CC	GPU (7)	Total FY 17- 18: OWTS, Well or Water System	Total FY 17- 18: Public Utilities	Notes	Proposed changes for 2019 fees
Use Permit - Oil and Gas (4)	0.00			0.00					39.00	39.00	39.00	Extraordinary Development Application fee unless specified	See new 2019 fees
Variance for Residential	2,803.20	28.03	744.00	0.00	683.00	760.00		212.00	144.58	5,374.81	4,614.81	PLAN and EHB fee includes condition compliance.	Renamed: Variance
Variance for Commercial or Industrial	2,803.20	28.03	744.00	0.00	683.00	760.00		212.00	144.58	5,374.81	4,614.81	PLAN and EHB fee includes condition compliance.	Renamed: Variance
Variance - Condition Compliance (15)	700.80	7.01	186.00	0.00	170.00			0.00	34.52	1,098.33	1,098.33		See Condition Compliance / Mitigation Monitoring - Hourly
Vested Rights Determination (12)	6,000.00	60.00	0.00	0.00	0.00			2,120.00	243.60	8,423.60	8,423.60	DEPOSIT	See Hourly Rates
Well Construction/Destruction Database Maintenance (added to Well Construction/Destruction Fees)	0.00	0.00	0.00	0.00	365.00			0.00	10.95	375.95	375.95		See new 2019 fees
Well Construction-over 5 acre ft production in Zone 2C and additional areas of Monterey County including PYWMA jurisdiction	0.00	0.00	0.00	0.00	610.00			0.00	18.30	628.30	628.30		See new 2019 fees
Well Reconstruction/Destruction for Zone 2C and additional areas of Monterey County including PYWMA jurisdiction	0.00	0.00	0.00	0.00	365.00			0.00	10.95	375.95	375.95		See new 2019 fees
Well Construction Fee for New Domestic Well (Inland)	0.00	0.00	0.00	0.00	121.00			0.00	3.63	124.63	124.63		See new 2019 fees
Well Construction Fee for New High Capacity Well (Inland)	0.00	0.00	0.00	0.00	243.00			0.00	7.29	250.29	250.29		See new 2019 fees
Williamson Act - Farmland Security Zone Contract	1,576.80	15.77	0.00	0.00	0.00			1,696.00	98.18	3,386.75	3,386.75		See new 2019 fees
Williamson Act Contract Amendments	1,576.80	15.77	0.00	0.00	0.00			1,060.00	79.10	2,731.67	2,731.67		See new 2019 fees

- (6) This fee shall not apply to an application for the first Building Permit following approval of a discretionary planning entitlement, except Design Approvals. For RMA-Environmental Services, this fee shall be reduced by 50% for the first Building or Grading 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 Article IX (Planning Fees) 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 Reimbursable 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) RESERVED.**
- (11) These fees apply to any permit approved with mitigation measures and conditions after the effective date of this article. If these fees apply, other condition compliance fees do not apply. Projects approved prior to the effective date of this article shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date. Fees for clearing conditions and monitoring mitigation
- (12) A flat fee is based on the average, estimated, reasonable cost of processing the permit/entitlement. Fees for deposit projects will be based on actual hours worked by staff multiplied by the hourly rate. The fee will be calculated at full cost recovery when the project is complete.
- (13) A Technology fee of 4% of the planning permit fee is required for all permits 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.
- (14) Fees collected for parcel legality determinations shall be credited against any subsequent Certificate of Compliance application for the same requested property (same legal description).
- (15) The condition compliance fee is collected after project approval and after all administrative appeals have been exhausted. The condition compliance fee represents the estimated reasonable cost of condition compliance for the permit. If the permit has mitigation measures, the Condition Compliance for Projects with Mitigation Measures" shall apply. See footnote (11) above.

Attachment F

Revised:

09/17/19

PROPOSED MONTEREY COUNTY LAND USE FEES MATRIX

Proposed September 17, 2019

Fee Type (1) (2)	Estimated Total Upfront Fees		Estimated Upfront Fees by Department						Additional Fees		
	RMA Tier	Total Proposed Upfront Fees for Customers w/ OWTs (Add'l fees may apply) (2)	Total Proposed Upfront Fees for Customers w/ Public Utilities (Add'l fees may apply) (2)	RMA Proposed Fee 2019	County Counsel Proposed Fee 2019	EHB Proposed Fee 2019: OWTs, Well, or Water System	EHB Proposed Fee 2019: Public Utilities	CAO Proposed 2019	WRA Proposed 2019	RMA Proposed File Storage Fee (1.70%)	RMA Proposed Tech Fee (6.20%)
Address Assignment (first address assignment, each add'l address \$90)	No Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Address Assignment (first address no fee)	Each	\$ 97	\$ 97	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.53	\$ 5.58
Administrative Permit or Coastal Administrative Permit (General)	Tier 4	\$ 7,668	\$ 6,885	\$ 5,500	\$ 167	\$ 1,566	\$ 783	\$ -	\$ -	\$ 93.50	\$ 341.00
Commercial or Industrial Administrative Permit or Coastal Administrative Permit (General)	Tier 4	\$ 7,668	\$ 6,259	\$ 5,500	\$ 167	\$ 1,566	\$ 157	\$ -	\$ -	\$ 93.50	\$ 341.00
Residential											
Airport Land Use Commission Application Review	Tier 2	\$ 1,410	\$ 1,410	\$ 1,100	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ 18.70	\$ 68.20
Appeal (Coastal) (3) (7)	No Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Appeal (Inland) (7)	Each	\$ 3,540	\$ 3,540	\$ 3,000	\$ 146	\$ 157	\$ 157	\$ -	\$ -	\$ 51.00	\$ 186.00
Appeal of Fee Determination (No GP surcharge) (3) (7)	Tier 2	\$ 1,225	\$ 1,225	\$ 1,000	\$ 146	\$ -	\$ -	\$ -	\$ -	\$ 17.00	\$ 62.00
Application Request (No GP Surcharge) (7)	Tier 1	\$ 540	\$ 540	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8.50	\$ 31.00
Big Sur Viewshed Acquisition (Transfer of Development Right)	Tier 3	\$ 3,561	\$ 3,561	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56.10	\$ 204.60
Certificate of Compliance - Conditional (1-2 Lots, Add'l Lots \$1,000) (12)	Tier 5	\$ 10,429	\$ 9,646	\$ 7,700	\$ 1,338	\$ 783	\$ -	\$ -	\$ -	\$ 130.90	\$ 477.40
Certificate of Compliance - Unconditional (1-2 parcels; Add'l lots \$1,000) (12)	Tier 3	\$ 4,899	\$ 4,899	\$ 3,300	\$ 1,338	\$ -	\$ -	\$ -	\$ -	\$ 56.10	\$ 204.60
Certificate of Correction	Tier 2	\$ 1,299	\$ 1,299	\$ 1,100	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ 18.70	\$ 68.20
Change of Commercial or Industrial Use	Tier 2	\$ 1,500	\$ 1,344	\$ 1,100	\$ -	\$ 313	\$ 157	\$ -	\$ -	\$ 18.70	\$ 68.20
Coastal Development Permit - Commercial/Industrial	Tier 6	\$ 14,104	\$ 13,321	\$ 11,000	\$ 669	\$ 1,566	\$ 783	\$ -	\$ -	\$ 187.00	\$ 682.00
Coastal Development Permit - Residential	Tier 7	\$ 14,104	\$ 12,695	\$ 11,000	\$ 669	\$ 1,566	\$ 157	\$ -	\$ -	\$ 187.00	\$ 682.00
Coastal Implementation Plan Amendment (Deposit)	Tier 7	\$ 25,968	\$ 25,968	\$ 22,000	\$ 2,230	\$ -	\$ -	\$ -	\$ -	\$ 374.00	\$ 1,364.00
Combined Development Permit	Tier 6	\$ 14,104	\$ 13,321	\$ 11,000	\$ 669	\$ 1,566	\$ 783	\$ -	\$ -	\$ 187.00	\$ 682.00
Commercial Cannabis Permit - Initial Permit	Hourly	\$ 4,553	\$ 4,553	\$ 1,000	\$ 424	\$ 2,050	\$ 2,050	\$ 1,000	\$ -	\$ 17.00	\$ 62.00
Commercial Cannabis Permit - Renewal	Hourly	\$ 1,046	\$ 1,046	\$ 230	\$ 160	\$ 138	\$ 138	\$ 500	\$ -	\$ 3.91	\$ 14.26
Commercial Cannabis Permit - Mitigation Monitoring (Deposit)	Hourly	\$ 9,420	\$ 9,420	\$ 6,000	\$ 446	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ 102.00	\$ 372.00
Condition Compliance without Mitigation Measures (Deposit)	Hourly	\$ 9,198	\$ 9,198	\$ 6,000	\$ 224	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ 102.00	\$ 372.00
Corner Record (Clerk Recorder Fees; Ca. Business and Professions Code § 8773.2)	Each	\$ 26	\$ 26	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.41	\$ 1.49
Deed Restriction Processing (ministerial permits)	Hourly	\$ 162	\$ 162	\$ -	\$ -	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -
Design Approval - Administrative, review & approval required, no hearing required	Tier 2	\$ 1,556	\$ 1,243	\$ 1,100	\$ 56	\$ 313	\$ -	\$ -	\$ -	\$ 18.70	\$ 68.20
Design Approval - Over The Counter, limited in scope, no hearing required	Tier 1	\$ 593	\$ 593	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9.35	\$ 34.10
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	\$ 4,097	\$ 3,784	\$ 3,300	\$ 223	\$ 313	\$ -	\$ -	\$ -	\$ 56.10	\$ 204.60
Development Agreement (Deposit)	Tier 7	\$ 25,968	\$ 25,968	\$ 22,000	\$ 2,230	\$ -	\$ -	\$ -	\$ -	\$ 374.00	\$ 1,364.00
Development Review Conference - Commercial/Industrial (5) (6)	Tier 3	\$ 4,344	\$ 4,344	\$ 3,300	\$ -	\$ 783	\$ 783	\$ -	\$ -	\$ 56.10	\$ 204.60
Development Review Conference - Residential (5) (6)	Tier 3	\$ 4,344	\$ 3,561	\$ 3,300	\$ 146	\$ 783	\$ -	\$ -	\$ -	\$ 56.10	\$ 204.60
Director's Interpretation - Appeal (No GP Surcharge) (3) (7) (13)	Tier 2	\$ 1,525	\$ 1,225	\$ 1,000	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ 17.00	\$ 62.00
Director's Interpretation (No GP Surcharge) (7)	Tier 2	\$ 1,525	\$ 1,525	\$ 1,000	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ 17.00	\$ 62.00
Emergency Permits	Tier 4	\$ 5,991	\$ 5,991	\$ 5,500	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ 93.50	\$ 341.00
Environmental Impact Report: Contract Administration	N/A	\$ 446	\$ 446	\$ -	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Proposed 2019 Land Use Fee Matrix for information purposes only. Please refer to department Fee Articles for adopted fee schedules.

Fee Type (1) (2)	RMA Tier	Total Proposed Upfront Fees for Customers w/ OWTS (Add'l fees may apply) (2)	Total Proposed Upfront Fees for Customers w/ Public Utilities (Add'l fees may apply) (2)	RMA Proposed Fee 2019	County Counsel Proposed Fee 2019	EHB Proposed Fee 2019: Well, or Water System	EHB Proposed Fee 2019: Public Utilities	CAO Proposed 2019	WRA Proposed 2019	RMA Proposed File Storage Fee (1.70%)	RMA Proposed Tech Fee (6.20%)
Specific Plan Amendments (Deposit)	Tier 7	\$ 25,968	\$ 25,968	\$ 22,000	\$ 2,230	\$ -	\$ -	\$ -	\$ -	\$ 374.00	\$ 1,364.00
Specific Plan Conformance Determination, Director's Approval, No Hearing	Tier 2	\$ 1,856	\$ 1,856	\$ 1,100	\$ 669	\$ -	\$ -	\$ -	\$ -	\$ 18.70	\$ 68.20
Specific Plan Conformance Determination, Hearing Required	Tier 4	\$ 6,604	\$ 6,604	\$ 5,500	\$ 669	\$ -	\$ -	\$ -	\$ -	\$ 93.50	\$ 341.00
Subdivision - Minor or Standard - Amend Final Map (Deposit Required \$6,000)	Hourly	\$ 9,866	\$ 9,866	\$ 6,000	\$ 892	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ 102.00	\$ 372.00
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	\$ 28,468	\$ 28,468	\$ 22,000	\$ 2,230	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ 374.00	\$ 1,364.00
Surface Mine Annual Inspection (disturbed area <20 acres)	Tier 4	\$ 5,935	\$ 5,935	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93.50	\$ 341.00
Surface Mine Annual Inspection (disturbed area >20 acres)	Tier 6	\$ 11,869	\$ 11,869	\$ 11,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187.00	\$ 682.00
Surface Mine Reclamation Plan (Deposit)	Tier 7	\$ 24,720	\$ 24,720	\$ 22,000	\$ 982	\$ -	\$ -	\$ -	\$ -	\$ 374.00	\$ 1,364.00
Transfer of Development Credit	Tier 3	\$ 3,561	\$ 3,561	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56.10	\$ 204.60
Tree Removal; (Director's Approval, Inland/Waiver, Coastal)	Tier 1	\$ 593	\$ 593	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9.35	\$ 34.10
Use Permit - General (Commercial/Industrial)	Tier 4	\$ 8,003	\$ 7,220	\$ 5,500	\$ 502	\$ 1,566	\$ 783	\$ -	\$ -	\$ 93.50	\$ 341.00
Use Permit - General (Residential)	Tier 4	\$ 8,003	\$ 6,594	\$ 5,500	\$ 502	\$ 1,566	\$ 157	\$ -	\$ -	\$ 93.50	\$ 341.00
Use Permit - Oil & Gas (Deposit)	Tier 7	\$ 27,468	\$ 27,468	\$ 22,000	\$ 2,230	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 374.00	\$ 1,364.00
Variance	Tier 5	\$ 8,531	\$ 8,531	\$ 7,700	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ 130.90	\$ 477.40
Vested Rights Determination (Deposit)	Tier 7	\$ 25,968	\$ 25,968	\$ 22,000	\$ 2,230	\$ -	\$ -	\$ -	\$ -	\$ 374.00	\$ 1,364.00
Well Construction Fee for New Domestic Well (Inland)	N/A	\$ 129	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129	\$ -	\$ -
Well Construction Fee for New Eight Capacity Well (Inland)	N/A	\$ 260	\$ 260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260	\$ -	\$ -
Well Construction/Destruction Database Maintenance (added to Well Construction/Destruction fees)	N/A	\$ 380	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380	\$ -	\$ -
Well Construction-over 5 acre ft production in Zone 2C and additional areas of Monterey County including PVWMA jurisdiction	N/A	\$ 634	\$ 634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 634	\$ -	\$ -
Well Reconstruction/Destruction for Zone 2C and additional areas of Monterey County including PVWMA jurisdiction	N/A	\$ 380	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380	\$ -	\$ -
Williamson Act - Farmland Security Zone Contract	Tier 4	\$ 7,719	\$ 7,719	\$ 5,500	\$ 1,784	\$ -	\$ -	\$ -	\$ -	\$ 93.50	\$ 341.00
Williamson Act Contract Amendment	Tier 4	\$ 6,158	\$ 6,158	\$ 5,500	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ 93.50	\$ 341.00
Zone Change / Code Amendment (Deposit)	Tier 7	\$ 25,968	\$ 25,968	\$ 22,000	\$ 2,230	\$ -	\$ -	\$ -	\$ -	\$ 374.00	\$ 1,364.00

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%, \$1,650) collected for a parcel legality determination may be credited toward a request for Certificate of Compliance (Conditional \$7,700 or Unconditional \$3,300) for the same lot that was the subject of the parcel legality determination.
13) An appeal fee applies to appeals of the RMA 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.

Attachment G

Notice of Public Hearings

Monterey County Board of Supervisors

NOTICE IS HEREBY GIVEN that the Monterey County Board of Supervisors, State of California, will hold two public hearings to consider amendment of the Monterey County Fee Resolution to amend and establish fees for processing applications for land use and construction permits and entitlements. The Board will conduct a public hearing to consider amending Article IX (RMA-Planning), Article X (RMA-Public Works), Article XVII (County Counsel), Article XIX (RMA-Building Services), and Article XX (RMA-Environmental Services) of the Monterey County Fee Resolution. The proposed amendments include amending Article IX to update and consolidate land use application fees for Planning, Public Works, and Environmental Services and rescinding and reserving Articles X and XX. The Board will also conduct a public hearing to consider amending Article I.E (Health Department-Environmental Health Bureau) of the Monterey County Fee Resolution to revise existing fees for Environmental Health Bureau services for review and processing of planning and construction permit applications.

The proposed amendments include modifying fees for some permit types, establishing new fees, modifying the categories of permits that are billed on a time-and-materials basis, and adjusting fees to recover a portion of the costs associated with providing the services.

The hearings will be held on **September 17, 2019**, at the hour of **1:30 p.m.**, in the MONTEREY COUNTY BOARD OF SUPERVISORS CHAMBERS/COUNTY ADMINISTRATION BUILDING/168 W ALISAL ST 1ST FLR/SALINAS CA 93901, at which time and place any and all interested persons may appear and be heard thereon. The staff reports providing data supporting the fee adjustments will be available for public inspection by September 6, 2019, respectively, at RESOURCE MANAGEMENT AGENCY/1441 SCHILLING PL/SALINAS CA 93901 OR COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH BUREAU/1270 NATIVIDAD RD/SALINAS CA 93906.

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE APPROPRIATE AUTHORITY AT OR BEFORE THE PUBLIC HEARING.

FOR ADDITIONAL INFORMATION CONTACT: LARA PANGBURN/MONTEREY COUNTY RMA/1441 SCHILLING PL. SOUTH FL2/SALINAS CA 93901 Tel/E-Mail: (831) 759-6560/PangburnL@co.monterey.ca.us