

ARTICLE I.E.					
HEALTH DEPARTMENT FEES					
Article I.E - Environmental Health, Effective <del>July 1, 2019</del> November 17, 2019					
PE Number	Section #	Description	FY 2018-19 Adopted Fee - Article IE	FY 2019-20 Proposed Fee - Article IE	
	<b>SECTION 5: LAND USE</b>	(1,4,7,8,11) Please reference the correlating foot note section for details.			
2701	<b>A.</b>	<b>Type 1 - Compliance Review <del>(2)</del></b>	152	157	
		1 Appeal of project reviewed by Environmental Health Bureau <del>(2)</del> Please reference the correlating foot note section for details.			
		2 Change of Commercial or Industrial Use: Served by Public Sewer & Water			
		32 Commercial/Industrial Construction Permit - Modification to Existing or Tenant Improvement: Served by Public Sewer & Water			
		43 Commercial/Industrial Construction Permit <del>for</del> - Tenant Improvement: Served by OWTS but no additional wastewater generation (i.e. hood exhaust, walk-in refrigerator, etc.) <del>(Commercial or Industrial); Change of Commercial or Industrial Use:</del>			
		54 Discretionary Permit for Residential Development: Served by Public Sewer & Water			
		65 Residential Demolition: Served by OWTS			
		76 Special Event at Established Venue: Served by Public Sewer & Water			
2702	<b>B.</b>	<b>Type 2 - Minor Plan Check or Report Review</b>	304	313	
		1 Change of Commercial or Industrial Use: Served by OWTS and/or Private Well or EHB-regulated Water System			
		24 Commercial/Industrial Construction Permit - New: Served by Public Sewer and Water			
		32 Commercial/Industrial Construction Permit - Additions/Modifications to Existing, Tenant Improvements: Served by OWTS and/or Private Well or EHB-regulated Water System			
		43 Construction Permit for Ground Mounted Solar or Swimming Pool: Served by OWTS			
		54 Design Approval; <del>Permit Extension</del> : Served by OWTS and/or Private Well or EHB-regulated Water System			
		66 Discretionary Permit - Extension: Served by OWTS and/or Private Well or EHB-regulated Water System			
		75 Environmental Review: Non-Deposit Project			
		86 Grading Permits (not in conjunction with construction permit): Served by OWTS			
		97 Residential Construction Permit - Additions/Modifications of 500 s.f or less to Existing Development of 500 s.f or more: Served by OWTS and/or Private Well or EHB-Regulated Water System			
		10 Residential Construction Permit - Accessory Structure without Plumbing: Served by OWTS and/or Private Well or EHB-Regulated Water System			
		118 Special Event in Open Space: Public Sewer and/or Public Water Unavailable			
2703	<b>C.</b>	<b>Type 3 - Major Plan Check or Minor Discretionary Permit Review</b>	760	783	
		12 <del>Lot Line Adjustments; Conditional</del> Certificate of Compliance with Conditions (per Lot): Served by OWTS and/or Private Well or EHB-regulated Water System			

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		2	Development Review Conference (5) <i>Please reference the correlating foot note section for details.</i>		
		<del>3</del>	Discretionary Permit for Commercial/Industrial Development: Served by Public Sewer & Water		
		4	Lot Line Adjustments: Served by OWTS and/or Private Well or EHB-Regulated Water System		
		5	Discretionary Permit - Minor Amendments; Permit Amendment, Renewal or Revision: Served by OWTS and/or Private Well or EHB-regulated Water System		
		6	Residential / Commercial / Industrial Construction Permit - New Development or Additions/Modifications of 500 s.f or more to Existing Development of 500 s.f or more: Served by OWTS and/or Private Well or EHB-Regulated Water System		
		7	Subdivision Tentative Map - Minor or Standard - Extension		
2704	D.		<b>Type 4 - Major Discretionary Permit Review</b>	1,520	1,566
		1	Discretionary Permit for Residential or Commercial/Industrial Development served by OWTS and/or Private Well or EHB-Regulated Water System		
	E.		<b>Deposit Projects</b>		
2705		1	<b>Type 5a - Minor Deposit Project (Time &amp; Material) (5,6,9,10) Please reference the correlating foot note section for details.</b>	500	No Change
			a. Deed Restriction Processing (ministerial permits) – EHB (per hour)		
			<del>b. Development Review Conference-</del>		
			<del>c. b. Environmental Review – Initial Study – Minor Subdivision-</del>		
			<del>d. c. Environmental Review – Initial Study – Standard Subdivision-</del>		
			e. b. Hydrogeologic Report Technical Review & Advice of General Manager		
			<del>f. c. Minor Subdivision Extension-</del>		
			<del>g. f. Mitigation Monitoring and Condition Compliance -- 1 to 20 conditions/measures-</del>		
			<del>h. Standard Subdivision Extension</del>		
2706		2	<b>Type 5b - Major Deposit Project (Time &amp; Material) (6,9,10) Please reference the correlating foot note section for details.</b>	1,500	No Change
			b.a. Hydrogeologic Report Preparation - Contract Administration		
			<del>b. Minor Subdivision Amendment or Revision [existing wastewater treatment facility]</del>		
			<del>c. Minor Subdivision Amendment or Revision [OWTS, package treatment plant or new WWTF]</del>		
			<del>d. Minor Subdivision Tentative Map (Adopted Community Plan Area – initial study) [existing wastewater treatment facility]</del>		
			<del>e. Minor Subdivision Tentative Map (Adopted Community Plan Area – no initial study) [existing wastewater treatment facility]</del>		
			<del>f. Minor Subdivision Tentative Map [existing wastewater treatment facility]</del>		
			<del>g. Minor Subdivision Vesting Tentative Map (Adopted Community Plan Area – no initial study) [existing wastewater treatment facility]</del>		
			<del>h. Minor Subdivision Vesting Tentative Map (Adopted Community Plan Area – initial study) [existing wastewater treatment facility]</del>		

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		<del>i. Minor Subdivision Vesting Tentative Map [existing wastewater treatment facility]</del>			
		<del>j. Minor Subdivision, Amended Parcel Map</del>			
		<del>ak. Mitigation Monitoring and Condition Compliance and Mitigation Monitoring (6) – 21 to 40 conditions/measures Please reference the correlating foot note section for details.</del>			
		<del>l. Standard Subdivision Amendment or Revision [existing wastewater treatment facility]</del>			
		<del>m. Standard Subdivision Amendment or Revision [OWTS, package treatment plant or new WWTF]</del>			
		<del>n. Standard Subdivision, Amended Final Map</del>			
		<del>co. Use Permit - Oil and Gas</del>			
2707	3	<b>Type 5c - Extraordinary Deposit Project (Time &amp; Material) (3,6,9,10) Please reference the correlating foot note section for details.</b>		2,500	No Change
		<del>a. Development Agreement</del>			
		<del>ab. Environmental Review - EIR: Consultation and/or Review</del>			
		<del>be. Extraordinary Development Applications</del>			
		<del>cd. General / Area Plan Amendment</del>			
		<del>e. Minor Subdivision Tentative Map (Adopted Community Plan Area – initial study) [OWTS, package treatment plant or new WWTF]</del>			
		<del>f. Minor Subdivision Tentative Map (Adopted Community Plan Area – no initial study) [OWTS, package treatment plant or new WWTF]</del>			
		<del>g. Minor Subdivision Tentative Map [OWTS, package treatment plant or new WWTF]</del>			
		<del>h. Minor Subdivision Vesting Tentative Map (Adopted Community Plan Area – initial study) [OWTS, package treatment plant or new WWTF]</del>			
		<del>i. Minor Subdivision Vesting Tentative Map (Adopted Community Plan Area – no initial study) [OWTS, package treatment plant or new WWTF]</del>			
		<del>j. Minor Subdivision Vesting Tentative Map [OWTS, package treatment plant or new WWTF]</del>			
		<del>k. Mitigation Monitoring and Condition Compliance – over 40 conditions/measures</del>			
		<del>l. Standard Subdivision CVMP Project Review Map [existing wastewater treatment facility]</del>			
		<del>m. Standard Subdivision CVMP Project Review Map [OWTS, package treatment plant or new WWTF]</del>			
		<del>dn. Standard Subdivision - Minor or Standard - Final Map Review Condition Compliance</del>			
		<del>e. Standard Subdivision Preliminary Map [existing wastewater treatment facility]</del>			
		<del>p. Standard Subdivision Preliminary Map [OWTS, package treatment plant or new WWTF]</del>			
		<del>q. Standard Subdivision Tentative Map / Vesting Tentative Map [existing wastewater treatment facility]</del>			
		<del>r. Standard Subdivision Tentative Map / Vesting Tentative Map [OWTS, package treatment plant or new WWTF]</del>			
		<del>e. Subdivision - Minor or Standard - Tentative Map / Vesting Tentative Map Application</del>			

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			f. Subdivision - Minor or Standard - Amendment of Final or Tentative Map		
		4	<b>Miscellaneous Permits and Fees</b>		
2708			Commercial Cannabis Permit - Initial Permit	2,700	2,050
2709			Commercial Cannabis Permit - Renewal	300	138
	<b>SECTION 5: LAND USE FOOT NOTES</b>				
	1.		Environmental Health fees are based on an hourly rate approved by the Board of Supervisors flat fee based on the estimated reasonable through Health Department Fees, Article I.E. Unless a “deposit” is indicated, the fee is a flat fee based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement/activity for which the fee is charged. For certain matters, a “deposit” is indicated because the cost of processing varies widely depending on the particular application. Where a “deposit” is indicated, the fee will be based on actual cost, measured by actual time spent on a particular application in quarter hour (.25) increments. Applicant is required to pay the deposit, which is based on an estimate of minimum cost, and to increase the deposit if, in the course of processing the application, County determines that the deposit is insufficient to cover actual processing time. The fee will be calculated at full cost recovery when the project is complete. <b>On matters for which a deposit is required, fees will be based on actual time in quarter hour (.25) increments multiplied by the hourly rate of actual hours worked by appropriate staff. The applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time.</b> Where there are conflicting deposit amounts, the lower deposit shall apply. On deposit matters, applicant and the Director of Health, or designee, 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. <b>Invoices shall be provided to the project applicant on frequency dependent upon the project such as incremental, monthly or quarterly.</b>		
	2.		In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as Administrative Permits, Design Approvals, Variances and Tree Removal Permits in certain coastal areas. The appeal fee does not apply to appeals of Coastal Development Permits that are appealable to the Coastal Commission. The Appeal fee is <del>based upon the fee adopted by the Board of Supervisors on May 7, 2013, which sets the fee substantially lower than the actual cost.</del> The Appeal Fee is subsidized by the County General Fund. <b>There is no fee for postage and handling.</b>		

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	3.	“Extraordinary development applications” are those applications which will require staff time well beyond the typical application, as determined by the Director of Planning. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and/or an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an <b>Environmental Impact Report (EIR)</b> 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.	Fees assessed on behalf of the EHB for Combined Development Permits under Chapter 21.76 of Title 21 and Chapter 20.70 of Title 20 are not subject to any discount or cost reduction because only <b>one (1) EHB permit</b> review fee is assessed per permit application. Fees for environmental review are separate from the permit review fee and will be assessed separately.			
	5.	Fees collected for Development Review Conferences shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within <del>6</del> 12 months of the application appointment.			
	6.	<del>When a p</del> Projects approved after the effective date of this <del>a</del> Article <del>incorporates, with conditions of approval and</del> mitigation measures that require monitoring by the EHB, <del>a deposit for staff costs associated with mitigation monitoring activities shall be required based on the total number of conditions and/or mitigations applied to the project by all agencies.</del> shall be subject to the <b>Condition Compliance / Mitigation Monitoring fee set forth in this Article.</b> <del>—P</del> projects approved prior to the effective date of this <del>a</del> Article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.			
	7.	An Onsite Wastewater Treatment System, referred to throughout Article I.E. as “OWTS”, is a system used to collect and treat wastewater from a single family dwelling or buildings that dispose of the treated wastewater below ground on the same parcel as the structure(s) that the OWTS serves. A Package Treatment Plant means a non-regional wastewater treatment facility that treats two-thousand and five hundred gallons or more per day of wastewater and does not include OWTS. A Wastewater Treatment Facility means a facility designed to receive wastewater from a regional area, e.g. <del>The Monterey Regional Water Pollution Control Agency (MRWPCA)</del> <b>Monterey One Water (MW1)</b> or the Carmel Area Wastewater District (CAWD). Definitions of the terms referenced herein are consistent with the 2010 Monterey County General Plan.			

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	8.	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 Health Department 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 Health Department fees, be required to pay any and all applicable standard recording/filing fees no later than the time of the recording/filing of that document. The payment of the applicable recording/filing fee shall be required whether or not the document is processed on behalf of the applicant by an employee of the County of Monterey (e.g., Health Department staff or Clerk of the Board) or is processed by the applicant. Failure to ensure full payment of such recording/filing fee by the time of the recording/filing shall be grounds for rejection of the recording/filing of that document with no liability to the County.			
	9.	When a hydrogeologic report is required to be prepared for a subdivision or other application subject to Title 19 of Monterey County Code, the report shall be based on a comprehensive hydrological investigation prepared by a certified hydrogeologist, selected by the County and under contract with the County, at the applicant's expense. A deposit for staff costs associated with preparation and administration of the contract, and review of the hydrogeologic report shall be in addition to the deposit for the development application. When an application is not subject to Title 19, the applicant shall consult with the Water Resources Agency (WRA) to develop the scope of work for the hydrological investigation; however, selection, contract and preparation of the hydrogeologic report shall occur independent of the County. EHB will review the hydrogeologic report in consultation with WRA. <b>A deposit for staff costs associated with technical review of the hydrogeologic report shall be in addition to the deposit for the development application.</b>			
	10.	The deposit paid to the County for staff costs as identified in the Funding or Reimbursement Agreement between the County and the Applicant. Staff costs shall be reimbursed as part of an Extraordinary Development Application as noted in #3 above.			
	11.	For the purposes of assessing fees, the term "Commercial or Industrial" include agriculture-related and/or non-residential permit applications. Examples include, but are not limited to, applications for cannabis cultivation, manufacturing or dispensaries, and employee housing facilities.			