

Attachment D
Draft Fee Articles
(Changes shown in
Strikeout and underline)

REF130022

Article I.E
Environmental Health Bureau

ARTICLE I.E
HEALTH DEPARTMENT FEES (1,4,7,8)^{1,4}

(Per Resolution No. 08-132, adopted April 22, 2008 by the Monterey County Board of Supervisors, and Resolution No. 13-143, adopted May 7, 2013 by the Monterey County Board of Supervisors and per Resolution No. 14-###, adopted #####, 2014 by the Monterey County Board of Supervisors)

SECTION 1. FOOD

(remains unchanged)

SECTION 2. SPA/POOLS.

(remains unchanged)

SECTION 3. SANITATION

Remains unchanged except for subsections C and D of Section 3, which are amended to read as follows:

- C. Onsite Wastewater Treatment Systems (OWTS) as regulated in Chapter 15.20 of the Monterey County Code or as mandated by state or federal regulations. Minimum based fees for new wastewater systems– permits are collected at the Planning and Building Inspection Department or Environmental Health. Additional hourly fees may be collected by the Bureau of Environmental Health.

10. 30% Slope Exception.....\$ 520.00 Each

- ~~D. Greywater Systems as regulated by Monterey County Code Chapter 15.20 and the latest edition of the California Plumbing Code (Title 24, Part 5, California Code of Regulations.)~~

~~Per system\$ 521.00 Each~~

- D. Nonpotable Water Reuse and Catchment Systems as regulated by the latest edition of the California Plumbing Code.

1. Graywater System (Single Family Dwelling)

<u>a.</u>	<u>Application</u>	<u>\$ 130.00</u>	<u>Each</u>
<u>b.</u>	<u>Plan check when property served by Package Treatment Plant or Wastewater Treatment Facility (10)</u>	<u>\$ 130.00</u>	<u>Each</u>
<u>c.</u>	<u>Plan check and site evaluation when property served by OWTS (10)</u>	<u>\$ 260.00</u>	<u>Each</u>
<u>d.</u>	<u>Permit issuance and inspection</u>	<u>\$ 130.00</u>	<u>Each</u>
<u>e.</u>	<u>Witness cross-connection testing</u>	<u>\$ 260.00</u>	<u>Each</u>
<u>f.</u>	<u>Re-inspection (hourly)</u>	<u>\$ 130.00</u>	<u>Each</u>

2. Graywater System (Multi-Family, Centralized Graywater Treatment or Commercial)

<u>a.</u>	<u>Application</u>	<u>\$ 130.00</u>	<u>Each</u>
<u>b.</u>	<u>Plan check when property served by Package Treatment Plant or Wastewater Treatment Facility (10)</u>	<u>\$ 260.00</u>	<u>Each</u>

c.	<u>Plan check and site evaluation when property served by OWTS (10)</u>	\$ 390.00	Each
d.	<u>Permit issuance and inspection</u>	\$ 390.00	Each
e.	<u>Witness cross-connection testing</u>	\$ 260.00	Each
f.	<u>Re-inspection (hourly)</u>	\$ 130.00	Each

3. Rainwater Harvesting System / Cistern

a.	<u>Application</u>	\$ 130.00	Each
b.	<u>Plan check</u>		
	i. <u>Tank only (>360 gallons)</u>	\$ 130.00	Each
	ii. <u>Tank with Outdoor Reuse, subsurface irrigation</u>	\$ 130.00	Each
	iii. <u>Tank with Outdoor Reuse, spray or ornamental</u>	\$ 260.00	Each
	iv. <u>Tank with Indoor reuse</u>	\$ 390.00	Each
c.	<u>Inspection</u>	\$ 130.00	Each
d.	<u>Witness cross-connection testing</u>	\$ 260.00	Each
e.	<u>Re-inspection (hourly)</u>	\$ 130.00	Each

SECTION 4. HOUSING

(remains unchanged)

SECTION 5. LAND USE

Section 5, relating to Land Use fees, has been amended as follows. The proposed amendments are those items shown in strikethrough and underline format.

A. Land divisions subject to the requirements of Title 19 of the Monterey County Code. Fees are collected by the Monterey County Resources Management Agency.

1. Sewage Disposal by ~~existing Public Utility~~ Wastewater Treatment Facility (10)

a.	Standard Subdivision: Preliminary Map/Tentative Map/Vesting Tentative Map (3, 9)		
	Per Application	\$ 2,759.87	Each
		<u>\$ 2,600.00</u>	<u>Deposit</u>
b.	Standard Subdivision: Amendments, or Revisions	\$ 910.00 <u>1242.74</u>	Each
c.	Minor Subdivision: Tentative Map / Vesting Tentative Map	\$ 1,300.00	Deposit
	Per Application	\$ 2071.24	Each
d.	<u>Minor Subdivision (Adopted Community Plan, initial study)</u>	<u>\$ 1,300.00</u>	<u>Deposit</u>
e.	<u>Minor Subdivision (Adopted Community Plan, no initial study)</u>		
	i. <u>Application Fee</u>	<u>\$ 1,040.00</u>	<u>Each</u>
	ii. <u>Condition Compliance Fee</u>	<u>\$ 260.00</u>	<u>Map</u>
fd.	Minor Subdivision: Amendments, or Revisions	\$ 780.00 <u>828.49</u>	Each

2. Sewage Disposal by ~~Septic Tank Systems or New Treatment Facilities~~ OWTS, Package Treatment Plant or New Wastewater Treatment Facility (10):

a.	Standard Subdivision: <u>Preliminary Map/Tentative Map/Vesting Tentative Map (9)</u>		
	<u>Per application</u>	<u>\$ 3,659.38</u>	<u>Each</u>

Tracked Changes – 2014 Proposal
Revised 2/11/2014

		<u>\$ 6,500.00</u>	<u>Deposit</u>
b.	Standard Subdivision: Amendments or Revisions	<u>\$ 1,235.00</u>	<u>640.08</u> Each
c.	Minor Subdivision: <u>Tentative Map / Vesting</u>		
	<u>Tentative Map</u>	<u>\$ 2,600.00</u>	<u>Deposit</u>
	<u>Per Application</u>	<u>\$ 2,759.87</u>	<u>Each</u>
d.	<u>Minor Subdivision (Adopted Community Plan, initial study)</u>		
		<u>\$ 2,600.00</u>	<u>Deposit</u>
e.	<u>Minor Subdivision (Adopted Community Plan, no initial study)</u>		
	<u>i. Application Fee</u>	<u>\$ 2,080.00</u>	<u>Each</u>
	<u>ii. Condition Compliance Fee</u>	<u>\$ 520.00</u>	<u>Map</u>
ed.	Minor Subdivision: Amendments, or Revisions	<u>\$ 1,040.00</u>	<u>4,103.95</u> Each
<u>3.</u>	<u>Standard or Minor Subdivision: Amended Final or Parcel Map (7)</u>	<u>\$1,300.00</u>	<u>Deposit</u>
<u>4.</u>	<u>Subdivision Condition Compliance (8)</u>		
	<u>a. Minor Subdivision Parcel Map</u>	<u>\$ 650.00</u>	<u>Deposit</u>
	<u>b. Standard Subdivision Final Map</u>	<u>\$ 2,600.00</u>	<u>Deposit</u>
<u>5e.</u>	<u>Extraordinary Development Applications (3,7)³</u>	<u>\$ 6,500.00</u>	<u>7,204.70</u> Deposit
	<u>After 50 hours</u>	<u>\$ 143.10</u>	<u>Per Hour</u>
<u>63.</u>	<u>Lot Line Adjustments:</u>		
	<u>a. General Per application</u>	<u>\$ 780.00</u>	<u>828.49</u> Each
	<u>b. Amendments, or Revisions</u>	<u>\$ 390.00</u>	<u>413.17</u> Each
	<u>c. Williamson Act</u>	<u>\$ 780.00</u>	<u>Each</u>
<u>76.</u>	<u>Conditional Certificate of Compliance: Per application</u>	<u>\$ 551.96</u>	<u>Each</u>
	<u>i. Application Fee</u>	<u>\$ 416.00</u>	<u>Per Lot</u>
	<u>ii. Condition Compliance Fee</u>	<u>\$ 104.00</u>	<u>Permit</u>
<u>87.</u>	<u>Appeal (2)² : Per application</u>	<u>\$ 130.00</u>	<u>Each</u>
<u>7.</u>	<u>Requests for extension/renewal of any application filed under Titles 19, 20 or 21 of the County Code:</u>		
	<u>Per application</u>	<u>\$ 413.17</u>	<u>Each</u>
<u>9.</u>	<u>Permit Extensions for Applications Filed under Title 19 of the County Code</u>	<u>\$ 390.00</u>	<u>Each</u>

B. 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).

Land Use Permits subject to the requirements of the Monterey General Plan, Title 20 (Coastal Implementation Plan) and Title 21 of the Monterey County Code. All filing fees are collected by the Monterey County Resource Management Agency:

Tracked Changes – 2014 Proposal
Revised 2/11/2014

1.	Use Permit: General	\$ 1,103.95	Each
	a. General		
	i. Application Fee	\$ 1,040.00	Each
	ii. Condition Compliance Fee	\$ 260.00	Permit
	b. Oil and Gas (3)	\$ 1,300.00	Deposit
2.	Variance	\$ 51.96	Each
	i. Application Fee	\$ 65.00	Each
	ii. Condition Compliance Fee	\$ 65.00	Permit
3.	Coastal Development Permit	\$ 1,103.95	Each
	i. Application Fee	\$ 806.00	Each
	ii. Condition Compliance Fee	\$ 201.00	Permit
4.	Rezoning or Code Text Amendment (3)	\$ 2,600.00	Deposit
	Extraordinary Development Application Fee		
5.	General Development Plan	\$ 826.49	Each
	i. Application Fee	\$ 624.00	Each
	ii. Condition Compliance Fee	\$ 156.00	Permit
6.	General and Area Plan Amendment (3)	\$ 2,600.00	Deposit
	Extraordinary Development Application Fee		
7.	Specific Plan and Amendments (3)	\$ 2,600.00	Deposit
	Extraordinary Development Application Fee		
8.	30% slope exception	\$ 551.96	Each
8.	Administrative Permit	\$ 551.96	Each
	i. Application Fee	\$ 520.00	Each
	ii. Condition Compliance Fee	\$ 130.00	Permit
9.	Coastal Administrative Permit	\$ 1,103.95	Each
	i. Application Fee	\$ 806.00	Each
	ii. Condition Compliance Fee	\$ 201.00	Permit
10.	Coastal Implementation Plan Amendment (3)	\$ 2,600.00	Deposit
	Extraordinary Development Application Fee		
11.	Development Agreement (3)	\$ 2,600.00	Deposit
	Extraordinary Development Application Fee		
<u>12.</u>	<u>Appeal (2)</u>	<u>\$ 130.00</u>	<u>Each</u>
<u>13.</u>	<u>Design Approval on property served by OWTS (10)</u>		

**Tracked Changes – 2014 Proposal
Revised 2/11/2014**

a.	Administrative	\$ 65.00	Each
b.	Public Hearing	\$ 130.00	Each
<u>14.</u>	<u>Minor and Trivial Amendment on property served by OWTS (coastal, no public hearing) (10)</u>	<u>\$ 130.00</u>	<u>Each</u>
<u>15.</u>	<u>Minor Amendment on property served by OWTS (non-coastal, no public hearing) (10)</u>	<u>\$ 130.00</u>	<u>Each</u>
<u>16.</u>	<u>Extraordinary Development Applications (3)(7)</u>	<u>\$ 6,500.00</u>	<u>Deposit</u>
<u>17.</u>	<u>Permit Amendment, Renewal and Revision of any application filed under Titles 20 or 21 of the County Code</u>	<u>\$ 390.00</u>	<u>Each</u>
<u>18.</u>	<u>Permit Extensions of any application filed under Titles 20 or 21 of the County Code.....</u>	<u>\$ 130.00</u>	<u>Each</u>
 C. Miscellaneous Permits and Fees:			
1.	<u>Development Review Pre/post application Cconferences^s (3 hours minimum) (5)</u>	<u>\$390.00 143.10</u>	<u>HourDeposit</u>
2.	Big Sur Viewshed Acquisition	\$ 748.00 826.49	Each
<u>3.</u>	<u>Building Ppermit review fee when property served by OWTS or Package Treatment (10):</u>		
a.	Residential, new or additions to existing, Per application	\$ 292.00 276.53	Each
b.	Residential, minor additions under 500 s.f.	\$ 292.00	Each
c.	Ground Mounted Solar and Significant Demolition ...	\$ 130.00 260.00	Each
d.	Grading Permit	\$ 260.00	Each
e.	Commercial, new or addition to existing, Per application	\$ 551.96	Each
<u>4.</u>	<u>Building Permit review for Commercial or Industrial</u>		
a.	Commercial or Industrial, new	\$ 520.00	Each
b.	Commercial or Industrial, addition to existing		
i.	Application Fee	\$ 130.00	Each
ii.	Plan Check Fee.....	\$ 390.00	Each
c.	Tenant Improvement (Commercial or Industrial)	\$ 130.00 143.10	Each
<u>5.</u>	<u>Sewage treatment and reclamation facility as regulated in section 15.23.040 of the Monterey County Code:</u>		
a.	Application	\$ 1,103.95	Each

**Tracked Changes – 2014 Proposal
Revised 2/11/2014**

b.	Permit fee	\$ 828.49	Each/Year
<u>56.</u>	Environmental Review-Initial Study:		
a.	Single Family Dwelling (SFD).....	\$ <u>260.00</u> 276.53	Each
b.	SFD (tiered from earlier EIR)	\$ 160.33	Each
be.	Minor Sub./Commercial/Industrial	\$ 260.00 276.53	Each
cd.	Standard Subdivision (7)	\$ 520.00 276.53	Deposit
d.	Minor Subdivision (7)	\$ <u>260.00</u>	<u>Deposit</u>
e.	Other	\$ <u>260.00</u> 276.53	Each
6.	Subsequent Final Map processing fee for phased development after first phase	\$ 492.00	Each
<u>6.</u>	<u>Addendum – Tiered from Earlier EIR.....</u>	<u>\$ 130.00</u>	<u>Each</u>
<u>76.</u>	Environmental Impact Report review <u>(3)</u> ³	<u>\$ 2,600.00</u>	Deposit
	<u>Extraordinary Development Application Fee</u>		
8.	Soil testing for sewage disposal feasibility.	\$ 143.10	Hour
<u>89.</u>	<u>Mitigation Monitoring and Condition Compliance for Projects with Mitigation Measures (6, 8)</u> ⁶ :		
a.	<u>1 to 20-40 Conditions and Mitigation Measures</u>	<u>\$ 650.00</u> 720.90	Deposit
b.	<u>21 to 40 41-30 Conditions and Mitigation Measures ..</u>	<u>\$ 1,300.00</u> 1,440.72	Deposit
c.	<u>Over 40-30 Condition and Mitigation Measures</u>	<u>\$ 2,600.00</u> 2,881.45	Deposit
<u>940.</u>	Change of Commercial or Industrial Use.....	\$ 130.00	Each
<u>10.</u>	<u>Deed Restriction/Notification Processing (ministerial permits) (11)</u>	<u>\$ 130.00</u>	<u>Hour</u>
<u>11.</u>	<u>Hydrogeologic Report (7, 12)</u>		
a.	<u>Preparation – Contract Administration.....</u>	<u>\$ 1,300.00</u>	<u>Deposit</u>
b.	<u>Review.....</u>	<u>\$ 390.00</u>	<u>Each</u>

Notes -

¹ 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. ~~Environmental Health fees are based on an hourly rate of \$143.10. in quarter hour (.25) increments. The applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. On deposit matters, applicant and 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. Applicant is required to pay the deposit, which is based on an estimate of minimum cost, and to increase the deposit if, in the course of processing the application, County determines that the deposit is insufficient to cover actual processing time. The fee will be~~

calculated at full cost recovery when the project is complete. Where there are conflicting deposit amounts, the lower deposit shall apply.

- 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 based upon the fee adopted by the Board of Supervisors on May 7, 2013, which sets the fee substantially lower than the actual cost. The Appeal Fee is subsidized by the County General Fund.
- 3 “Extraordinary development applications” are those applications which will require staff time well beyond the typical application, as determined by the Director of Planning. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and/or an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an EIR shall qualify as an extraordinary development application. The amount paid to the County is for staff costs. The County may utilize a consultant, whose expenses shall be fully funded by the project applicant.
- 4 Fees for Combined Development Permits under Chapter 21.76 of Title 21 and Chapter 20.70 of Title 20 shall be 85% of the total combined permit application fees. Fees for Condition Compliance on Combined Development Permits shall be 85% of the total combined Condition Compliance fees on each permit assessed an application fee as part of the Combined Development Permit.
- 5 Fees collected for ~~Pre-Application~~ Development Review Conferences shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within 6 months of the application appointment.
- 6 These fees shall apply, in lieu of other condition compliance fees set forth in this Article, to any permit approved after the effective date of this article that incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document. If these fees apply, the other condition compliance fees set forth in this Article do not apply. Projects with mitigation measures approved after ~~July 7, 2013~~ the effective date of this article shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to ~~July 7, 2013~~ the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.
- 7 Environmental Health fees are based on an hourly rate approved by the Board of Supervisors through Health Department Fees, Article I.E. A flat fee is based on the estimated reasonable cost, averaged across all applications, or processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time in quarter hour (.25) increments multiplied by the hourly rate representing actual hours worked by Environmental Health staff. The applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. On deposit matters, applicant and 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.
- 8 The condition compliance fee shall be collected after project approval and after all administrative appeals have been exhausted, based on the fee in effect at the time of collection, to cover the cost of staff time monitoring condition compliance. If the permit incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation

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

⁹ These fees only apply to maps originally submitted prior to July 13, 2003 when applicants were charged "flat-fees" (the use of deposits for full-cost recovery projects became effective July 13, 2003) and those submitted after August 20, 2006. Maps submitted between July 13, 2003 and August 20, 2006 and on or after the effective date of this article are full-cost recovery projects and require a deposit.

¹⁰ 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. The Monterey Regional Water Pollution Control Agency (MRWPCA) or the Carmel Area Wastewater District (CAWD). Definitions of the terms referenced herein are consistent with the 2010 Monterey County General Plan.

¹¹ 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 of that document with no liability to the County.

¹² 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.

¹³ 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.

SECTION 6. WATER

(remains unchanged)

SECTION 7. SOLID WASTE

(remains unchanged)

SECTION 8. TOXICS/HAZARDOUS MATERIALS

(remains unchanged)

SECTION 9. MISCELLANEOUS

(remains unchanged)

Article IX
RMA - Planning

ARTICLE IX

RMA-PLANNING FEES (1)(2)(7)(12)(13)

(Per Resolution No. 13-143, adopted May 7, 2013 by the Monterey County Board of Supervisors, Resolution No. 13-345, adopted November 5, 2013 by the Monterey County Board of Supervisors, and Resolution No. 14-XXX, adopted ###, 2014 by the Monterey County Board of Supervisors)

SECTION I. LAND USE

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

~~Various land use permits as established in Title 20.1, Monterey County Code (Coastal Implementation Plan) and Title 21, Monterey County Code (Zoning).~~

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Administrative Permit		
a. General	\$2,151.94	Each
b. Signs	\$1,129.77	Each
2. Appeals		
a. General – Project (3)	\$807.00	Each
b. Appeal of Administrative Determination	\$2,507.01	Each
c. Appeal of Fee Determination	\$645.58	Each
3. Coastal Administrative Permit		
a. General	\$2,151.94	Each
b. Signs	\$1,129.77	Each
3. Coastal Development Permit		
a. General	\$4,841.87	Each
b. Signs	\$2,259.54	Each
c. Tree Removal	\$2,259.54	Each
4. Coastal Implementation Plan Amendment (4)	Extraordinary Development Application Fee	
5. Design Approvals		
a. Over the Counter	\$161.40	Each
b. Administrative	\$484.19	Each
c. Public Hearing Required	\$806.98	Each

6.	Emergency Permit	\$2,420.93	Each
7.	Extraordinary Development Applications (1)(4)	\$16,139.56 <u>\$12,000.00</u>	Deposit
8.	General Development Plan	\$3,227.91	Each
9.	General/Area Plan Amendments (4)	Extraordinary Development Application Fee	
10.	Minor and Trivial Amendment (<u>coastal</u> , no public hearing)	\$1,936.75	Each
11.	Rezoning or Code Text Amendments (4)	Extraordinary Development Application Fee	
12.	Tree Removal		
	a. Director's Approval (Inland)	\$258.23	Each
	b. Waiver (Coastal)	\$258.23	Each
13.	Use Permit		
	a. General	\$4,034.89	Each
	b. Signs	\$2,259.54	Each
	c. Tree Removal	\$2,259.54	Each
	d. Oil and Gas (4)	Extraordinary Development Application Fee	
14.	Variance	\$3,227.91	Each
15.	Vested Rights Determination	\$6,455.82	Each
16.	Permit Amendments, Renewals, Extensions and Revisions (public hearing)	\$3,227.91	Each
17.	<u>Minor Amendments (non-coastal, no public hearing)</u>	<u>\$1,936.75</u>	<u>Each</u>

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

1.	Certificate of Compliance (14)		
	a. One or Two Parcels	\$1,613.96	Each (1-2 Parcels)
	b. Each Additional Parcel above 2 Parcels	\$484.19	Each (> 2 Parcels)
2.	Conditional Certificate of Compliance	\$3,227.91	per Lot

3.	Certificate of Correction	\$645.58	Each
4.	Lot Line Adjustment		
	a. General	\$2,905.12	Each
	b. Williamson Act	\$2,582.33	Each
5.	Lot Line Adjustment Amendments, Extensions and Revisions	\$1,613.96	Each
6.	Minor Subdivision Tentative Map		
	a. Existing Sewer	\$6,455.82	Each
	b. New Septic or systems	\$6,455.82	Each
7.	Minor Subdivision Vesting Tentative Map		
	a. Existing Sewer	\$9,683.73	Each
	b. Extension – Existing Sewer	\$3,227.91	Each
	c. New Septic or Systems	\$9,683.73	Each
	d. Extension - New Septic or systems	\$3,227.91	Each
8.	Minor Subdivision Amendments, Extensions and Revisions		
	a. MS Amend, Revision (Exist Sewers)	\$3,227.91	Each
	b. MS Extension (Exist Sewer)	\$3,227.91	Each
	c. MS Amend, Revision (New Septic or systems)	\$3,227.91	Each
	d. MS Extension (New Septic or systems)	\$3,227.91	Each
9.	Parcel Legality Determination by Parcel (14)		
	a. 1 to 2 Lots	\$806.98	Each
	b. Each Additional Lot	\$484.19	Each
10.	Standard Subdivision Preliminary Map (10)		
	a. Exist Sewers	\$6,445.06	Each
	b. New Septic or systems	\$6,445.06	Each
11.	Standard Subdivision Project Review Map (10)		
	a. Carmel Valley Master Plan (CVMP)	\$2,238.01	Each
12.	Standard Subdivision Tentative Map (10)		
	a. Exist Sewers	\$12,911.65	Each
	b. New Septic or systems	\$12,911.65	Each
13.	Standard Subdivision Vesting Tentative Map (10)		
	a. Exist Sewers	\$12,911.65	Each
	b. New Septic or systems	\$12,911.65	Each

14.	Standard Subdivision Amendments, Extensions, Revisions		
a.	Amend, Revision (Exist Sewers)	\$3,873.49	Each
b.	Amend, Revision (New Septic or systems)	\$3,873.49	Each
c.	Extension (Exist Sewer)	\$3,873.49	Each
d.	Extension (New Septic or systems)	\$3,873.49	Each
e.	Amended Final Map (Exist Sewer)	\$3,873.49	Each
f.	Amended Final Map (New Septic or systems)	\$3,873.49	Each

SECTION 2. MISCELLANEOUS

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

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Airport Land Use Commission Application Review	\$645.58	Each
2. Application Request (5)	\$484.19	Each
3. Field Review Prior to Application	\$322.79	Each
4. Big Sur Viewshed Acquisition	\$1,613.95	Each
5. Landscape/Fuel Management Plan Review		
a. Commercial	\$484.19	Each
b. Residential	\$242.10	Each
c. Re-inspection of Commercial and Residential	\$161.40	Per Hour
6. Mitigation Monitoring (11)		
 a. 1 to 10 Measures	\$3,227.91	Deposit
 b. 11 to 30 Measures	\$6,455.82	Deposit
 c. Over 30 Measures	\$9,683.73	Deposit
76. Pre/Post Application Development Review Conference (5)	\$161.40	Hour
 (3 hour minimum)		
87. Scenic Easement Amendments	\$1,613.96	Each
98. Research (1)	\$322.79	Deposit
 (2 hour minimum)		

109.	Specific Plans and Amendments (4)	Extraordinary Development Application Fee	
110.	Building Permit Review		
	a. New Single Family Dwelling (tract home)	\$161.40	Each
	b. New Single Family Dwelling (6)	\$806.98	Each
	c. New Commercial or Industrial (6)	\$968.37	Each
	d. Dwelling Additions (6)	\$645.58	Each
	e. Minor Review (Dwelling Additions under 500 sf (6)	\$161.40	Each
	f. Ground Mounted Solar and Significant Demolition	\$161.40	Each
	g. Commercial or Industrial Additions (6)	\$806.98	Each
	h. Tenant Improvement (Comm. or Industrial)	\$80.70	Each
	i. Grading Permits not in conjunction with a Building Permit	\$968.37	Each
1211.	Williamson Act Contracts/Amendments	\$1,452.56	Each
1312.	Storage and Electronic Conversion of files fees	1% of planning permit	
1413.	Convenience Fee for Credit Card Use	Current County Rate	
1514.	General Plan Implementation (7) fees	3% of all land use permit	
1615.	Letters of Public Convenience and Necessity	\$806.98	Each
1716.	Road Abandonment	\$806.98	Each
17.	Conformance Determinations (Specific Plan)		
	a. Director	\$1,129.77	Each
	b. Public Hearing	\$3,222.53	Each
1918.	Technology Fee (13)	6 4% of planning permit	
2019.	Mills Act Contract (Government Code Section 50281)		
	a. Application Fee	\$1,291.16	Each
	b. Public Hearing Selected Contract Processing Fee	\$645.58	Each
2120.	Oak Woodland Guidelines Consistency Certification (Government Code 65401; Fish and Game Code 1366(f))	\$322.79	Each
2221.	Restoration Plan (1)	\$1,936.80	Deposit

2322. Change of Commercial or Industrial Use	\$80.70	Each
2423. Development Agreement (4)	Extraordinary Development Application Fee	
<u>24. Deed Restriction Processing (ministerial permits)</u>	<u>\$161.40</u>	<u>Each</u>

SECTION 3. SURFACE MINING AND RECLAMATION

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

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

SECTION 4. ENVIRONMENTAL REVIEW

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

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Initial Study CEQA		
a. Single Family Dwelling (SFD)	\$4,250.09	Each
b. SFD (Addendum tiered from earlier EIR)	\$1,129.77	Each
eb. Minor Sub./Commercial/Industrial	\$5,987.78	Each
dc. Standard Subdivision (1)	\$16,139.56	Deposit
d. Minor Subdivision (1)	\$5,987.78	Each
e. Other	\$4,250.09	Each
<u>2. Addendum-tiered from earlier EIR</u>	<u>\$1,129.77</u>	<u>Each</u>
2.3. Environmental Impact Reports (4)(9)		
a. Project Review/Contract Administration	Extraordinary Development Application Fee	

4. Mitigation Monitoring (11)		
a. 1 to 20 Mitigation Measures	\$3,000.00	Deposit
b. 21 to 40 Mitigation Measures	\$6,000.00	Deposit
c. Over 40 Mitigation Measures	\$9,000.00	Deposit

SECTION 5. CODE ENFORCEMENT

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

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

SECTION 6. TECHNOLOGY FEE

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

SECTION 7. RECORDATION FEE

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

Notes:

- 1) RMA-Planning fees are based on an hourly rate of \$161.40 (in FY 2012-13), representing a weighted blend of the fully burdened labor rate for the Director, Assistant Director, Planning Services Manager, Project Planner, and support staff. A flat fee is based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time in quarter hour (.25) increments multiplied by

- the hourly rate representing actual hours worked by the project planner and other staff. The applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. On deposit matters, applicant and Director of Planning may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated actual cost of processing a specific application.
- 2) Fees for Combined Development Permits under Chapter 21.76 of Title 21 and Chapter 20.70 of Title 20 shall be 85% of the total combined permit fees.
 - 3) In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as Administrative Permits, Design Approvals, Variances and Tree Removal Permits in certain coastal areas. The appeal fee does not apply to appeals of Coastal Development Permits that are appealable to the Coastal Commission. The Appeal Fee is based upon the fee adopted by the Board of Supervisors on May 7, 2013 which sets the fee substantially lower than the actual cost. The Appeal Fee is subsidized by the County General Fund.
 - 4) "Extraordinary development applications" are those applications which will require staff time well beyond the typical application, as determined by the Director of Planning. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and/or an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an EIR shall qualify as an extraordinary development application. The amount paid to the County is for staff costs. The County may utilize a consultant, whose expenses shall be fully funded by the project applicant.
 - 5) Fees collected for application appointments (Section 2.A.2) and ~~Pre-Application~~Development Review Conferences (Section 2.A.7) shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within 6 months of the application appointment.
 - 6) This fee shall not apply to an application for the first Building Permit following approval of a discretionary planning entitlement, except Design Approvals.
 - 7) A General Plan Implementation fee of 3% of the total permit fee is required for all permits covered under this article except for the following: Application Requests, Appeals, Appeals of Administrative Determinations, Appeals of Fee Determinations, ~~Mitigation Monitoring~~, and Landscape Review.
 - 8) Code Enforcement fees as land use fees will be credited back to the ~~Monterey County Building Department~~RMA-Building Services– Code Enforcement section.
 - 9) The deposit paid to the County for staff costs as identified in the Funding or Reimbursement Agreement between the County and the Applicant. Staff costs shall be reimbursed as part of an Extraordinary Development Application as noted in #4 above.
 - 10) These fees only apply to maps originally submitted prior to July 13, 2003 when applicants were charged "flat-fees" (the use of deposits for full-cost recovery projects became effective July 13, 2003) and those submitted after August 20, 2006. Maps submitted between ~~these dates~~July 13, 2003 and August 20, 2006 and on or after the effective date of this article are full-cost recovery projects and require a deposit.
 - 11) Projects approved after ~~July 7, 2013~~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 ~~July 7, 2013~~the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.

- 12) Unless a "deposit" is indicated, the fee is a flat fee based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement/activity for which the fee is charged. For certain matters, a "deposit" is indicated because the cost of processing varies widely depending on the particular application. Where a "deposit" is indicated, the fee will be based on actual cost, measured by actual time spent on a particular application in quarter hour (.25) increments. Applicant is required to pay the deposit, which is based on an estimate of minimum cost, and to increase the deposit if, in the course of processing the application, County determines that the deposit is insufficient to cover actual processing time. The fee will be calculated at full cost recovery when the project is complete.
- 13) A Technology fee of ~~64~~% of the planning permit fee is required for all permits covered under this article except for the following: Application Requests, Appeals, Appeals of Administrative Determinations, Appeals of Fee Determinations, ~~Mitigation Monitoring~~, 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 (Section 1.B.9) shall be credited against any subsequent Certificate of Compliance application for the same requested property (same legal description).

Article X
RMA – Public Works

**ARTICLE X
PUBLIC WORKS DEPARTMENT FEES ¹**

(Per ~~Resolution No. 08-132, adopted April 22, 2008 by the Monterey County Board of Supervisors and Resolution No. 13-143XXX, adopted May 7, 2013 by the Monterey County Board of Supervisors, and Resolution No. 14-XXX, adopted xxxx, 2014 by the Monterey County Board of Supervisors~~)¹

Section 1. Land Use

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

<i>Description</i>		<i><u>Amount</u>Fee¹</i>	<i>Unit/Time</i>
A.1.	Administrative Permit		
a.	General	\$434.69	Each
	i. <u>Application Fee</u>	<u>\$744.00</u>	<u>Each</u>
	ii. <u>Condition Compliance</u>	<u>\$186.00</u>	<u>Permit</u>
b.	Signs	\$217.35 <u>372.00</u>	Each
A.2.	Appeals²	\$108.68 <u>108.00</u>	Each
A.3	Building Permit for Additions to Existing Commercial/Industrial Structures	\$217.35	Each
A.4	Building Permit for Additions to Existing Residential Structures	\$217.35	Each
A.5	Building Permit for New Commercial and Industrial Development	\$217.35	Each
A.6	Building Permit for New Single Family Dwelling	\$217.35	Each
3.	Coastal Administrative Permit		Each
a.	General		
	i. <u>Application Fee</u>	<u>\$744.00</u>	<u>Each</u>
	ii. <u>Condition Compliance</u>	<u>\$186.00</u>	<u>Permit</u>
b.	Signs	<u>\$372.00</u>	<u>Each</u>
A.47.	Coastal Development Permit—General	\$650.97	Each
a.	General		
	i. <u>Application Fee</u>	<u>\$1,116.00</u>	<u>Each</u>
	ii. <u>Condition Compliance</u>	<u>\$186.00</u>	<u>Permit</u>
b.	Signs	\$1,116.00 <u>372.00</u>	Each
c.	Tree Removal		
	i. <u>Application Fee</u>	<u>\$1,116.00<u>372.00</u></u>	<u>Each</u>
	ii. <u>Condition Compliance</u>	<u>\$186.00</u>	<u>Permit</u>
A.58.	Coastal Implementation Plan Amendment^{3,4}	Extraordinary	Each

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

		Development Application Fee	
A.9.	Development Agreement^{3,4}	Extraordinary Development Application Fee	Each
A.610	Extraordinary Development Applications ^{3,4}	Extraordinary Development Application Fee \$5,000.00	Each <u>Deposit</u>
A.711.	General Development Plan	\$650.97	Each
	<u>i. Application Fee</u>	<u>\$1,116.00</u>	<u>Each</u>
	<u>ii. Condition Compliance</u>	<u>\$372.00</u>	<u>Permit</u>
A.812.	General/Area Plan Amendment ^{3,4}	Extraordinary Development Application Fee	Each
A.913.	Rezoning/Reclassification	Extraordinary Development Application Fee	Each
A.1014.	Use Permit	\$650.97	Each
	<u>i. Application Fee</u>	<u>\$1,116.00</u>	<u>Each</u>
	<u>ii. Condition Compliance</u>	<u>\$372.00</u>	<u>Permit</u>
	<u>iii. Sign</u>	<u>\$372.00</u>	<u>Each</u>
	<u>iv. Tree Removal</u>	<u>\$372.00</u>	<u>Each</u>
A.115.	Variance	\$434.69	Each
	<u>i. Application Fee</u>	<u>\$1,116.00</u>	<u>Each</u>
	<u>ii. Condition Compliance</u>	<u>\$186.00</u>	<u>Permit</u>
A.126.	Permit Amendments, Extensions, <u>Renewals</u> , and Revisions (<u>includes minor and minor and trivial amendments</u>)	\$108.68 <u>\$186.00</u>	Each

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

<i>Description</i>	<i>Amount Fee¹</i>	<i>Unit/Time</i>
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B.1.	Conditional Certificate of Compliance, Coastal	\$650.97	Each
B.12.	Conditional Certificate of Compliance	\$650.97	Each
	i. Application Fee	\$1,116.00	Each
	ii. Condition Compliance Fee	\$186.00	Each
23.	Lot Line Adjustment	\$650.97	Each
a.	General		
	i. Application Fee	\$1,116.00	Each
	ii. Condition Compliance Fee	\$372.00	Each
b.	Williamson Act		
	i. Application Fee	\$1,116.00	Each
	ii. Condition Compliance Fee	\$744.00	Each
c.	Amendments, Extensions, and Revisions	\$186.00	Each
B.34.	Minor Subdivision (Tentative Parcel Map/Vesting Tentative Map)	\$2,387.58	Each
a.	Application Fee	\$4,000.00	Deposit
b.	Adopted Community Plan (Initial Study)		
	i. Application Fee	\$4,000.00	Deposit
c.	Adopted Community Plan (No Initial Study)		
	i. Application Fee	\$4,000.00	Each
	ii. Condition Compliance Fee	\$2,511.00	Map
a.	Amended Parcel Map	\$1,085.65	Each
db.	Extensions	\$434.69744.00	Each
e.	Revised Tentative Parcel Map, Minor	\$1,085.65	Each
ed.	Vesting Tentative Map	\$2,387.58	Each
e.	Vesting Tentative Map Extension	\$434.69	Each
B.45.	Standard Subdivision (including Tentative and Vesting Maps)	\$3,357,035,000.00 + \$335.70/lot	Each Deposit
a.	Revised Tentative Map/Vesting Tentative Map Revision⁵	\$1,303,002,232.00	Each
ba.	Tentative Map/Vesting Tentative Map -Extension⁵	\$868,301,488.00	Each
c.	Vesting Tentative Map, Revised⁵	\$1,303.00	Each
d.	Vesting Tentative Map, Extension⁵	\$868.30	Each
B.65.	Record of Survey	\$434.69744.00	Each
B.76.	Certificate of Correction	\$163.54279.00	Each
B.87.	Corner Record⁸	\$1824.00	Each
B.98.	Final Map Processing⁵	\$1,678,976 + \$167,85279.00/lot	Each
9.	Subdivision Condition Compliance⁹		

a.	<u>Minor Subdivision Parcel Map</u>	\$3,000.00	<u>Deposit</u>
b.	<u>Standard Subdivision Final Map</u>	\$5,000.00	<u>Deposit</u>
10.	<u>Subdivision Amendments or Revisions</u>		
a.	<u>Minor Subdivisions</u>	\$1,860.00	<u>Each</u>
b.	<u>Standard Subdivisions</u>	\$2,232.00	<u>Each</u>
B-10 1.	<u>Subdivision Amending Final Map</u>	\$2,171.30	<u>Each</u>
a.	<u>Minor Subdivision Parcel Map</u>	\$3,000.00	<u>Deposit</u>
b.	<u>Standard Subdivision Final Map</u>	\$5,000.00	<u>Deposit</u>
B-11	<u>Parcel Map Processing (includes Amended Parcel Map)</u>	\$1,470.59	<u>Each</u>
B-12 2.	Improvement Plan Processing	\$434.69 744.00	Plan
	Plus fee per square foot of pavement	\$0.05	s.f.
B-13 3.	Preliminary Map/ <u>Preliminary Project Review Map</u>	\$1,085.65 4,000.00	<u>Each</u> <u>Depo</u> <u>sit</u>
B-14	<u>Preliminary Project Review Map (CVMP)</u>	\$2,171.30	<u>Each</u>
B-14.5	Subdivision Improvement Agreement Extension	\$868.30 1,488.00	<u>Each</u>

Section 2. Miscellaneous

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

<i>Description</i>		<i>Amount Fee</i> ¹	<i>Unit/Time</i>
1.	Big Sur Viewshed Acquisition	\$108.68 186.00	Each
2.	<u>Building Permit - Commercial/Industrial</u>	\$372.00	<u>Each</u>
3.	<u>Building Permit - Residential</u>	\$372.00	<u>Each</u>
4.	<u>Building Permit - Miscellaneous</u>	\$372.00	<u>Each</u>
5.	<u>Development Agreement</u> ^{3,4}	<u>Extraordinary</u> <u>Development</u> <u>Application</u> <u>Fee</u>	<u>Each</u>
62.	<u>Pre/Post Application Development Review</u> Conference (3 hour minimum) ⁷	\$108.68 558.00	<u>Hour</u> <u>Depos</u> <u>it</u>

<u>73.</u>	Specific Plans and Amendments ³	<u>Extraordinary Development Application Fee</u> <u>\$5,379.85</u>	<u>Each</u>
<u>84.</u>	Research	<u>\$108.68186.00</u>	Hour
<u>95.</u>	Road Name	<u>\$1,085.651,860.00</u>	Each
<u>106.</u>	House Number	<u>\$54.8793.00</u>	Each
<u>117.</u>	Road Abandonment	<u>\$2,713.594,650.00</u>	Each
<u>128.</u>	Mitigation Monitoring <u>and Condition Compliance</u> ⁶		
	a. 1 to <u>240</u> <u>Conditions/Mitigation</u> Measures	<u>\$542.291,000.00</u>	<u>Each</u> <u>Depos</u> <u>it</u>
	b. <u>241</u> to <u>430</u> <u>Conditions/Mitigation</u> Measures	<u>\$1,085.652,000.00</u>	<u>Deposit</u> <u>Eae</u> <u>h</u>
	c. Over <u>430</u> <u>Conditions/Mitigation</u> Measures	<u>\$2,171.303,000.00</u>	<u>Deposit</u> <u>Eae</u> <u>h</u>
<u>139.</u>	Public Service Easement Abandonment	<u>\$2,171.303,720.00</u>	Each
<u>140.</u>	License to Cross Non-Access Strip	<u>\$1,085.651,860.00</u>	Each
<u>154.</u>	Franchise Agreement	<u>\$2,171.303,720.00</u>	Each
<u>162.</u>	Franchise Agreement Extension/Amendment	<u>\$1,085.651,860.00</u>	Each

Section 3. Environmental Review

<i>Description</i>		<i>Amount Fee</i> ¹	<i>Unit/Time</i>
1.	Initial Environmental Review i. <u>Addendums</u>	<u>\$434.69744.00</u> <u>\$186.00</u>	Each <u>Each</u>
2.	Environmental Impact Report ^{3,4}	Extraordinary Development Application Fee	Each

~~SECTION 4. AUTOMATIC ANNUAL FEE ADJUSTMENT~~

~~The dollar amounts listed in this Article are for 2012-2013 fiscal year, effective as of the date set forth in the Board of Supervisors' resolution adopting these fees. Thereafter and each year through July 1, 2015, the fees shall be automatically adjusted as of July 1. ("adjustment date"). The Public Works Director or his or her designee shall calculate the adjustment based on the U.S. Department of Labor Consumer Price Indexes, all item indexes, all urban consumers for the San Francisco-Oakland-San Jose area.~~

Notes:

- ¹ RMA-Public Works fees are based on an hourly rate of ~~\$108.68~~186.00 (in FY 201~~32-143~~), representing a weighted blend of the fully burdened labor rate for the Director, Assistant Director, Community Development staff, and support staff. A flat fee is based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time multiplied by the hourly rate representing actual hours worked by Public Works staff. The applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. On deposit matters, applicant and RMA-Public Works may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated actual cost of processing a specific application.
- ² In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as Administrative Permits, Design Approvals, Variances and Tree Removal Permits in certain coastal areas. The appeal fee does not apply to appeals of Coastal Development Permits that are appealable to the Coastal Commission.
- ³ "Extraordinary development applications" are those applications which will require staff time well beyond the typical application, as determined by the Director of Planning. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and/or an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an EIR shall qualify as an extraordinary development application. The amount paid to the County for staff costs. The County may utilize a consultant, whose expenses shall be fully funded by the project applicant as identified in the Funding Agreement between the County and the Applicant.
- ⁴ The deposit paid to the County for staff costs as identified in the Funding or Reimbursement Agreement between the County and the Applicant. Staff costs shall be reimbursed as part of an Extraordinary Development Application as noted in #3 above.
- ⁵ These fees only apply to maps originally submitted prior to July 13, 2003 when applicants were charged "flat-fees" (the use of deposits for full-cost recovery projects became effective July 13, 2003) and those submitted after August 20, 2006. Maps submitted between these

dates and after the effective date of this article are full-cost recovery projects and require a deposit.

⁶ These fees shall apply, in lieu of other condition compliance fees set forth in this Article, to any permit approved after the effective date of this article that incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document. If these fees apply, the other condition compliance fees set forth in this Article do not apply. Projects approved after the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.

⁷ Fees collected for ~~Pre-Application~~Development Review Conferences (Section 2-2) shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within 6 months of the application appointment.

⁸ Per Section 8773.2 of the State of California Business and Professions Code, fees for Corner Records are based on recording fees of the County Recorder. Corner Record fees may be adjusted to reflect adjustments in Recorder's fees and/or State code.

⁹ The condition compliance fee shall be collected after project approval and after all administrative appeals have been exhausted, based on the fee in effect at the time of collection, to cover the cost of staff time monitoring condition compliance. For projects requiring maps, map checking will be included with condition compliance. If the permit incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document, the condition compliance fees that apply are the fees set forth under the category "Mitigation Monitoring and Condition Compliance for Projects with Mitigation Measures." Those fees are based on actual time spent on monitoring condition compliance and require a deposit. Additionally, project applications whose application fees were based on actual time, rather than flat fee, will continue to be subject to fees based on actual time for condition compliance, and the County may require an additional deposit for condition compliance. For all other projects, the fee for condition compliance is as indicated in the fee schedule. Where the applicable condition compliance fee is a flat fee, it is based on the estimated reasonable cost of staff time for monitoring condition compliance. Because such flat fees represent an average across all similar permits, such flat fee shall be required of all permits having at least one condition of approval, regardless of the total number of conditions and regardless of the land use department or agency that originated the condition.

Article XVII
County Counsel

**ARTICLE XVII
COUNTY COUNSEL FEES**

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

SECTION 1. LAND USE FEES.

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

<u>DESCRIPTION</u>	<u>AMOUNT¹</u>	<u>UNIT/TIME</u>
Administrative Permit—General	\$182.91	Each
1. Application fee	\$146.00	Each
2. Condition Compliance fee	\$49.00	Permit

¹ Unless noted otherwise, County Counsel fees are based on an hourly rate of ~~\$170.00~~195.00 for the base fiscal year 2008-2009, representing a weighted blend, rounded to the nearest dollar, of the fully burdened labor rate for the ~~County Counsel, Senior Deputy County Counsel, and Deputy County Counsel IV, Step 7 job classifications, as of July 1, 2013~~subsequently adjusted on July 1, 2009 and each July 1 thereafter through July 1, 2012 per Board of Supervisors' Resolution No. 08-132. Where indicated in this Article, fees have been separated into an application fee and a condition compliance fee. Unless a “deposit” is indicated, the application fee is a fixed, one-time fee based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time multiplied by the hourly fully burdened labor rate of the individual providing the service; applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. The deposit for County Counsel time on such matters shall generally be the deposit required on Extraordinary Development Applications; however, on deposit matters, applicant and County Counsel may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated actual cost of processing a specific application. County Counsel time providing advice to the Board of Supervisors and Planning Commission or prosecuting or defending litigation is not incorporated into the fee calculations.

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

Administrative Permit—Signs	\$182.91 <u>146.00</u>	Each
Appeal—inland permits and coastal permits if not appealable to Coastal Commission ²	\$146.33 <u>00</u>	Each
Appeal of Administrative Interpretation ³	\$146.33 <u>00</u>	Each
Appeal of Fee Determination ⁴	\$146.33 <u>00</u>	Each
Coastal Administrative Permit— General	\$182.91	Each
1. Application fee	\$146.00	Each
2. Condition compliance fee	\$49.00	Permit
Coastal Administrative Permit – Signs	\$98.00	Each
Coastal Development Permit ⁶ – General		
1. Application fee	\$731.00	Each
2. Condition compliance fee	\$244.00	Permit
Coastal Development Permit— Signs	\$182.91 <u>146.00</u>	Each
Coastal Development Permit— Tree Removal Only	\$182.91	Each
1. Application fee	\$146.00	Each
2. Condition compliance fee	\$49.00	Permit
All Others (General)	\$914.58	Each
Coastal Implementation Plan Amendment	Extraordinary Development Application Fee	Deposit
Design Approval – Administrative	\$49.00	Each

² The appeal fee applies to appeals of decisions or project applications in the non-coastal areas of the County. In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as most Administrative Permits, Design Approvals, Variances, and Use Permits for Tree Removal in certain coastal areas. County Counsel’s appeal fee is based upon the fee adopted by the Board of Supervisors on May 7, 2013, rounded down, which sets the fee substantially lower than actual cost. The appeal fee is subsidized by the County General Fund. ~~on the time required to address procedural issues and does not include time spent on any substantive review of an appeal. The appeal fee rate is based on the 2003-2004 hourly rate of \$136.00, as subsequently adjusted on July 1, 2009 and annually thereafter through July 1, 2012 per Board of Supervisors’ Resolution No. 08-132.~~

³ This appeal fee applies to appeals of administrative interpretations of the zoning or subdivision ordinance, regardless of planning area. County Counsel’s appeal fee is based upon the fee adopted by the Board of Supervisors on May 7, 2013, rounded down, which sets the fee substantially lower than actual cost. The appeal fee is subsidized by the County General Fund. ~~on the time required to address procedural issues and does not include time spent on any substantive review of an appeal.~~

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.

Design Approval Requiring Public Hearing	\$182.91 <u>195.00</u>	Each
<u>Development Agreement</u>	<u>Extraordinary Development</u>	
	<u>Application Fee</u>	<u>Deposit</u>
Emergency Permit	\$91.46	Each
1. <u>Application fee</u>	<u>\$49.00</u>	<u>Each</u>
2. <u>Condition compliance fee</u>	<u>\$49.00</u>	<u>Permit</u>
Extraordinary Development Application ⁵	\$1,829.15 <u>1950.00</u>	Deposit
General Development Plan	\$182.91	Each
1. <u>Application fee</u>	<u>\$146.00</u>	<u>Each</u>
2. <u>Condition compliance fee</u>	<u>\$49.00</u>	<u>Permit</u>
General/Area Plan Amendment	Extraordinary Development Application Fee	Deposit
<u>Minor Amendment</u> <u>(non-coastal; no public hearing)</u>	<u>\$98.00</u>	<u>Each</u>
Minor and Trivial Amendment <u>(coastal zone; no public hearing)</u>	\$91.46 <u>98.00</u>	Each
Rezoning or Code Text Amendment	Extraordinary Development Application Fee	Deposit
Scenic Easement Amendment	\$365.83 <u>390.00</u>	Each
Specific Plan	Extraordinary Development Application Fee	Deposit
Specific Plan Amendment	Extraordinary Development Application Fee	Deposit
Specific Plan Conformance Determination	\$548.75 <u>585.00</u>	Each
Use Permit ⁶ -- <u>General</u>		

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

1. Application fee	\$439.00	Each
2. Condition compliance fee	\$146.00	Permit
<u>Use Permit</u> --oil and gas	Extraordinary Development Application Fee	Deposit
<u>Use permit</u> -- signs	\$182.91 146.00	Each
<u>Use permit</u> --tree removal only	\$182.91	Each
1. Application fee	\$146.00	Each
2. Condition compliance fee	\$49.00	Permit
all others	\$548.75	Each
Use Permit Amendment, Renewal, <u>or</u> Revision or Extension	\$365.83 585.00	Each
<u>Use Permit Extension</u>	\$98.00	Each
Variance (<u>Application fee</u>)	\$182.91 195.00	Each
Vested Rights Determination	\$1,829.15 Extraordinary Development Application Fee	EachDeposit

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

<u>DESCRIPTION</u>	<u>AMOUNT</u> ⁶	<u>UNIT/TIME</u>
Certificate of Compliance		
A. request for 1 or 2 lots	\$1,097.49 1170.00	1 - 2 lots
B. each additional lot requested	\$365.83 390.00	Per ea add'l Lot > 2
Conditional Certificate of Compliance (<u>applic. fee</u>)	\$548.75 585.00	Per Lot
<u>Certificate of Correction</u>	\$98.00	Each
<u>Development Agreement</u>	Extraordinary Development Application	Deposit

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

Lot Line Adjustment	\$548.75	Each
1. Application fee	\$146.00	Each
2. Condition compliance fee	\$49.00	Permit

Lot Line Adjustment – Williamson Act	\$1,829.15	Each
1. Application fee	\$1462.00	Each
2. Condition compliance fee	\$488.00	Permit

Lot Line Adjustment Amendment, or Revision or Extension	\$182.91 195.00	Each
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Minor Subdivision Tentative Map/Vesting Tentative Map Application--General	\$1,646.24	Each
1. Application fee	Extraordinary Development Application Fee	Deposit
2. Condition compliance fee/ Parcel map review	Extraordinary Dev. App. Fee	Deposit

Minor Subdivision Tentative/Vesting
Tentative Map Application –adopted Community Plan

<u>A. If initial study required:</u>		
1. Application fee	Extraordinary Dev. App. Fee	Deposit
2. Condition compliance fee/ Parcel map review	Extraordinary Dev. App. Fee	Deposit
<u>B. If no initial study required:</u>		
1. Application fee	\$1170.00	Each
2. Condition compliance fee/ Parcel map review	\$390.00	Map

Minor Subdivision Vesting Tentative Map	\$1,646.24	Each
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Minor Subdivision <u>Tentative Map</u> Amendment or Revision	\$731.66 975.00	Each
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Minor Subdivision <u>Tentative</u> Map Extension	\$731.66 585.00	Each
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Minor Subdivision Final Map Amendment	\$1950.00	Deposit
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Parcel Legality Determination⁷

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

A.	request for 1 or 2 lots	\$ 1,097.47 <u>1170.00</u>	1 - 2 lots
B.	each additional lot requested	\$ 365.83 <u>390.00</u>	Per ea addt'l Lot > 2

Standard Subdivision,

Tentative/Vesting Tentative Map Application	\$3,658.29	Each
1. Application fee	Extraordinary Dev. App. Fee	Deposit
2. Condition compliance fee/		
Final map review	Extraordinary Dev. App. Fee	Deposit

~~Standard Subdivision,~~

Vesting Tentative Map Application	\$3,658.29	Each
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~~Standard Subdivision~~

Final Map Review	\$1,829.15	Per final map
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Standard Subdivision Tentative Map Amendment or Revision

\$ 1,463.32 <u>1950.00</u>	Each
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Standard Subdivision Tentative Map Extension

\$ 914.58 <u>585.00</u>	Each
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Standard Subdivision Final Map Amendment

\$1950.00	Deposit
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C. Fees for Environmental Review Pursuant to California Environmental Quality Act (Public Resources Code § 21089; Government Code §§ 65104, 65909.5, 66014)

<u>DESCRIPTION</u>	<u>AMOUNT¹</u>	<u>UNIT/TIME</u>
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Initial ~~Environmental Review (Initial Study)~~

a.	Single Family Dwelling (SFD)	\$ 365.83 <u>390.00</u>	Each
b.	SFD (tiered from earlier EIR)	\$731.66	Each
c.	Minor subdivision/eCommercial/industrial	\$1,097.49 <u>1170.00</u>	Each
c.	Minor subdivision	\$1170.00	Deposit
d.	Standard subdivision	\$ 1,463.32 <u>1560.00</u>	Deposit
e.	Other	\$ 731.66 <u>780.00</u>	Each

Addendum (tiered from earlier EIR)

\$780.00	Each
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Environmental Impact Reports ~~—Project review~~

Extraordinary Development Application Fee	Deposit
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Environmental Impact Report

– Contract and contract amendment Administration

\$ 170.00 <u>390.00</u>	Each
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Mitigation Monitoring and Condition Compliance
For Projects with Mitigation Measures⁸

1- 120 <u>Conditions/Measures</u>	\$365.83 <u>585.00</u>	Deposit
1121-3040 <u>Conditions/Measures</u>	\$731.66 <u>1170.00</u>	Deposit
Over 3040 <u>Conditions/Measures</u>	\$1,463.32 <u>1950.00</u>	Deposit

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

<u>DESCRIPTION</u>	<u>AMOUNT</u> ⁺	<u>UNIT/TIME</u>
<u>Airport Land Use Commission application review</u> <u>(Pub. Util. Code §21671.5)</u>	<u>\$98.00</u>	<u>Each</u>
<u>Deed restriction processing (ministerial permit)</u> ⁹	<u>\$390.00</u>	<u>Each</u>
<u>Letter of Public Convenience and Necessity</u>	<u>\$390.00</u>	<u>Each</u>
Mills Act Contract (Government Code § 50281.1)		
a. Application Fee	\$182.91 <u>195.00</u>	Each
b. Selected contract processing fee	\$731.66 <u>780.00</u>	Each
Oak Woodlands Guidelines Consistency Certification (Government Code § 65401; Fish & Game Code § 1366(f))	\$182.91 <u>195.00</u>	Each
Road Abandonment (Streets and Highway Code § 8321)	\$365.83 <u>390.00</u>	Each
Williamson Act or Farmland Security Zone Contract	\$1463.52 <u>1560.00</u>	Each
Williamson Act Contract Amendment	\$914.58 <u>975.00</u>	Each

⁸ These fees shall apply, in lieu of other condition compliance fees set forth in this Article, to any permit approved after the effective date of this Article that incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document. If these fees apply, the other condition compliance fees set forth in this Article do not apply. -Projects approved after ~~July 7, 2013~~ 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 ~~July 7, 2013~~ the effective date of this Article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.

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

Surface Mining Reclamation Plan

~~\$731.66~~780.00

Each

E. Recordation Fee

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

Article XI
Water Resources Agency

ARTICLE XI

MONTEREY COUNTY WATER RESOURCES AGENCY FEES

(Per Resolution No. 13-002, adopted May 7, 2013 by the ~~Monterey County~~ Board of Supervisors of the Monterey County Water Resources Agency, Resolution No. 13-143, incorporated May 7, 2013 into the Master Fee Schedule by the Monterey County Board of Supervisors, and Resolution No. 14-XXX, adopted February 25, 2014 by the Board of Supervisors of the Monterey County Water Resources Agency)

SECTION I. LAND USE

A. Various land use permits as established in Title 20.1, Monterey County Code (Coastal Implementation Plan) and Title 21, Monterey County Code (Zoning).

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Administrative Permit	\$975.90	Each
a. <u>General</u>		
i. Application Fee	\$780.00	Each
ii. Condition Compliance Fee	\$195.00	Permit
2. Appeal (8)	\$365. 0083	Each
3. Permit Amendment, <u>Renewals</u> , Revisions, or Extension	\$610.008	Each
4. <u>Coastal Administrative Permit</u>		
a. <u>General</u>		
i. Application Fee	\$780.00	Each
ii. Condition Compliance Fee	\$195.00	Permit
4.5. <u>Coastal Development Permits</u>		
a. <u>General</u>		
i. Application Fee	\$780.00	Each
ii. Condition Compliance Fee	\$195.00	Permit
a. Tree Removal Only	\$244. 0025	Each
b. All Others	\$975.90	Each
5.6. <u>Coastal Implementation Plan Amendment (1)</u>	Extraordinary Development Application Fee	
7. <u>General Development Plan</u>	\$1,220.15	Each
a. <u>General</u>		
i. Application Fee	\$976.00	Each
ii. Condition Compliance Fee	\$244.00	Permit
7.8. <u>General/Area Plan Amendments (1)</u>	Extraordinary Development Application Fee	
8.9. <u>Extraordinary Development Applications (1)</u>	\$7,318. 0075	Deposit

9.10.	Rezoning or Code Text Amendments (1)	Extraordinary Development Application Fee	
11.	Initial Environmental Review	\$486.0032	Each
10.12.	Initial Environmental Review Addendum	\$243.00	Each
11.13.	Use Permit	\$975.90	Each
	a. General		
	i. Application Fee	\$780.00	Each
	ii. Condition Compliance Fee	\$195.00	Permit
12.14.	Variance	\$854.32	Each
	a. General		
	i. Application Fee	\$683.00	Each
	ii. Condition Compliance Fee	\$170.00	Permit
B.	Various subdivision activities as established in Title 19, Monterey County Code (Subdivisions)		
1.	Lot Line Adjustment	\$731.66	Each
	a. General		
	i. Application Fee	\$585.00	Each
	ii. Condition Compliance Fee	\$146.00	Permit
2.	Lot Line Minor Subdivision Amendment, Revisions, or Extensions	\$610.008	Each
3.	Minor Subdivision Tentative Map, or Vesting Tentative Map (10)		
	a. Application Fee	\$2,927.0072	Deposit Each
	b. Adopted Community Plan (initial study)		
	i. Application Fee	\$2,927.00	Deposit
	c. Adopted Community Plan (no initial study)		
	i. Application Fee	\$1,170.00	Each
	ii. Condition Compliance Fee	\$293.00	Map
4.	Minor Subdivision Vesting Tentative Map Amendment, Revisions, or Extensions	\$610.00\$2,927.72	Each
5.	Standard Subdivision Preliminary Map (10), Amendments, Revisions or Extensions	\$610.08	Each
		\$2,927.00	Deposit
6.	Standard Subdivision Tentative Preliminary Map, After 24 hours or Vesting Tentative Map (1)	\$2,927.72	Deposit
		\$121.58	Hour
		Extraordinary Development Application Fee	

7.	<u>Subdivision Condition Compliance</u>		
	a. <u>Standard or Minor Subdivision Final Tentative</u>		
	<u>or Parcel Map (11)</u>	<u>\$2,917.00</u>	<u>\$3,659.38</u>
	<u>After 30 hours</u>	<u>\$121.58</u>	<u>Hour</u>
8.	<u>Standard or Minor Subdivision Vesting Tentative</u>		
	<u>Amended Final or Parcel Map</u>	<u>\$2,917.00</u>	<u>\$4,878.45</u>
	<u>After 40 hours</u>	<u>\$121.58</u>	<u>Hour</u>
9.	<u>Standard Subdivision Amendments, Revisions,</u>		
	<u>or Extensions</u>	<u>\$610.00</u>	<u>Each</u>
	<u>Mitigation Monitoring (2)</u>		
	a. <u>1-10 Measures</u>	<u>\$731.66</u>	<u>Deposit</u>
	b. <u>11-30 Measures</u>	<u>\$1,463.32</u>	<u>Deposit</u>
	c. <u>Over 30 Measures</u>	<u>\$2,194.99</u>	<u>Deposit</u>

SECTION 2. MISCELLANEOUS

A. Various fees pursuant to Government Code section 65104 for planning services provided by the Water Resources Agency.

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Pre/Post Application Development Review Conference (9)	\$364.0074	Each
2. Specific Plans and Amendments (1)	Extraordinary Development Application Fee	
3. Building/Grading Permit Review		
a. Standard Building Permits or Grading Permits including, but not limited to, development activities such as single family dwellings, additions of 50% or more, and routine grading	\$731.0066	Each
b. New Commercial or Industrial w/out Initial Study ³ (3)	\$487.0042	Each
c. New Commercial or Industrial w/Initial Study³	\$487.42	Each
cd. Dwelling Addition- 500 sq.ft. or more of Less than 50%	\$487.0042	Each
de. Commercial or Industrial Addition w/out Initial Study	\$487.0042	Each
f. Commercial or Industrial Addition w/Initial Study	\$487.42	Each
eg. Plan Check for <u>construction building/grading</u> permits that have an associated planning permit	\$365.0083	Each
fh. Building and/or Grading Permits for projects located within the 100-year floodplain. (Applied by MCWRA only)(10)	\$2,917.0092	Deposit
After 24 hours	\$121.0058	Hour
i. NPDES Fee: Applied to Grading Permits that involve soil disturbance > or = 1 acre or are part of a larger common plan that disturbs		

	→ or = 1 acre	\$243.16	Each
4.	Monterey Peninsula Water Management District Allocation Tracking: Water Release Form processing fee	\$182. 0091	Each
5.	Big Sur Viewshed Acquisition	\$244. 0025	Each
6.	Environmental Impact Report Review	Extraordinary Development Application Fee	
7.	<u>Mitigation Monitoring and Condition Compliance for Projects with Mitigation Measures (2)</u>		
a.	1 to 20 Conditions/Mitigation Measures	\$731.00	Deposit
b.	21 to 40 Conditions/Mitigation Measures	\$1,463.00	Deposit
c.	Over 40 Conditions/Mitigation Measures	\$2,194.00	Deposit
8.	Floodzone Inquiry Report – including supporting maps	\$83. 0092	Each
89.	Floodzone Inquiry Report – cover sheet only	\$55. 0095	Each
B.	Water well permits as required in Title 15.08, Monterey County Code		
1.	Well Construction Fees for Wells Producing Over 5 acre-feet per year in Zone 2C and additional areas of Monterey County inclusive of the jurisdiction of the Pajaro Valley Water Management Agency	\$610. 0008	Each
2.	Well Reconstruction/Destruction Fees for Wells in Zone 2C and additional areas of Monterey County inclusive of the jurisdiction of the Pajaro Valley Water Management Agency	\$365. 0083	Each
3.	Well Construction/Destruction Database Maintenance Fees County Wide (4) ⁴	\$365. 0083	Each
4.	Well Construction Fee for New Domestic Well, in the inland areas of Monterey County (5) ⁵	\$121. 0058	Each
5.	Well Construction Fee for New High Capacity Well, in the inland areas of Monterey County (6) ⁶	\$243. 0016	Each
C.	Hydrogeologic Report Review <u>and Long Term Sustainable Water Supply Determination for the Monterey County Environmental Health Department</u> as required by <u>Title 19, Monterey County Code 2010 General Plan Policy (PS-3.2Subdivisions)(12)</u>		
1.	Hydrogeologic Report <u>Technical Review, and Advice of General Manager (1)</u>	\$731.66 Extraordinary Development Application Fee	Each

~~2. Hydrogeologic Report Review w/Diminimus Finding \$244.25 Each~~

D. Hydrogeologic Report Preparation as required by Title 19, Monterey County Code (Subdivisions)

1. Contract Administration	\$2,721.00	Deposit
After 24 hours	\$121.58	Hour

~~SECTION 3. AUTOMATIC ANNUAL FEE ADJUSTMENT~~

~~The dollar amounts listed in this Article are for 2012-2013 fiscal year, effective as of the date set forth in the Board of Supervisors' resolution adopting these fees. Thereafter and each year through July 1, 2015, the fees shall be automatically adjusted as of July 1 ("adjustment date"). The General Manager of the Monterey County Water Resources Agency or his or her designee shall calculate the adjustment based the U.S. Department of Labor Consumer Price Indexes, all item indexes, all urban consumers for the San Francisco-Oakland-San Jose area.~~

Notes:

- 1) "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 Environmental Impact Report shall qualify as an extraordinary development application. WRA fees are based on an hourly rate of \$121.58. The amount paid to WRA is for staff costs. The WRA may utilize a consultant, whose expenses shall be fully funded by the project applicant.
- 2) These fees shall apply, in lieu of other condition compliance fees set forth in this Article, to any permit approved after the effective date of this article that incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document. If these fees apply, the other condition compliance fees set forth in this Article do not apply. Projects approved after July 7, 2013 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 July 7, 2013 the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.
- 3) Buildings over 5,000 square feet and greenhouses.
- 4) This fee is added to the \$610.08 in B-1, the \$365.83 in B-2, the \$121.58 in B-4, and the \$243.16 in B-5.
- 5) This fee is added to the \$610.08 in B-1 for new domestic wells with greater than fifteen (15) connections located in the inland areas of Monterey County within Zone 2C and areas of Monterey County inclusive of the jurisdiction of the Pajaro Valley Water Management Agency.
- 6) This fee is added to the \$610.08 in B-1 for new wells proposing a flow over 1,000 gallons per minute that are located in the inland areas of Monterey County within Zone 2C and areas of Monterey County inclusive of the jurisdiction of the Pajaro Valley Water Management Agency.
- 7) Fees for Combined Development Permits under Chapter 21.76 of Title 21 and Chapter 20.70 of Title 20 shall be 85% of the total combined permit application fees. Fees for Condition Compliance on Combined Development Permits shall be 85% of the total combined Condition Compliance fees on each permit assessed an application fee as part of the Combined Development Permit.
- 8) In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as Administrative Permits, Design Approvals, Variances and

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

- 9) Fees collected for ~~Pre-Application~~ Development Review Conferences (Section 2.A.1) shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within 6 months of the application appointment.
- 10) These fees only apply to maps originally submitted prior to July 13, 2003 when applicants were charged "flat-fees" (the use of deposits for full-cost recovery projects became effective July 13, 2003) and those submitted after August 20, 2006. Maps submitted between July 13, 2003 and August 20, 2006 and on or after the effective date of this article are full-cost recovery projects and require a deposit.
- 11) The condition compliance fee shall be collected after project approval and after all administrative appeals have been exhausted, based on the fee in effect at the time of collection, to cover the cost of staff time monitoring condition compliance. If the permit incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document, the condition compliance fees that apply are the fees set forth under the category "Mitigation Monitoring and Condition Compliance For Projects with Mitigation Measures." Those fees are based on actual time spent on monitoring condition compliance and require a deposit. Additionally, project applications whose application fees were based on actual time, rather than flat fee, will continue to be subject to fees based on actual time for condition compliance, and the County may require an additional deposit for condition compliance. For all other projects, the fee for condition compliance is as indicated in the fee schedule. Where the applicable condition compliance fee is a flat fee, it is based on the estimated reasonable cost of staff time for monitoring condition compliance. Because such flat fees represent an average across all similar permits, such flat fee shall be required of all permits having at least one condition of approval, regardless of the total number of conditions and regardless of the land use department or agency that originated the condition.
- 12) When a hydrogeologic report is required to be prepared for a subdivision or other application subject to Title 19 of the 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 associated 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. WRA will review the hydrogeologic report in consultation with the Environmental Health Department.
- 13) WRA fees are based on an hourly rate of \$121.58. A flat fee is based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time in quarter hour (.25) increments multiplied by the hourly rate representing actual hours worked by the project planner and other staff. The applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. On deposit matters, applicant and the General Manager of the Water Resources Agency 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. All fees have been rounded down to the nearest dollar.