

# Attachment D

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**ARTICLE IX**  
**RMA-PLANNING FEES (1)(2)(7)(11)(12)**

(Per Resolution No. 15-075, adopted March 24, 2015 by the Monterey County Board of Supervisors)

**SECTION I. LAND USE**

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

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Administrative Permit		
a. General		
i. Application Fee	\$1,868.34	Each
ii. Condition Compliance Fee	\$467.08	Permit
b. Signs	\$1,226.40	Each
2. Appeals		
a. General – Project (3)	\$807.00	Each
b. Appeal of Administrative Determination	\$2,507.01	Each
c. Appeal of Fee Determination	\$645.58	Each
3. Coastal Administrative Permit		
a. General		
i. Application Fee	\$1,868.34	Each
ii. Condition Compliance Fee	\$467.08	Permit
b. Signs	\$1,226.40	Each
3. Coastal Development Permit		
a. General		
i. Application Fee	\$4,204.80	Each
ii. Condition Compliance Fee	\$1,051.20	Permit
b. Signs	\$2,452.80	Each
c. Tree Removal		
i. Application Fee	\$1,962.24	Each
ii. Condition Compliance Fee	\$490.56	Permit
4. Coastal Implementation Plan Amendment (4)	Extraordinary Development Application Fee	

5.	Design Approvals		
a.	Over the Counter	\$175.20	Each
b.	Administrative	\$525.60	Each
c.	Public Hearing Required	\$876.00	Each
6.	Emergency Permit		
i.	Application Fee	\$2,102.40	Each
ii.	Condition Compliance Fee	\$525.60	Permit
7.	Extraordinary Development Applications <b>(1)(4)</b>	\$12,000.00	Deposit
8.	General Development Plan		
i.	Application Fee	\$2,803.20	Each
ii.	Condition Compliance Fee	\$700.80	Permit
9.	General/Area Plan Amendments <b>(4)</b>	Extraordinary Development Application Fee	
10.	Minor and Trivial Amendment (coastal, no public hearing)	\$2,102.40	Each
11.	Rezoning or Code Text Amendments <b>(4)</b>	Extraordinary Development Application Fee	
12.	Tree Removal		
a.	Director's Approval (Inland)	\$280.32	Each
b.	Waiver (Coastal)	\$280.32	Each
13.	Use Permit		
a.	General		
i.	Application Fee	\$3,504.00	Each
ii.	Condition Compliance Fee	\$876.00	Permit
b.	Signs	\$2,452.80	Each
c.	Tree Removal		
i.	Application Fee	\$1,962.24	Each
ii.	Condition Compliance Fee	\$490.56	Permit
d.	Oil and Gas <b>(4)</b>	Extraordinary Development Application Fee	
14.	Variance		
i.	Application Fee	\$2,803.20	Each
ii.	Condition Compliance Fee	\$700.80	Permit

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

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

1.	Certificate of Compliance <b>(13)</b>		
a.	One or Two Parcels	\$1,752.00	Each (1-2 Parcels)
b.	Each Additional Parcel above 2 Parcels	\$525.60	Each (> 2 Parcels)
2.	Conditional Certificate of Compliance		
i.	Application Fee	\$2,803.20	per Lot
ii.	Condition Compliance Fee	\$700.80	Permit
3.	Certificate of Correction	\$700.80	Each
4.	Lot Line Adjustment		
a.	General		
i.	Application Fee	\$2,522.88	Each
ii.	Condition Compliance Fee	\$630.72	Permit
b.	Williamson Act		
i.	Application Fee	\$2,242.56	Each
ii.	Condition Compliance Fee	\$560.64	Permit
5.	Lot Line Adjustment Amendments, Extensions and Revisions	\$1,752.00	Each
6.	Minor Subdivision Tentative Map		
a.	General		
i.	Application Fee	\$6,000.00	Deposit
b.	Adopted Community Plan (initial study)		
i.	Application Fee	\$6,000.00	Deposit
c.	Adopted Community Plan (no initial study)		
i.	Application Fee	\$5,606.40	Each
ii.	Condition Compliance Fee	\$1,401.60	Map
7.	Minor Subdivision Vesting Tentative Map		
a.	General		
i.	Application Fee	\$9,000.00	Deposit
b.	Adopted Community Plan (initial study)		
i.	Application Fee	\$9,000.00	Deposit

c.	Adopted Community Plan (no initial study)		
i.	Application Fee	\$8,409.60	Each
ii.	Condition Compliance Fee	\$2,102.40	Map
8.	Minor Subdivision Amendments, Extensions and Revisions	\$3,504.00	Each
9.	Parcel Legality Determination by Parcel (13)		
a.	1 to 2 Lots	\$876.00	Each
b.	Each Additional Lot	\$525.60	Each
10.	Standard Subdivision Preliminary Map	\$6,000.00	Deposit
11.	Standard Subdivision Project Review Map		
a.	Carmel Valley Master Plan (CVMP)	\$3,000.00	Deposit
12.	Standard Subdivision Tentative Map/ Vesting Tentative Map (4)	Extraordinary Development Application Fee	
13.	Subdivision Condition Compliance (14)		
a.	Minor Subdivision Parcel Map	3,000.00	Deposit
b.	Standard Subdivision Final Map	6,000.00	Deposit
14.	Standard Subdivision Amendments, Extensions, Revisions	\$4,204.80	Each
15.	Standard or Minor Subdivision Amended Final or Parcel Map	\$6,000.00	Deposit

## **SECTION 2. MISCELLANEOUS**

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

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Airport Land Use Commission Application Review	\$700.80	Each
2. Application Request (5)	\$525.60	Each
3. Field Review Prior to Application	\$350.40	Each
4. Big Sur Viewshed Acquisition	\$1,752.00	Each

5.	Landscape/Fuel Management Plan Review		
	a. Commercial	\$525.60	Each
	b. Residential	\$262.80	Each
	c. Re-inspection of Commercial and Residential	\$175.20	Per Hour
6.	Development Review Conference <b>(5)</b> (3 hour minimum)	\$175.20	Hour
7.	Scenic Easement Amendments	\$1,752.00	Each
8.	Research <b>(1)</b> (2 hour minimum)	\$350.40	Deposit
9.	Specific Plans and Amendments <b>(4)</b>	Extraordinary Development Application Fee	
10.	Building Permit Review		
	a. New Single Family Dwelling (tract home)	\$175.20	Each
	b. New Single Family Dwelling <b>(6)</b>	\$876.00	Each
	c. New Commercial or Industrial <b>(6)</b>	\$1,051.20	Each
	d. Dwelling Additions <b>(6)</b>	\$700.80	Each
	e. Minor Review (Dwelling Additions under 500 sf) <b>(6)</b>	\$175.20	Each
	f. Ground Mounted Solar and Significant Demolition	\$175.20	Each
	g. Commercial or Industrial Additions <b>(6)</b>	\$876.00	Each
	h. Tenant Improvement (Comm. or Industrial)	\$87.60	Each
	i. Grading Permits not in conjunction with a Building Permit	\$1,051.20	Each
11.	Williamson Act Contracts/Amendments	\$1,576.80	Each
12.	Storage and Electronic Conversion of files fees	1% of planning permit	
13.	Convenience Fee for Credit Card Use	Current County Rate	
14.	General Plan Implementation <b>(7)</b> fees	3% of all land use permit	
15.	Letters of Public Convenience and Necessity	\$876.00	Each
16.	Road Abandonment	\$876.00	Each
17.	Conformance Determinations (Specific Plan)		

	a. Director	\$1,226.40	Each
	b. Public Hearing	\$3,504.00	Each
18.	Technology Fee (12)	4% of planning permit	
19.	Mills Act Contract (Government Code Section 50281)		
	a. Application Fee	\$1,401.60	Each
	b. Selected Contract Processing Fee	\$700.80	Each
20.	Oak Woodland Guidelines Consistency Certification (Government Code 65401; Fish and Game Code 1366(f))	\$350.40	Each
21.	Restoration Plan (1)	\$2,000.00	Deposit
22.	Change of Commercial or Industrial Use	\$87.60	Each
23.	Development Agreement (4)	Extraordinary Development Application Fee	
24.	Deed Restriction Processing (ministerial permits)	\$175.20	Each

### **SECTION 3. SURFACE MINING AND RECLAMATION**

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

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Surface Mine Reclamation Plan	\$14,016.00	Each
2. Surface Mine Annual Inspection (disturbed area greater than 20 acres)	\$7,600.00	Each
3. Surface Mine Annual Inspection (disturbed area less than 20 acres)	\$3,227.91	Each

### **SECTION 4. ENVIRONMENTAL REVIEW**

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

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
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1.	Initial Study CEQA		
a.	Single Family Dwelling (SFD)	\$4,555.20	Each
b.	Commercial/Industrial	\$6,482.40	Each
c.	Standard Subdivision (1)	\$12,000.00	Deposit
d.	Minor Subdivision (1)	\$6,000.00	Deposit
e.	Other	\$4,555.20	Each
2.	Addendum-tiered from earlier EIR	\$1,226.40	Each
3.	Environmental Impact Reports (4)(9)		
a.	Project Review	Extraordinary Development Application Fee	
4.	Mitigation Monitoring and Condition Compliance for Projects with Mitigation Measures (10) (14)		
a.	1 to 20 Mitigation Measures	\$3,000.00	Deposit
b.	21 to 40 Mitigation Measures	\$6,000.00	Deposit
c.	Over 40 Mitigation Measures	\$9,000.00	Deposit

## **SECTION 5. CODE ENFORCEMENT**

### **A. Fees for code enforcement activities and process pursuant to Chapter 1.20, Chapter 20.90 and Chapter 21.84, Monterey County Code**

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Code Enforcement Activities	\$175.20	Hour

## **SECTION 6. TECHNOLOGY FEE**

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

## **SECTION 7. RECORDATION FEE**

The applicant for a discretionary land use development permit, use permit, construction permit, Williamson Act agreement, Mills Act contract, lot line adjustment, and/or any procedure that requires processing through RMA-Planning and includes recording/filing of a document with the Monterey County Recorder shall, in addition to the payment of any and all other County and/or RMA-Planning fees, be required to pay any and all

applicable standard recording/filing fees no later than the time of the recording/filing of that document. The payment of the applicable recording/filing fee shall be required whether or not the document is processed on behalf of the applicant by an employee of the County of Monterey (e.g., RMA-Planning staff or Clerk of the Board) or is processed by the applicant. Failure to ensure full payment of such recording/filing fee by the time of the recording/filing shall be grounds for rejection of the recording/filing of that document with no liability to the County.

**Notes:**

- 1) RMA-Planning fees are based on an hourly rate of \$175.20 (in FY 2015-16), representing a weighted blend of the fully burdened labor rate for the Director, Assistant Director, Planning Services Manager, Project Planner, and support staff. A flat fee is based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement for which the fee is charged. On matters for which a deposit is required, fees will be based on actual time in quarter hour (.25) increments multiplied by the hourly rate representing actual hours worked by the project planner and other staff. The applicant is required to pay the indicated deposit and will be billed subsequently if the deposit is insufficient to cover actual processing time. On deposit matters, applicant and Director of Planning may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated actual cost of processing a specific application.
- 2) Fees for Combined Development Permits under Chapter 21.76 of Title 21 and Chapter 20.70 of Title 20 shall be 85% of the total combined permit fees.
- 3) In the coastal zone, the appeal fee applies only to appeals of permits that are not appealable to the California Coastal Commission such as Administrative Permits, Design Approvals, Variances and Tree Removal Permits in certain coastal areas. The appeal fee does not apply to appeals of Coastal Development Permits that are appealable to the Coastal Commission. The Appeal Fee is based upon the fee adopted by the Board of Supervisors on May 7, 2013 which sets the fee substantially lower than the actual cost. The Appeal Fee is subsidized by the County General Fund.
- 4) "Extraordinary development applications" are those applications which will require staff time well beyond the typical application, as determined by the Director of Planning. These applications may include, by way of example and without limitation, applications for large scale development involving multiple discretionary entitlements, significant technical review by other land use agencies, and/or an anticipated lengthy time frame for processing because of their scope and complexity. Consistent with these criteria, any project requiring the preparation of an EIR shall qualify as an extraordinary development application. The amount paid to the County is for staff costs. The County may utilize a consultant, whose expenses shall be fully funded by the project applicant.
- 5) Fees collected for application appointments (Section 2.A.2) and Development Review Conferences (Section 2.A.7) shall be credited against any subsequent discretionary permit, except design approval, provided the discretionary permit application is made within 6 months of the application appointment.
- 6) This fee shall not apply to an application for the first Building Permit following approval of a discretionary planning entitlement, except Design Approvals.
- 7) A General Plan Implementation fee of 3% of the total permit fee charged to the applicant is required for all permits covered under this article except for the following: Application Requests, Appeals, Appeals of Administrative Determinations, Appeals of Fee Determinations, and Landscape Review.

- 8) **RESERVED.**
- 9) The deposit paid to the County for staff costs as identified in the Funding or Reimbursement Agreement between the County and the Applicant. Staff costs shall be reimbursed as part of an Extraordinary Development Application as noted in #4 above.
- 10) Projects approved after the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.
- 11) Unless a "deposit" is indicated, the fee is a flat fee based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement/activity for which the fee is charged. For certain matters, a "deposit" is indicated because the cost of processing varies widely depending on the particular application. Where a "deposit" is indicated, the fee will be based on actual cost, measured by actual time spent on a particular application in quarter hour (.25) increments. Applicant is required to pay the deposit, which is based on an estimate of minimum cost, and to increase the deposit if, in the course of processing the application, County determines that the deposit is insufficient to cover actual processing time. The fee will be calculated at full cost recovery when the project is complete.
- 12) A Technology fee of 4% of the planning permit fee is required for all permits covered under this article except for the following: Application Requests, Appeals, Appeals of Administrative Determinations, Appeals of Fee Determinations, and Landscape Review. This fee begins July 1, 2008 and will only be in effect until June 30, 2016.
- 13) Fees collected for parcel legality determinations (Section 1.B.9) shall be credited against any subsequent Certificate of Compliance application for the same requested property (same legal description).
- 14) These fees shall apply, in lieu of other condition compliance fees set forth in this Article, to any permit approved after the effective date of this article that incorporates mitigation measures, such as permits that required adoption of a Mitigated Negative Declaration, certification of an EIR, or carryover of mitigation measures from a previously adopted/certified environmental document. If these fees apply, the other condition compliance fees set forth in this Article do not apply. Projects approved after the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in this Article. Projects approved prior to the effective date of this article with mitigation measures shall be subject to the mitigation monitoring fees set forth in the County Fee Resolution that was in effect on the project approval date.