

ARTICLE XX
RMA-ENVIRONMENTAL SERVICES FEES (1)(2)(7)(10)
(Per Resolution No. 15-075, adopted March 24, 2015 by the Monterey County Board of Supervisors)

SECTION 1. LAND USE

A. Fees for Processing Various Land Use Permits Established in Monterey County Code, Title 20 (Coastal Implementation Plan) and Title 21 (Zoning).

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Administrative Permit		
a. Application Fee	\$984.00	Each
b. Condition Compliance Fee	\$328.00	Each
2. Appeals (3)	\$164.00	Each
3. Coastal Administrative Permit		
a. Application Fee	\$984.00	Each
b. Condition Compliance Fee	\$328.00	Each
4. Coastal Development Permit		
a. Application Fee	\$984.00	Each
b. Condition Compliance Fee	\$328.00	Each
5. Coastal Implementation Plan Amendment (4)	Extraordinary Development Application Fee	
6. Emergency Permit	\$656.00	Each
7. Extraordinary Development Applications (1)(4)	\$4,920.00	Deposit
8. General Development Plan		
a. Application Fee	\$738.00	Each
b. Condition Compliance Fee	\$246.00	Each
9. General/Area Plan Amendments (4)	Extraordinary Development Application Fee	
10. Minor and Trivial Amendment (Coastal, no public hearing)	\$328.00	Each
11. Minor Amendment (Non-Coastal, no public hearing)	\$328.00	Each

12.	Rezoning or Code Text Amendments (4)	Extraordinary Development Application Fee	
13.	Use Permit		
	a. Application Fee	\$984.00	Each
	b. Condition Compliance Fee	\$328.00	Each
14.	Permit Amendments, Renewals, and Revisions (public hearing)	\$656.00	Each
15.	Permit Extensions	\$656.00	Each
B.	Fees for Processing Various Subdivision Activities as Established in Monterey County Code, Title 19 (Subdivisions)		
1.	Minor Subdivision Tentative Map/ Vesting Tentative Map	\$3,935.00	Deposit
	A. Adopted Community Plan (No Initial Study)		
	a. Application Fee	\$984.00	Each
	b. Condition Compliance Fee	\$328.00	Each
2.	Minor Subdivision Extensions	\$656.00	Each
3.	Minor Subdivision Amendments or Revisions	\$984.00	Each
4.	Standard Subdivision Preliminary Map (9)	\$3,935.00	Deposit
5.	Standard Subdivision Tentative Map/ Vesting Tentative Map (4)	Extraordinary Development Application Fee	
6.	Standard Subdivision Extension	\$984.00	Each
7.	Standard Subdivision Amendments or Revisions	\$1,640.00	Each
8.	Standard or Minor Subdivision Amended Final or Parcel Map	\$2,623.00	Deposit

SECTION 2. MISCELLANEOUS

A. Various Fees for Services Provided by the RMA- Environmental Services.

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>UNIT/TIME</u>
1. Development Review Conference (5)	\$492.00	Deposit
2. Specific Plans and Amendments (4)	Extraordinary Development Application Fee	
3. Construction Permit Review		
a. Building Permit: Residential Building (tract home)	\$328.00	Each
b. Building Permit: Residential Building Additions and Renovations (6)	\$656.00	Each
c. Building Permit: New Residential Building (6)	\$984.00	Each
d. Building Permit: New Residential Building or Additions/Renovations - with Grading (6)	\$1,312.00	Each
e. Building Permit: Commercial/Industrial Tenant Improvements(6)	\$328.00	Each
f. Building Permit: Commercial/ Industrial Additions and Renovations (6)	\$984.00	Each
g. Building Permit: New Commercial or Industrial(6)	\$1,312.00	Each
h. Building Permit: New Commercial Industrial Building or Additions/Renovations - w Grading (6)	\$1,640.00	
i. Building Permit: Minor Projects (11)	82.00	Each
j. Grading Permit: Without an associated BP (6)	\$984.00	Each
k. Stormwater Pollution Prevention Plan Review	\$328.00	Each
l. Site Inspection	\$246.00	Each
m. Site Inspection - ASBS (12)	\$164.00	Each

SECTION 3. 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	\$656.00	Each
2. Environmental Impact Reports (4)(8)	Extraordinary Development Application Fee	
3. Mitigation Monitoring (13)	\$164.00	Hour

SECTION 4. CODE ENFORCEMENT

A. Fees for Code Enforcement Activities and Processes 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	\$164.00	Hour

Notes:

- 1) RMA-Environmental Services fees are based on an hourly rate of \$164.00, representing a weighted blend of the fully burdened labor rate for a Senior Water Resources Hydrologist, Civil Engineer, Water Resources Hydrologist, and Grading Inspector. The application and condition compliance fees are included in the total. 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 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. Some fees have been rounded to the nearest dollar.
- 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 application 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.
- 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 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.
- 6) This fee shall be reduced by 50% for the first Building Permit and Grading Permit following approval of a discretionary planning entitlement.
- 7) Code Enforcement fees as land use fees will be credited back to RMA-Environmental Services when appropriate.

- 8) 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.
- 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 13, 2014 are full-cost recovery projects and require a deposit.
- 10) 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.
- 11) Building Permit applications that include minor land disturbance may not require an Erosion Control Plan. The fee covers staff time necessary to make the determination that a project is minor and an Erosion Control Plan is not required.
- 12) During the rainy season, October 15th through April 15th, active construction sites in the Carmel Bay Area of Special Biological Significance Watershed Protection Area are required to be inspected weekly. Applicants shall pay inspection fees upon receipt of an invoice from the County, which the County may require periodically during the course of the project. All outstanding inspection fees shall be paid prior to final inspection.
- 13) 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.