

FEE RESTRUCTURE:
LAND USE PROJECTS and
ONSITE WASTEWATER TREATMENT SYSTEMS

June 27, 2017

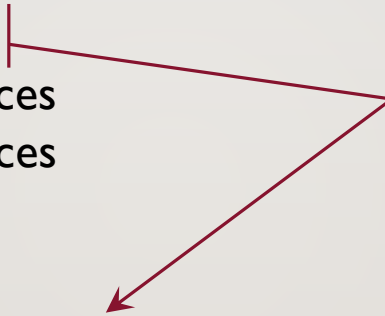
Environmental Health Review Services
Environmental Health Bureau
Monterey County Health Department



ENVIRONMENTAL HEALTH BUREAU

6 DISTINCT SERVICES

Consumer Health Protection Services
Drinking Water Protection Services
Environmental Health Review Services
Hazardous Materials Management Services
Recycling and Resource Recovery Services
Solid Waste Management Services



Environmental Health Review Services

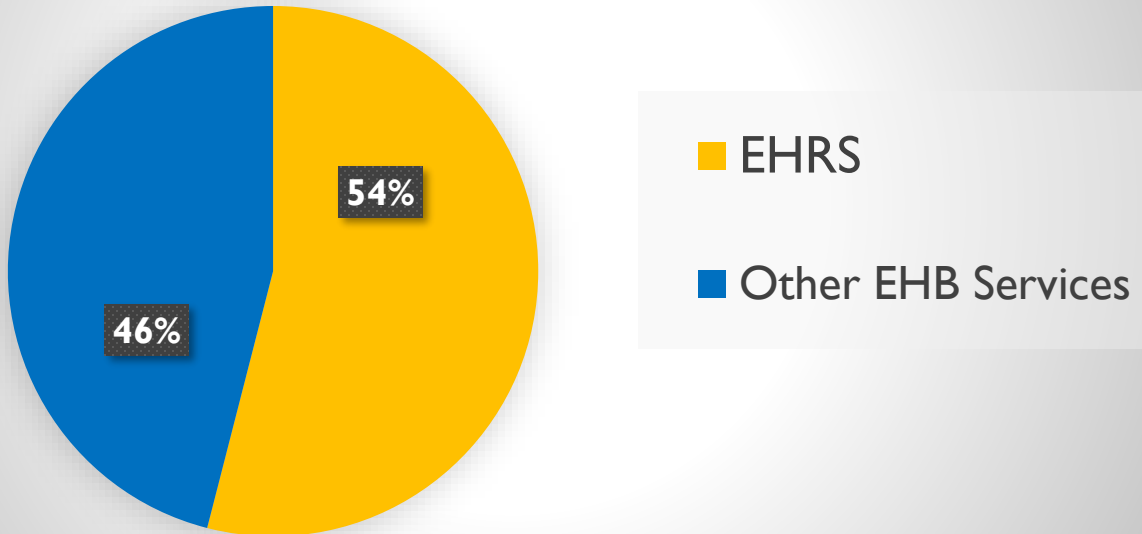
- *Planning & Construction Permit Review*
- *Onsite Wastewater Treatment Systems (OWTS or septic systems)*

RECOMMENDATION

Recommend amendment of Article I.E of the Monterey County Master Fee Resolution to adjust and restructure fees for services provided by the Environmental Health Bureau to review planning and construction permit applications and review and issue permits for onsite wastewater treatment systems.

BUDGET 2017

General Fund Contribution to Environmental Health Bureau

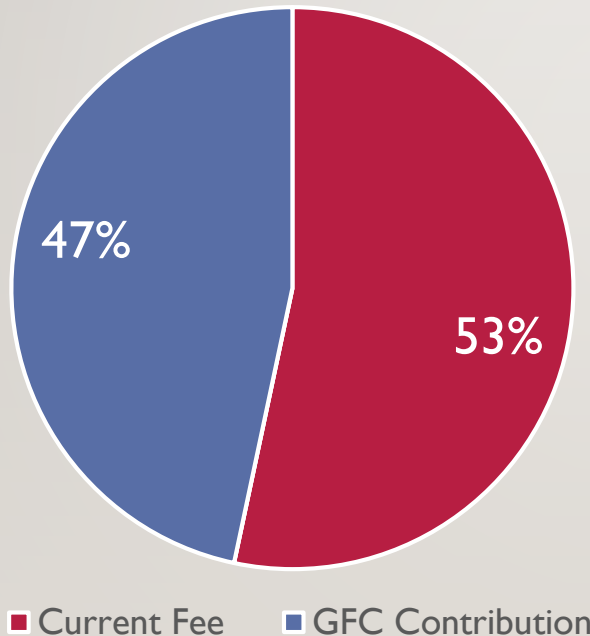


APPROACH

- Analyzed direct time attributed to approximately 1900 individual land use projects during a 3 ½ year period
- Determined that the fees should be built around the level of review required, not the permit type.
- Eliminate practice of conditioning projects with requirements that are already required by Code.
 - Combine Application and Condition Compliance fees
- Distinguish between projects served by onsite utilities and regional water and wastewater utilities.

TYPE I – COMPLIANCE REVIEW (1 HOUR REVIEW TIME)

Cost Recovery Breakdown

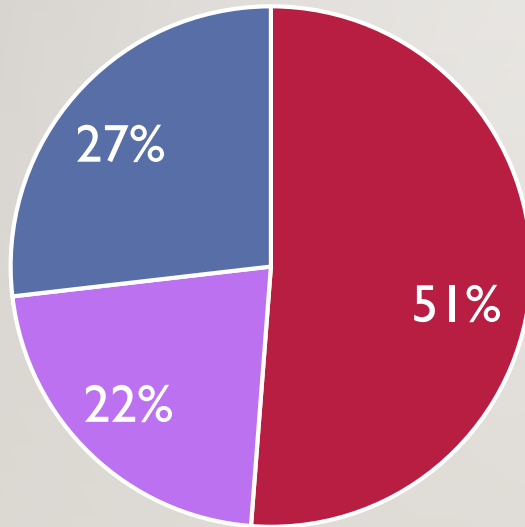


Types of Projects:

- Commercial CP - Modification to Existing: Served by public sewer & water
- Special Event at Established Venue (water & sewer utilities)
- Residential Demolition: Served by OWTS
- Discretionary Permit for Residential on public sewer & water
- Appeals; CP Review for Tenant Improvement (Commercial or Industrial); Change of Commercial or Industrial Use

TYPE 2 – MINOR PLAN CHECK OR REPORT REVIEW (2 HOURS REVIEW TIME)

Cost Recovery Breakdown



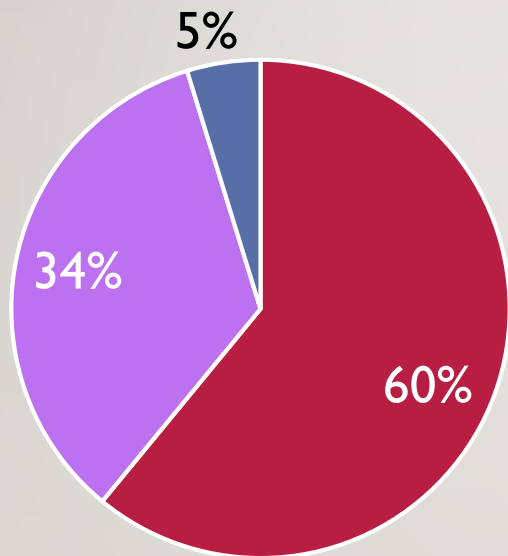
- Current Fee
- Proposed Fee Adjustment
- GFC Contribution

Types of Projects:

- Residential or Commercial CP - Additions or Modifications of less than 500 s.f served by OWTS and/or Private Well or EHB-Regulated Water System
- CP Review for New Commercial or Industrial served by public sewer and water
- Special Event in Open Space
- CP Review for Ground Mounted Solar when served by OWTS
- Design Approval; Permit Extension
- CP Review for Grading Permits (not in conjunction with BP) served by OWTS

TYPE 3 – MAJOR PLAN CHECK OR MINOR DISCRETIONARY PERMIT REVIEW (5 HOURS REVIEW TIME)

Cost Recovery Breakdown



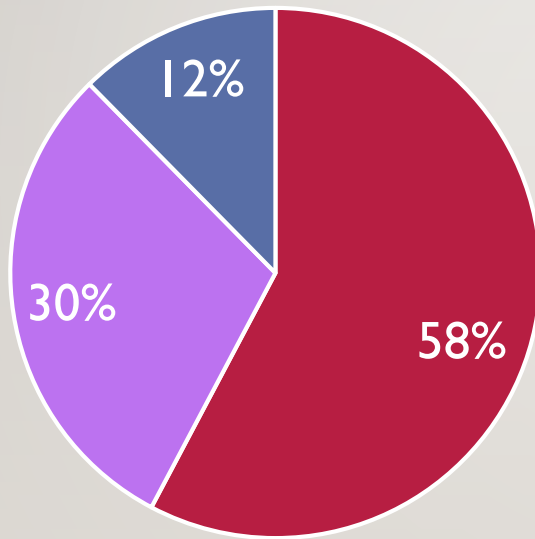
- Current Fee
- Proposed Fee Adjustment
- GFC Contribution

Types of Projects:

- Residential or Commercial CP
 - New, or
 - Additions or Modifications of more than 500 s.f served by OWTS and/or Private Well or EHB-Regulated Water System
- Discretionary Permit for Commercial Development on public sewer & water
- Lot Line Adjustments; Conditional Certificate of Compliance (per Lot); Minor Amendments; Permit Amendment, Renewals, or Revisions

TYPE 4 – MAJOR DISCRETIONARY PERMIT REVIEW (10 HOURS REVIEW TIME)

Cost Recovery Breakdown



- Current Fee
- Proposed Fee Adjustment
- GFC Contribution

Types of Permits:

- Discretionary Permit for Residential or Commercial Development on OWTS and/or served by EHB-Regulated Water System

TYPE 5 – DEPOSIT PROJECTS (TIME & MATERIALS)

Projects that tend to vary widely in complexity and/or the amount of time required to review the application is unknown have been deemed deposit projects.

- **5a: Minor Deposit Projects**
- **5b: Major Deposit Projects**
- **5c: Extraordinary Deposit Projects**

OUTREACH

- Presentation to permit Streamlining Task Force (STF) in May 2017
- Advisory notice to various land use agents and representative in June 2017

EHB received several letters of support and furnished them to the Clerk of the Board, including one from the STF.

BENEFITS OF RESTRUCTURE

CURRENT

- ❑ EHB portion of land use fees do not recover cost of the program and services provided.
- ❑ Fee schedule is extensive and not user-friendly.

PROPOSED

- ✓ Increased cost recovery and reduced reliance on GFC.
- ✓ Simplified, understandable fee categories reduce potential for errors when assessing fees.

EHB will maintain and enhance the level of service provided so that applicants receive thoughtful and comprehensive permit review in a timely manner.

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