

**Before The Board of Supervisors In and For The
County of Monterey, State of California**

Resolution No. _____
Adopt a Resolution amending Section 3 and)
Section 5 of Article I.E. of the Monterey)
County Master Fee Resolution effective)
August 27, 2017, to adjust and restructure)
fees for services provided by the Monterey)
County Health Department's Environmental)
Health Bureau for planning and construction)
permit review and onsite wastewater)
treatment system permit review and)
inspection.

THE MONTEREY COUNTY BOARD OF SUPERVISORS FINDS:

- A. State law allows the County, after noticed public hearing, to adopt a resolution to adopt new fees or increase existing fees for processing permits and entitlements, provided the fees do not exceed the estimated reasonable cost of providing the service for which the fee is charged.
- B. Section 1.40.010 of Chapter 1.40 of the Monterey County Code provides that all fees, penalties, refunds, reimbursements, and charges of any kind collected by the County may be specified in the Monterey County Fee Resolution.
- C. Federal, state, and local laws and regulations mandate that the County provide certain services. Periodically, construction permitting and inspection services fees are amended to recover some of these costs to provide these services.
- D. The Environmental Health Bureau of the Health Department has fees for services provided by the Monterey County Health Department's Environmental Health Bureau to review planning and construction permit applications and review and issue permits for onsite wastewater treatment systems which are appropriate to specify in the Monterey County Master Fee Resolution. The amendments to the planning and construction permit review fees and onsite wastewater treatment system permit review and inspection services fees are shown by ~~strikeout~~ and underline in the Article attached hereto and incorporated herein by reference, with additions shown by underline and deletions shown in ~~strike through~~.
- E. The fee adjustments made by this resolution cover a portion of the staff cost of processing applications for construction permits and associated activities. The fees do not exceed the reasonable or actual costs of performing the services. Any and all of the adjustments to the fees reflect no more than the actual cost of the service or benefit received by the payor. To the extent that the fees do not result in full cost recovery, the discount does not

result in increased charges to other payors; the increased cost will be covered by an increased subsidy from the County General Fund.

- F. Planning and construction permit review and onsite wastewater treatment system review and inspection services fees are authorized by state law (Government Code section 66014). These fees are not a “tax” and are exempt from voter approval under section 1(e)(1)-(3), (5) and (6) of Article XIII C of the California Constitution (Proposition 26, excepting from the definition of “tax” charges imposed for specific benefit conferred/privilege/service or product, and/or reasonable regulatory costs to a local government for issuing permits and the administrative enforcement thereof, fines and penalties and charges for violation of law, and property development charges.)

These fees are imposed for a specific government service provided directly to the applicant that is not provided to those not charged, are imposed for the reasonable regulatory costs to the County for issuing permits for property development and the administrative enforcement thereof, and do not exceed the reasonable costs to the County of providing these services.

- G. This action to modify planning and construction permit review and onsite wastewater treatment system permit review and inspection services fees is not a project under the California Environmental Quality Act because it is a governmental funding mechanism which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. (CEQA Guidelines section 15378(b)(4).)
- H. Said amendments to the planning and construction permit review and onsite wastewater treatment system permit review and inspection services fees are intended to take effect 60 days after adoption of the amendments.
- I. The Board of Supervisors held a duly noticed public hearing on June 27, 2017 to consider these fee adjustments. Notice of this matter was provided by publication of notice in newspaper of local circulation in the County and distribution of notice to interested persons, and all testimony from staff and the public has been heard and considered.

THE MONTEREY COUNTY BOARD OF SUPERVISORS RESOLVES:

- I. Section 3 and Section 5 of Article I.E. of the Monterey County Fee Resolution are amended, and the Environmental Health Bureau of the Health Department fees set forth in the attachment hereto are hereby adopted.
- II. Unless otherwise specifically amended, all prior resolutions regarding such fees remain as previously approved and are unaffected by this action.
- III. The effective date of the fees approved in this Resolution is August 27, 2017.

PASSED AND ADOPTED on this _____ day of _____ 2017 by the following vote, to wit:

AYES:

NOES:

ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book___ for the meeting on _____.

Dated:

Gail Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
, Deputy

HEALTH DEPARTMENT FEES

Article I.E - Environmental Health, Effective ~~August 27, 2017~~ July 1, 2017

Section 3: Sanitation (1)

A. Field Toilets pursuant to section 10.04.030 of Chapter 10.04 of the Monterey County Code.		
1.	1-5 toilets	\$ 146.00 Per Year
2.	6-99 toilets	\$ 29.00 Per Toilet/Yr
3.	100 + toilets	\$ 2920.00 Per Year
B. Sanitary Facilities of public assembly pursuant to section 15.20.050 of Chapter 15.20 of Chapter 15.20 of the Monterey County Code.		
1.	Application fee	\$ 179.00 Each
2.	Per Toilet	\$ 2.00 Each
C. Onsite Wastewater Treatment System (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 system permits are collected at the RMA-Planning and Building Services Department or Environmental Health. Additional hourly fees may be collected by the Bureau of Environmental Health.		
1.	Conventional OWTS construction permit (complete system)	\$ 1170.00 Each
2.	Conventional OWTS construction permit (1 component: tank only)	\$ 470.00 Each
3.	Conventional OWTS construction permit (1 component: dispersal system only)	\$ 700.00 Each
	2. Conventional OWTS construction permit (1 component: septic tank, grease-interceptor, pump tank or disposal field)	\$ 586.00 Each
4.	3. Alternative OWTS construction permit (complete system)	\$ 2335.00 Each
		2008.00
5.	Alternative OWTS construction permit (1 component: treatment unit only)	\$ 935.00 Each
6.	Alternative OWTS construction permit (1 component: dispersal system only)	\$ 1400.00 Each
	4. Alternative OWTS construction permit (1 component: treatment unit, pump tank or disposal field)	\$ 1005.00 Each
7.	5. Septic tank demolition permit	\$ 228.00 Each
		167.00
	6. Demolition of an unpermitted OWTS and unpermitted connection(s)	\$ 335.00 Each
8.	7. Renewal of Conventional OWTS permit (min. 2 hour deposit) (2)	\$ 304.00 Deposit
	a. Permit expired less than 12 months	\$ 75.00 Each
	b. Permit for tank only expired more than 12 months	\$ 75.00 Each
	c. Permit that includes a disposal field expired more than 12 months but not more than 36 month	\$ 304.00 Each
9.	8. Review of evidence for an OWTS installation to determine compliance with Monterey County Code Chapter 15.20 when a final inspection is not requested by the permittee (or his or her agent), or when 24-hours notice is not given prior to commencing work.	\$ 304.00 Each
		334.00
10.	9. Additional site visit by EHB staff for site evaluation or re-inspection when application/site plan is incomplete or when contractor is not ready for a requested inspection.	\$ 152.00 Hour
11.	10. 30% slope exception	\$ 584.00 Each
12.	11. Soils and/or percolation testing prior to OWTS construction permit application at EHB or discretionary permit application at RMA-Planning Department (min. 6 hour deposit) (3)	\$ 910.00 Each

D. Nonpotable Water Reuse and Rainwater Catchment Systems as regulated by the latest edition			
1.	Graywater System Permit (Single Family Dwelling)		
a.	Application	\$ <u>152.00</u> 146.00	Each
b.	Plan check with property served by Package Treatment Plant or Wastewater Treatment Facility	\$ <u>152.00</u> 146.00	Each
c.	Plan check and site evaluation when property served by OWTS	\$ <u>304.00</u> 292.00	Each
d.	Inspection	\$ <u>152.00</u> 146.00	Each
e.	Witness cross-connection testing	\$ <u>304.00</u> 292.00	Each
f.	Re-inspection (hourly)	\$ 152.00	Hour
2.	Graywater System permit (Multi-Family, Centralized Graywater Treatment or		
a.	Application	\$ <u>152.00</u> 146.00	Each
b.	Plan check when property served by Package Treatment Plant or Wastewater Treatment Facility	\$ <u>304.00</u> 292.00	Each
c.	Plan check and site evaluation when property served by OWTS	\$ <u>456.00</u> 438.00	Each
d.	Inspection	\$ <u>456.00</u> 438.00	Each
e.	Witness cross-connection testing	\$ <u>304.00</u> 292.00	Each
f.	Re-inspection (hourly)	\$ 152.00	Hour
3.	Nonpotable Rainwater Catchment System Permit		
a.	Application	\$ <u>152.00</u> 146.00	Each
b.	Plan check for system without makeup water supply	\$ <u>152.00</u> 146.00	Each
c.	Plan check for systems with makeup water supply	\$ <u>304.00</u> 292.00	Each
d.	Inspection	\$ <u>152.00</u> 146.00	Each
e.	Witness cross-connecting testing	\$ <u>304.00</u> 292.00	Each
f.	Re-inspection (hourly)	\$ 152.00	Hour
E. Sewage Treatment and Reclamation Facilities as regulated by Monterey County Code, Chapter 15.23 and California Water Code Section 13002.			
1.	Commercial non-municipal sewage treatment facility construction permit application (flows less than 10,000 gallons per day gpd , up to 27 hours) (4)	\$ 3996.00	Each
2.	Commercial non-municipal sewage treatment facility construction permit application with (flows 10,000 gallons per day gpd or greater, up to 41 hours) (5)	\$ 6025.00	Each
3.	Annual operating permit for a sewage treatment and reclamation facility	\$ 876.00	Each
F.	Miscellaneous: For example, wastewater monitoring, review or request for variance to Monterey County Code Chapter 15.20, review of technical documents	\$ 152.00	Hour

Sections 3: (Sanitation) Notes

1. 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.
2. An OWTS permit may only be renewed if no changes to Monterey County Code, Chapter 15.20 or the Central Coast Basin Plan have been approved by the Monterey County Board of Supervisors or the Central Coast Regional Water Quality Control Board, respectively, since the date of permit issuance and no changes to the OWTS design are proposed. An OWTS permit that has expired more than 36 months from the date of issuance shall be void; therefore, a new application and applicable fees must be submitted for consideration by EHB staff prior to issuance of the OWTS permit. If an applicant proposes to change the OWTS design of an expired OWTS permit a new application and applicable fees must be submitted for consideration by EHB staff prior to issuance of the OWTS permit.
3. Relative to OWTS construction permits, fees collected for soils and/or percolation testing ~~may shall~~ be credited toward a subsequent OWTS permit application, up to 50% of the total permit fee, at the applicant's request provided the permit application is made within 6 months of the first day of onsite soils and/or percolation testing. Relative to discretionary permits, fees collected soils and/or percolation testing ~~may shall~~ be credited toward a subsequent discretionary permit, except design approval, at the applicant's request provided the discretionary permit application is made within 6 months of the application appointment. The fees collected for soils and/or percolation testing shall only be credited toward one (1) subsequent application, being either an OWTS construction permit or discretionary permit.
4. In the event staff time spent reviewing the application materials exceeds 27 hours, the applicant may be billed for each additional hour beyond 27 hours at the current hourly rate approved by the Board of Supervisors through this article, Article I.E.
5. In the event staff time spent reviewing the application materials exceeds 41 hours, the applicant may be billed for each additional hour beyond 41 hours to the current hourly rate approved by the Board of Supervisors through this article, Article I.E.

SECTION 5. LAND USE (1,4,7,8,11)

<u>A.</u>	<u>Type 1 - Compliance Review (2)</u>	<u>\$ 152.00</u>	<u>Each</u>
	<u>1. Appeal of project reviewed by Environmental Health Bureau</u>		
	<u>2. Commercial/Industrial Construction Permit - Modification to Existing: Served by Public Sewer & Water</u>		
	<u>3. Construction Permit for Tenant Improvement (Commercial or Industrial); Change of Commercial or Industrial Use</u>		
	<u>4. Discretionary Permit for Residential Development: Served by Public Sewer & Water</u>		
	<u>5. Residential Demolition: Served by OWTS</u>		
	<u>6. Special Event at Established Venue: Served by Public Sewer & Water</u>		
 <u>B.</u>	 <u>Type 2 - Minor Plan Check or Report Review</u>	 <u>\$ 304.00</u>	 <u>Each</u>
	<u>1. Commercial/Industrial Construction Permit - New: Served by Public Sewer and Water</u>		
	<u>2. Commercial/Industrial Construction Permit - Additions/Modifications: Served by OWTS and/or Private Well or EHB-regulated Water System</u>		
	<u>3. Construction Permit for Ground Mounted Solar: Served by OWTS</u>		
	<u>4. Design Approval; Permit Extension: Served by OWTS and/or Private Well or EHB-regulated Water System</u>		
	<u>5. Environmental Review: Non-Deposit Project</u>		

- 6. Grading Permits (not in conjunction with construction permit: Served by OWTS
- 7. Residential Construction Permit - Additions/Modifications to Existing Development of 500 s.f or more: Served by OWTS and/or Private Well or EHB-Regulated Water System
- 8. Special Event in Open Space: Public Sewer and/or Public Water Unavailable

- C. Type 3 - Major Plan Check or Minor Discretionary Permit Review \$ 760.00 Each
 - 1. Discretionary Permit for Commercial Development: Served by Public Sewer & Water

 - 2. Lot Line Adjustments; Conditional Certificate of Compliance (per Lot): Served by OWTS and/or Private Well or EHB-regulated Water System
 - 3. Minor Amendments; Permit Amendment, Renewal or Revision: Served by OWTS and/or Private Well or EHB-regulated Water System
 - 4. Residential / Commercial / Industrial Construction Permit - New Development or Additions/Modifications to Existing Development of 500 s.f or more: Served by OWTS and/or Private Well or EHB-Regulated Water System

- D. Type 4 - Major Discretionary Permit Review \$ 1520.00 Each
 - 1. Discretionary Permit for Residential or Commercial Development served by OWTS

- E. Deposit Projects
 - 1. Type 5a - Minor Deposit Project (Time & Material) (5,6,9,10) \$ 500.00 Deposit
 - a. Deed Restriction Processing (ministerial permits) - EHB
 - b. Development Review Conference
 - c. Environmental Review - Initial Study - Minor Subdivision
 - d. Environmental Review - Initial Study - Standard Subdivision
 - e. Hydrogeologic Report Technical Review & Advice of General Manager
 - f. Minor Subdivision Extension
 - g. Mitigation Monitoring and Condition Compliance - 1 to 20 conditions/measures
 - h. Standard Subdivision Extension
 - 2. Type 5b - Major Deposit Project (Time & Material) (6,9,10) \$ 1500.00 Deposit
 - a. Hydrogeologic Report Preparation - Contract Administration
 - b. Minor Subdivision Amendment or Revision [existing wastewater treatment facility]
 - c. Minor Subdivision Amendment or Revision [OWTS, package treatment plant or new WWTF]
 - d. Minor Subdivision Tentative Map (Adopted Community Plan Area - initial study) [existing wastewater treatment facility]
 - e. Minor Subdivision Tentative Map (Adopted Community Plan Area - no initial study) [existing wastewater treatment facility]
 - f. Minor Subdivision Tentative Map [existing wastewater treatment facility]
 - g. Minor Subdivision Vesting Tentative Map (Adopted Community Plan Area - no initial study) [existing wastewater treatment facility]
 - h. Minor Subdivision Vesting Tentative Map (Adopted Community Plan Area - initial study) [existing wastewater treatment facility]
 - i. Minor Subdivision Vesting Tentative Map [existing wastewater treatment facility]
 - j. Minor Subdivision, Amended Parcel Map
 - k. Mitigation Monitoring and Condition Compliance - 21 to 40 conditions/measures
 - l. Standard Subdivision Amendment or Revision [existing wastewater treatment facility]
 - m. Standard Subdivision Amendment or Revision [OWTS, package treatment plant or new WWTF]

n.	<u>Standard Subdivision, Amended Final Map</u>		
o.	<u>Use Permit - Oil and Gas</u>		
3.	<u>Type 5c - Extraordinary Deposit Project (Time & Material) (3,6,9,10)</u>	\$ 2500.00	<u>Deposit</u>
a.	<u>Development Agreement</u>		
b.	<u>EIR: Consultation and/or Review</u>		
c.	<u>Extraordinary Development Applications</u>		
d.	<u>General / Area Plan Amendment</u>		
e.	<u>Minor Subdivision Tentative Map (Adopted Community Plan Area - initial study) [OWTS, package treatment plant or new WWTF]</u>		
f.	<u>Minor Subdivision Tentative Map (Adopted Community Plan Area - no initial study) [OWTS, package treatment plant or new WWTF]</u>		
g.	<u>Minor Subdivision Tentative Map [OWTS, package treatment plant or new WWTF]</u>		
h.	<u>Minor Subdivision Vesting Tentative Map (Adopted Community Plan Area - initial study) [OWTS, package treatment plant or new WWTF]</u>		
i.	<u>Minor Subdivision Vesting Tentative Map (Adopted Community Plan Area - no initial study) [OWTS, package treatment plant or new WWTF]</u>		
j.	<u>Minor Subdivision Vesting Tentative Map [OWTS, package treatment plant or new WWTF]</u>		
k.	<u>Mitigation Monitoring and Condition Compliance - over 40 conditions/measures</u>		
l.	<u>Standard Subdivision CVMP Project Review Map [existing wastewater treatment facility]</u>		
m.	<u>Standard Subdivision CVMP Project Review Map [OWTS, package treatment plant or new WWTF]</u>		
n.	<u>Standard Subdivision Final Map Condition Compliance</u>		
o.	<u>Standard Subdivision Preliminary Map [existing wastewater treatment facility]</u>		
p.	<u>Standard Subdivision Preliminary Map [OWTS, package treatment plant or new WWTF]</u>		
q.	<u>Standard Subdivision Tentative Map / Vesting Tentative Map [existing wastewater treatment facility]</u>		
r.	<u>Standard Subdivision Tentative Map / Vesting Tentative Map [OWTS, package treatment plant or new WWTF]</u>		

(Per Resolutions No. 08-132, adopted April 22, 2008 by the Monterey County Board of Supervisors, Resolution No. 13-143,–

A: Land divisions subject to the requirements of Title 19 of the Monterey County Code. Fees–

1.	<u>Sewage Disposal by existing Wastewater Treatment Facility (10)</u>		
	<u>Standard Subdivision: Preliminary Map/Tentative Map/Vesting Tentative Map (3,–</u>	\$ 2600.00	<u>Deposit</u>
a:	<u>9)</u>		
b:	<u>Standard Subdivision: Amendment or Revision</u>	\$ 945.00	<u>Each</u>
e:	<u>Minor Subdivision: Tentative Map / Vesting Tentative Map (7)</u>	\$ 1300.00	<u>Deposit</u>
d:	<u>Minor Subdivision (Adopted Community Plan, initial study)</u>	\$ 1300.00	<u>Deposit</u>
e:	<u>Minor Subdivision (Adopted Community Plan, no initial study)</u>		
	<u>i.– Application Fee</u>	\$ 1080.00	<u>Each</u>
	<u>ii.– Condition Compliance Fee</u>	\$ 270.00	<u>Map</u>
f:	<u>Minor Subdivision: Amendment or Revision</u>	\$ 810.00	<u>Each</u>
2.	<u>Sewage Disposal by OWTS, Package Treatment Plant or New Wastewater Treatment–</u>		
	<u>Standard Subdivision: Preliminary Map/Tentative Map/Vesting Tentative Map (3,–</u>	\$ 6500.00	<u>Deposit</u>
a:	<u>9)</u>		
b:	<u>Standard Subdivision: Amendment or Revision</u>	\$ 1282.00	<u>Each</u>
e:	<u>Minor Subdivision: Tentative Map / Vesting Tentative Map (7)</u>	\$ 2600.00	<u>Deposit</u>
d:	<u>Minor Subdivision (Adopted Community Plan, initial study)</u>	\$ 2600.00	<u>Deposit</u>
e:	<u>Minor Subdivision (Adopted Community Plan, no initial study)</u>		
	<u>i.– Application Fee</u>	\$ 2160.00	<u>Each</u>

ii. Condition Compliance Fee	\$ 540.00	Map
f. Minor Subdivision: Amendment or Revision	\$ 1080.00	Each
3. Standard or Minor Subdivision: Amended Final or Parcel Map (7)	\$ 1300.00	Deposit
4. Subdivision Condition Compliance (8)		
a. Minor Subdivision Parcel Map	650.00	Deposit
b. Standard Subdivision Final Map	2600.00	Deposit
5. Extraordinary Development Applications (3,7)	\$ 6500.00	Deposit
6. Lot Line Adjustment		
a. General	\$ 810.00	Each
b. Amendment or Revision	\$ 405.00	Each
c. Williamson Act	\$ 810.00	Each
7. Conditional Certificate of Compliance		
i. Application Fee	\$ 432.00	Each
ii. Condition Compliance Fee	\$ 108.00	Permit
8. Appeal (2)	\$ 135.00	Each
9. Permit Extension for Applications Filed under Title 19 of the County Code	\$ 405.00	Each

~~B. Fees for Processing Various Land Use Permits Established in Monterey County Code, Title-~~

1. Use Permit		
a. General		
i. Application Fee	\$ 1080.00	Each
ii. Condition Compliance Fee	\$ 270.00	Permit
b. Oil and Gas (3)	\$ 1300.00	Deposit
2. Variance		
i. Application Fee	\$ 377.00	Each
ii. Condition Compliance Fee	\$ 94.00	Permit
3. Coastal Development Permit		
i. Application Fee	837.00	Each
ii. Condition Compliance Fee	209.00	Permit
4. Rezoning or Code Text Amendment (3)	2600.00	Deposit
5. General Development Plan		
i. Application Fee	648.00	Each
ii. Condition Compliance Fee	162.00	Permit
6. General and Area Plan Amendment (3)	2600.00	Deposit
7. Specific Plan and Amendments (3)	2600.00	Deposit
8. Administrative Permit		
i. Application Fee	540.00	Each
ii. Condition Compliance Fee	135.00	Permit
9. Coastal Administrative Permit		
i. Application Fee	837.00	Each
ii. Condition Compliance Fee	209.00	Permit
10. Coastal Implementation Plan Amendment (3)	2600.00	Deposit
11. Development Agreement (3)	2600.00	Deposit
12. Appeal (2)	135.00	Each
13. Design Approval on property served by OWTS (10)		
a. Administrative	67.00	Each
b. Public Hearing	135.00	Each
14. Minor and Trivial Amendment on property served by OWTS (coastal, no public-	\$ 135.00	Each
15. Minor Amendment on property served by OWTS (non-coastal, no public hearing) (10)	\$ 135.00	Each
16. Extraordinary Development Applications (3,7)	\$ 6500.00	Deposit
17. Permit Amendment, Renewal and Revision of any application filed under Titles 20 or-	\$ 405.00	Each
18. Permit Extensions of any application filed under Titles 20 or 21 of the County Code	\$ 135.00	Each

C. ~~Miscellaneous Permits and Fees:~~

1. Development Review Conferences (3-hour minimum) (5)	\$ 405.00	Deposit
2. Big-Sur Viewshed Acquisition	\$ 783.00	Each
3. Building Permit review when property served by OWTS or Package Treatment Plant		
a. Residential, new or additions to existing	\$ 303.00	Each
b. Residential, minor additions under 500 s.f.	\$ 303.00	Each
c. Ground Mounted Solar and Significant Demolition	\$ 135.00	Each
d. Grading Permit	\$ 303.00	Each
4. Building Permit review for Commercial or Industrial		
a. Commercial or Industrial, new	\$ 540.00	Each
b. Commercial or Industrial, addition to existing		
i. Application Fee	\$ 135.00	Each
ii. Plan Check Fee	\$ 405.00	Each
c. Tenant Improvement (Commercial or Industrial)	\$ 135.00	Each
5. Environmental Review Initial Study		
a. Single Family Dwelling (SFD)	\$ 270.00	Each
b. Commercial/Industrial	\$ 270.00	Each
c. Standard Subdivision (7)	\$ 540.00	Deposit
d. Minor Subdivision (7)	\$ 270.00	Deposit
e. Other	\$ 270.00	Each
6. Addendum—Tiered from Earlier EIR	\$ 135.00	Each
7. Environmental Impact Report review (3, 13)	\$ 2600.00	Deposit
8. Mitigation Monitoring and Condition Compliance for Projects with Mitigation		
a. 1 to 20 Conditions and Mitigation Measures	\$ 650.00	Deposit
b. 21 to 40 Conditions and Mitigation Measures	\$ 1300.00	Deposit
c. Over 40 Condition and Mitigation Measures	\$ 2600.00	Deposit
9. Change of Commercial or Industrial Use	\$ 135.00	Each
10. Deed Restriction/Notification Processing (ministerial permits) (11)	\$ 135.00	Hour
11. Hydrogeologic Report (12)		
a. Preparation—Contract Administration (7)	\$ 1300.00	Deposit
b. Review	\$ 405.00	Each

Notes –

¹ Environmental Health fees are based on an hourly rate approved by the Board of Supervisors flat fee based on the estimated reasonable through Health Department Fees, Article I.E. Unless a “deposit” is indicated, the fee is a flat fee based on the estimated reasonable cost, averaged across all applications, of processing the permit/entitlement/activity for which the fee is charged. For certain matters, a “deposit” is indicated because the cost of processing varies widely depending on the particular application. Where a “deposit” is indicated, the fee will be based on actual cost, measured by actual time spent on a particular application in quarter hour (.25) increments. Applicant is required to pay the deposit, which is based on an estimate of minimum cost, and to increase the deposit if, in the course of processing the application, County determines that the deposit is insufficient to cover actual processing time. The fee will be calculated at full cost recovery when the project is complete. Where there are conflicting deposit amounts, the lower deposit shall apply. On deposit matters, applicant and the Director of Health, or designee, may elect, on a case-by-case basis, to agree to a different deposit amount based on the estimated actual cost of processing a specific application.

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 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 When a project approved after the effective date of this article incorporates mitigation measures that require monitoring by the EHB, a deposit for staff costs associated with mitigation monitoring activities shall be required based on the total number of conditions and/or mitigations applied to the project by all agencies. 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. 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 the 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 ~~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 April 6, 2014 are full-cost recovery projects and require a deposit.
- 7 ~~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.
- 8 ~~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/filing of that document with no liability to the County.
- 9 ~~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.
- 10 ~~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.
- 11 For the purposes of assessing fees, the term "Commercial or Industrial" include agriculture-related and/or non-residential permit applications. Examples include, but are not limited to, applications for cannabis cultivation, manufacturing or dispensaries, and employee housing facilities.