



MARIPOSA COUNTY

Administration • 966-3222



RESOLUTION - ACTION REQUESTED 2020-82

MEETING: February 18, 2020
TO: The Board of Supervisors
FROM: Dallin Kimble, County Administrative Officer
RE: Approve a Resolution Adopting Development Services Fee Adjustments

RECOMMENDATION AND JUSTIFICATION:

Adopt a Resolution Approving Planning, Environmental Health, Engineering / Surveyor, and Airport Operations Fee Adjustments Effective May 1, 2020.

In addition, starting in 2021, the Board directs staff to request an adjustment to the Fully Burdened Hourly Rate and associated fees annually following the Western Region Consumer Price Index for twelve months ending in August. Annual fee adjustments should be made effective February 1st each year.

The County Planning Department (PD), County Environmental Health Division of the Health and Human Services Agency (EHD), and County Public Works Department (PWD) have primary responsibility for regulating and permitting land development activities within the County's jurisdiction. The Departments are responsible for reviewing applications, issuing permits and performing inspections related to encroachments, new construction, public infrastructure, code enforcement, and food handling, to name just a few.

PD, EHD, and PWD collect fees from permit applicants and other users that directly benefit from the services they are receiving. Collected fees are intended to offset the costs incurred in providing these services. Fees collected by the Departments are based on the County's adopted Fee Schedules.

The goal of county fee schedules is to collect fees that fairly and equitably recover development services costs incurred by the County. All of the fees and fee deposit amounts in the current fee schedules are based on analyses that are over 8 years old, and no longer correspond to current operating conditions. Since the time of the last fee study, the County's operating costs have increased significantly. In addition, the structure in which the County is organized to provide land development services has changed in a variety of ways, and there are some services provided today that were not provided at all for which no fees have been established in the fee schedules. Because fee schedules have not been comprehensively reviewed and updated recently,

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adjustments to many existing fees and inclusion of some new fees is required to meet this goal.

With the help of an independent consulting firm NBS, extensive data analysis has been done to support the new fee schedule recommendations attached to this agenda item.

This will be the fourth time the proposed fee schedule is presented to the Board. At the direction of the Board on December 17th, fees are now phased in over a four year period when possible. All hourly and deposit based fees are requested to be adjusted in year one to the new fully burdened hourly rates because many permits take multiple years to complete and time tracking against different hourly rates by year is not possible with current technology. All flat fees have been phased, when possible, as shown in the attached exhibits.

The Planning Department is requesting that their public counter time being charged to the fully burdened hourly rate (FBHR) be reduced to 0% resulting in a new FBHR of \$110.49. The direction of the Board on December 17th was to reduce it to 30% (from the originally proposed 60%).

BACKGROUND AND HISTORY OF BOARD ACTIONS:

It has been over eight years since fees were increased and current fees do not adequately cover the associated costs of doing the work.

This conversation began on November 12th but was tabled until November 19th. The conversation yielded a handful of changes to the fee schedule, so we brought the item back for review and adoption a month later to allow for public review of the fee schedule with the changes discussed incorporated.

Resolution 19-731, December 17th 2019: DIRECTION: For the other four departments: Fees that are being raised more than 25% are to be phased over a four year period, including CPI, on the fully burdened number; and reduce all fees that have been identified as lower than current fees. For the Planning Department: reduce the counter time included in the fully burdened hourly rate from 60% to 30%, and adjust the fully burdened hourly rate for Planning accordingly. For the Airport: the hangar fees will be increased to the 100% level but will not be applied to existing leases and, instead, will take effect only upon the execution of new leases.

Resolution 18-176, April 24, 2018: Contract with NBS consulting services was approved for this project.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Negative Action: Rates will remain the same and development services may



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suffer due to lack of adequate fee funding.

Alternatives:

1. Change cost recovery % amounts. This would affect the amount of additional revenue to result from the fee adjustment.

ATTACHMENTS:

Mariposa_Report Final Report_11.26.19 from NBS (PDF)

Exhibit 1 - Planning Fees(PDF)

Fee Study 2020 Resolution (DOCX)

Exhibit 2 - Environmental Health (PDF)

Fee Study 2020 Resolution alternative (DOCX)

Exhibit 3 - Engineering and Surveyor (PDF)

Exhibit 4 - Public Works Airport (PDF)

RESULT: ADOPTED AS AMENDED [UNANIMOUS]

MOVER: Merlin Jones, District II Supervisor

SECONDER: Rosemarie Smallcombe, District I Supervisor

AYES: Smallcombe, Jones, Long, Cann, Menetrey

**MARIPOSA COUNTY
BOARD OF SUPERVISORS**

RESOLUTION NO. 20-082

A resolution adopting an adjusted schedule of user fees and service charges for the Planning Department, the Environmental Health Division of the Health and Human Services Agency, and the Engineering and Surveyor and Airport Divisions of the Public Works Department.

WHEREAS, the Board of Supervisors of Mariposa County, herein referred to as the Board, is authorized by state law (California Government Code Section 66000 et seq.) to levy fees or service charges for processing development applications and regulatory actions or approvals; and

WHEREAS, user fees assessed for applications or approvals shall not exceed estimates of the actual costs of providing the services; and

WHEREAS, local agencies may, by formal resolution or ordinance, approve adjustments to existing service fees and establish new fees or service charges as necessary to recover estimated costs; and

WHEREAS, the last review and update of Planning user fees occurred in 2011 (Resolution No. 2011-105); and

WHEREAS, the last review and update of Environmental Health user fees occurred in 2011 (Resolution No. 2011-106); and

WHEREAS, the last review and update of Public Works user fees occurred in 2011 (Resolution No. 2011-107); and

WHEREAS, the Board of Supervisors of Mariposa County entered into a Professional Services Agreement on April 24, 2018 with NBS Consulting to study the development related services provided by Mariposa Planning, Building, Environmental Health, and Public Works to determine the full cost of providing user services; and

WHEREAS, the NBS Final Report constitutes a comprehensive study and recommendations concerning County user fees and service charges; and

WHEREAS, services that are provided to individuals and applicants at less than full cost represent costs that are ultimately borne by County taxpayers; and

WHEREAS, a November 12, 2019 scheduled User Fee Public Hearing was advertised three times in a newspaper of general circulation and conducted pursuant to state law (California Government Code Section 66000 et seq.) and continued to November 19, 2019; and

WHEREAS, at the hearing on November 19th 2019 the Board of Supervisors directed staff to engage the public regarding proposed fee schedule changes and to conduct another hearing in December 2019 on the matter; and

WHEREAS, a December 17, 2019 scheduled User Fee Public Hearing was advertised three times in a newspaper of general circulation and conducted pursuant to state law (California Government Code Section 66000 et seq.); and

WHEREAS, at the hearing on December 17th 2019 the Board of Supervisors directed as follows:

1. that fees that are being raised more than 25% shall be phased in over a four-year period and shall include Consumer Price Index adjustments in the fees in years 2-4; and
2. that all fees that have been identified as lower than current fees shall be reduced in year one; and
3. that the Planning Department public counter time included in the Fully Burdened Hourly Rate shall be reduced from 60% to 30%; and
4. that the hangar fees for the Airport shall be increased to the 100% level in the first year but will not be applied to existing leases, instead, taking effect only upon the execution of new or renewed leases negotiated after the effective date below.

WHEREAS, the Planning Department requested that their public counter time be reduced further to 0% to be included in the Fully Burdened Hourly Rate, reducing it to \$110.49 per hour; and

WHEREAS, the Planning, Environmental Health, and Engineering / Surveyor staff requested that their Fully Burdened Hourly Rates become effective in year one for all hourly- and deposit-based fees.

WHEREAS, the February 18, 2020 scheduled User Fee Public Hearing has been advertised three times in a newspaper of general circulation and conducted pursuant to state law (California Government Code Section 66000 et seq.); and

WHEREAS, at the hearing on February 18, 2020, the Board of Supervisors adopted new and adjusted user fees and services charges for the Planning Department, the Environmental Health Division of the Health and Human Services Agency, and the Engineering and Surveyor and Airport Divisions of the Public Works Department as set forth in Exhibits 1-4 attached hereto, to become effective May 1, 2020.

NOW THEREFORE BE IT RESOLVED BY THE COUNTY OF MARIPOSA, CALIFORNIA, as follows:

1. The Adjusted Schedule of User Fees contained in Exhibits 1-4 attached hereto is hereby adopted and shall become effective on May 1, 2020.
2. Starting in 2021, the Board directs staff to request an adjustment to the Fully Burdened Hourly Rate and associated fees annually following the Western Region Consumer Price Index for the twelve months ending in August. Annual fee adjustments should be made effective February 1st each year.

PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa, State of

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California at the meeting of said Board held on the 18th day of February 2020 by the following vote;

AYES: SMALLCOMBE, JONES, LONG, CANN, MENETREY
NOES: NONE
ESCUSED: NONE
ABSTAIN: NONE



Kevin Cann, Chair
Mariposa County Board of Supervisors

ATTEST:



Rene LaRoche
Clerk of the Board of Supervisors



Steven W. Dahlem
County Counsel

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EXHIBIT 4				
County of Mariposa				
Fee Schedule - Airport - Public Works				
Tiedowns				
1	Reserved Tiedown	per month	\$	65
2	Transient Tiedown	per night	\$	10
3	Transient Commercial Tiedown	per night	\$	20
4	Dirt Tiedown, north side	per month	\$	40
5	Helipads	per month	\$	100
Ground Lease Fees				
1	Metal hanger, south side (Hanger 44)	per month	\$	82
2	Metal "T" hangar, south side (Hanger 42, 43)	per month	\$	49
3	Metal "T" hangar, south side (Hanger 36, 37)	per month	\$	59
4	Metal hanger, south side (Hanger 38)	per month	\$	65
5	Wood hanger, north side (Hanger 7, 8)	per month	\$	38
6	New hanger, south side (Hanger 48, 49, 51, 52)	per month	\$	47
7	New hanger, south side (Hanger 56)	per month	\$	69
8	New hanger, south side (Hanger 53, 54, 55)	per month	\$	100
Hangar Rentals				
1	Old metal hangar, northside (Hanger 1, 2, 3, 4)	per month	\$	114
2	1996 Metal "T" hangars (21-23, 26-28, 31, 34, 39, 40, 50)	per month	\$	209
3	County Hangar #50 (hangar 50)	per month	\$	345
4	2001 Nested metal "T" hangars (58 thru 71)	per month	\$	231
5	Storage hangars (57, 72)	per month	\$	116
new	Commercial Landing Fee	per landing	\$	15
new	Commercial Landing Fee w/ Hangar Rental	per year	\$	600
new	Recreational Aircraft Landing Fee	per landing	[A2]	No Fee

[Notes]

[A1] Set per County policy

[A2] No landing fee for recreational aircraft per County Policy.

