

POLICY MANUAL

Date Adopted: May 28, 2014

Classification: FEES

Date Last Amended:

Subject: Development Review

Approved By:

Bob Van Wijk

1. The District provides for the review of development entitlements and plans to assure conformance with the Storm Drainage Master Plan. It is the policy of the District to recover costs associated with the District's review of these entitlements and plans through a fee for processing and review services. This policy applies to the review costs associated with entitlements for which the District issues a Notice of Requirements, and reviews Grading Plans and Storm Drain Construction Plans. The cost of those plan review services provided by the District shall be borne by those parties benefiting directly from the review of such entitlements and plans.
2. The District shall provide for the collection of a development review fee to offset District costs associated with the review of entitlements, preparation of a Notice of Requirements, review of grading plans and review of storm drain construction plans. The applicant or developer shall pay a development review fee for all entitlements, grading plans and storm drain construction plans.
3. In all cases where a Notice of Requirements is prepared, a grading plan is reviewed, or storm drain construction plans are reviewed, the applicants or developers shall pay a development review fee to the District, based on a schedule of fees and rates as determined through a study of time and motion associated with such activity and said fee or rate may be a rate per acre or as a percentage of estimated construction costs. The rate per acre shall be based upon the gross acreage of a development as defined in the District's Drainage Fee Ordinance. If the fee is based upon a percentage of the construction costs, those costs shall be determined utilizing the unit costs as provided in the drainage fee calculation program.
4. The District shall not grant any entitlements, authorizations or approvals until such fees required by the provisions of this policy are paid to the District.
5. The fees, rates, and administrative provisions provided by this policy shall be reviewed and amended as determined necessary by the District to ensure that the fees are sufficient to cover the cost incurred by it as a result of such entitlement, grading plan and storm drain construction plan reviews.