



AGENDA STAFF REPORT

Control: 26001121

MEETING DATE: 06/23/2026

LEGAL ENTITY TAKING ACTION: Board of Supervisors

BOARD OF SUPERVISORS DISTRICT(S): All Districts

SUBMITTING AGENCY/DEPARTMENT: OC Public Works

DEPARTMENT CONTACT PERSON(S): Justin Kirk, 714-667-1627
Lily Sandberg, 714-967-0846

SUBJECT: Approve OC Public Works Map Checking Subsidy Reduction Program

CEO CONCUR	COUNTY COUNSEL REVIEW	CLERK OF THE BOARD
Concur	Approve resolution to form	PUBLIC HEARINGS 3 Votes Board Majority

Budgeted: N/A	Current Year Cost: N/A	Annual Cost: N/A
Staffing Impact: No		Sole Source: N/A
Current Fiscal Year Revenue: N/A	Funding Source: N/A	County Audit in Last 3 years: No

Levine Act Review Completed? N/A

Prior Board Action: 5/11/2021 #45, 11/14/2017 #30, 10/31/2017 #35, 9/26/2017 #45

RECOMMENDED ACTION(S):

1. Find that the subject project is statutorily exempt from the provisions of CEQA pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273 of the CEQA Guidelines as the establishment or modification, structuring, restructuring or approval of rates, tolls, fares and other charges by a public agency which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits, purchasing or leasing supplies, equipment or materials, as set forth herein.
2. Conduct Public Hearing.
3. Rescind Board of Supervisors Resolution 21-048, OC Survey Fee Schedule, effective September 1, 2026.
4. Adopt Resolution adopting the Map Checking Fee Schedule for FY 2026-27, FY 2027-28 and FY 2028-29, find that the revenue resulting from the Map Checking Subsidy Reduction Program will not exceed the estimated reasonable cost to provide the services and that the costs of providing these services are reasonably allocated among the fees established. Fees will be effective on September 1, 2026, for FY 2026-27 and July 1 for each subsequent fiscal year.

SUMMARY:

Adoption of the proposed Map Checking Fee Schedule will update fees for Map Checking Survey Services to better align with the cost of providing services, improve cost recovery and reduce reliance on OC Flood Fund subsidies.

BACKGROUND INFORMATION:

OC Public Works’ Map Check Unit (Unit) provides Map Checking Survey Services (Services) to the general public, private developers and to public agencies, including the County of Orange (County). These Services are required pursuant to California State Government Codes 27550 through 27564, as well as County policies and resolutions. The proposed update to the fee schedule is part of OC Public Works’ ongoing effort to align fees with the cost of providing services, consistent with County accounting policies and cost recovery objectives.

The adopted fee structure includes flat fees and deposits based on hourly classification rates. These fees support the costs associated with map review, land records review, filings and recordings required by the County Surveyor.

Prior Board of Supervisors (Board) actions are summarized below.

Board Date	Summary
6/20/1978	Adopted Resolution 78-946 directing County agencies and departments to achieve full cost recovery.
12/14/1993	Adopted Resolution 93-1399 establishing an hourly rate for Survey map checking services.
8/6/2002	Adopted Resolution 02-255 updating Geomatics – Map Check services fees.
9/9/2003	Adopted Resolution 03-306 updating Geomatics – Map Check Fee Schedule.
3/10/2015	Adopted Resolution 15-017 including revised billing rates for certain Survey classifications.
9/26/2017	Approved Quarterly Budget Augmentation Request establishing new Survey classifications and pay grades.
10/31/2017	Adopted Resolution 17-130 establishing the OC Survey Fee Schedule.
11/14/2017	Adopted Resolution 17-136 approving OC Survey Fee Schedule for FY 2017-18 through FY 2020-21.
5/11/2021	Adopted Resolution 21-048 approving the current OC Survey Fee Schedule.

Overview of Current Subsidy

Services are currently subsidized by Fund 400, OC Flood. In FY 2024-25, total program costs were \$2,932,405, of which \$873,540 was recovered through fees, resulting in a cost recovery rate of 29.79 percent and a subsidy of \$2,058,865, or 70.21 percent.

A portion of the subsidy in FY 2024-25 is attributed to Corner Record review and filing, which is subject to state law limitations. Pursuant to Business and Professions Code, Section 8773.2(e), fees for Corner Record review and filings are limited to the amount charged by the OC Clerk-Recorder, currently \$15 for a two-page document.

OC Public Works Subsidy Reduction Program

The OC Public Works Subsidy Reduction Program proposes to address the existing Map Checking fee subsidy through a combination of operational efficiencies and fee adjustments.

Cost Reduction/Efficiencies

Organizational structure changes within the Unit have improved workload balancing and efficiency. The Unit utilizes a combination of internal staff and external contractors to manage peak workloads while maintaining statutory timelines.

Revenue and Cost Recovery

Given that the Services provided are currently subsidized at 70.21 percent, additional revenue is required. Per County Accounting Policy R-3: Revenue Policy, Requirements and Responsibilities, no fee or service charge may exceed the estimated amount required to provide the Services for which the fee or charge is levied. OC Public Works conducted a comprehensive fee study evaluating actual costs, current fee structures and comparing them against surrounding jurisdictions (Attachment C).

The projected cost for Services in FY 2026-27 is \$2,730,290, with a projected revenue of \$1,508,497, resulting in a cost recovery of 55.25 percent with a subsidy of 44.75 percent remaining.

The proposed fee adjustments are based on updated hourly rates derived from Human Resources classifications and application of a 3.84 multiplier. The purpose of a multiplier is to distribute all applicable departmental costs associated with an employee’s direct chargeable hours. OC Public Works will continue to subsidize Corner Records based on Business and Professions Code, Section 8773.2 (e).

In addition, OC Public Works engages with key stakeholders, including the Building Industry Association of Orange County, the Development Processing Review Committee and the Orange County Chapter of California Land Surveyors Association, to review the proposed fee schedule.

Compliance with Proposition 26

The proposed Map Checking fees are not a tax as defined by Article XIII C of the California Constitution. Article XIII C provides a specific exemption for “a charge imposed for a specific government service or product provided directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government providing the service or product.”

Recommendation

OC Public Works recommends rescinding Resolution 21-048 and adopting a new resolution for the proposed updated fee schedule for Services to improve cost recovery and reduce reliance on OC Flood Fund subsidies.

Compliance with CEQA: The subject activity is statutorily exempt from review under CEQA pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273 of the CEQA Guidelines as the establishment or modification of rates fees and charges, which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits, and purchasing or leasing supplies, equipment or materials.

FINANCIAL IMPACT:

Increased revenue will be included in the Fund 400, OC Flood, FY 2026-27 Budget and will be included in the budgeting process for future years and will reduce the reliance on OC Flood, Fund 400, subsidies.

Fiscal Year	Program Cost	Program Revenue	Subsidy Amount	Subsidy Percentage	Cost Recovery Percentage
FY 2024-25 Actual	\$2,932,405	\$873,540	\$2,058,865	70.21%	29.79%
FY 2025-26 Projected	\$3,013,091	\$883,750	\$2,129,342	70.67%	29.33%
FY 2026-27 Projected	\$2,730,290	\$1,508,497	\$1,221,793	44.75%	55.25%
FY 2027-28 Projected	\$2,758,033	\$1,509,733	\$1,248,300	45.26%	54.74%
FY 2028-29 Projected	\$2,781,621	\$1,510,921	\$1,270,700	45.68%	54.32%

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A - Resolution

Attachment B - Map Checking Fee Schedule

Attachment C - Neighboring Comparison

Attachment D - Fee Checklist

Attachment E - Government Codes

Attachment F - California Constitutional Provisions