

## Attachment - B

### Ordinance 671 Nexus Synopsis

Ordinance No. 671 (Fees/deposits) is being amended to reflect a more appropriate initial Deposit Based Fee (DBF), pursuant to the average processing cost of an entitlement. The costs of providing services have increased over time but the initial deposits on Deposit-Based Fee (DBF) cases have not been adjusted in 30+ years. A comparative analysis was conducted on all DBF cases including Planning Department entitlement application costs over the past five (5) years. County staff reviewed costs for processing applications from start to finish, which has resulted in amending the initial application fees to become closer to the overall cost of processing. Increased initial deposits, will result in fewer requests for funding the entitlement account during the review process and will help reduce the sometimes quick account draw down time to a negative balance.

However, the revised initial fees are not intended to cover the entire cost of an entitlement process as due to the scope and complexity of any given project, the cost could exceed the five (5) year average or be below it, in which case a refund would be issued after project completion. Every project is unique and could incur additional fees, due to complications resulting from, but not limited to, the project site being located in a potential habitat conservation area, high flood or fire areas, access challenges, or have a potential for public opposition. Also, the increased entitlement processing fees are separate from any post-entitlement approval fees, such as Development Impact Fees (“DIF”), Transportation Uniform Mitigation Fees (“TUMF”), or other construction permit related fees. Everyone is encouraged to consult with the Building and Safety Department and other appropriate agencies to determine these post-approval fees.

As part of this amendment, the project close-out time frame is being extended. Currently, after project approval, staff would typically start the close-out process and set the project as “approved” in the County’s permit tracking system. An approved status means that staff now has only 45-days to complete a sometimes complex close-out process, before the project can no longer be billed. In some cases, complex projects having multiple entitlement types, take longer to receive all the final executed documentation, resulting in staff not being able to fully close out the project within the 45-day time frame. The proposed Ordinance change is to extend the close-out timeframe to 90-day.