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ORDINANCE NO. 5185

AN ORDINANCE ADOPTING THE EL DORADO COUNTY SCHEDULE OF FEES AND CHARGES FOR SERVICES FOR THE PLANNING AND BUILDING DEPARTMENT

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

WHEREAS, pursuant to Government Code Sections 54985 and 66016 and County Ordinance Code Section 1.04.260, the Board of Supervisors of El Dorado County (Board) has established rates, charges, and fees for certain activities; and

WHEREAS, once established, any rates, charges, or fees established by the County pursuant to the regulations or requirements established herein may be changed from time to time by the Board of Supervisors; and

WHEREAS, passage of this Ordinance shall satisfy any requirements for legislative action by resolution (Government Code Section 50020); and

WHEREAS, on April 18, 2017, the Board adopted Ordinance 5051 reorganizing the Community Development Agency (CDA) into separate departments. The CDA's Planning and Building Division and Long Range Planning Division, is now referred to as the El Dorado County, Planning and Building Department; and

WHEREAS, on October 22, 2019, the Board adopted Resolution 186-2019, which established the Planning and Building Department Fee Schedule and Policies and Procedures, only performing a cleanup of fees; Resolution 183-2019 entitled Chief Administrative Office, Airports Division Fee Schedule, with no change to fees, and Resolution 184-2019 entitled Chief Administrative Office, Cemeteries Division Fee Schedule, with no change to fees; and

WHEREAS, on January 14, 2020, the Board adopted Resolution 005-2020, which established the Planning and Building Department Fee Schedule and Policies and Procedures only amending the appeal fee; and

WHEREAS, on July 27, 2021, the Board adopted Resolution 089-2021, which established the Planning and Building Department Fee Schedule and Policies and Procedures, only amending the Building Division grading fee, based on a valuation fee based on square footage; and

NOW, THEREFORE, the Board of Supervisors of the County of El Dorado ordains as follows:

Section 1. Ordinance No. XXXX, which establishes the "Planning and Building Department Fee Schedule" includes the proposed charges and fees attached hereto and incorporated here by reference as Exhibit A, B, and C, and on file with the Clerk of the Board. The fees and charges in Exhibits A, B, and C are hereby adopted. Any conflict between prior resolutions and this Ordinance shall be resolved in favor of the latter; and

Section 2. Any existing fees not modified in Exhibit A, B, and C shall remain in full force and Effect.

Section 3. Section 3. This Ordinance is hereby adopted and shall take effect the first day of the month following sixty (60) days from execution of this Ordinance, with the exception of the Code Enforcement Division, Airports Division, and Cemeteries Division, which shall become effective the first day of the month following thirty (30) days from passage.

Section 4. The Board of Supervisors hereby finds that the California Environmental Quality Act does not apply to this Ordinance which establishes, modifies, and approves rates and fees for the purposes of Public Resources Code §21080(b)(8)(A-D) and 14 CCR §15273(a)(1-4).

Section 5. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 6. The Board of Supervisors hereby authorizes the Clerk of the Board to publish a summary of this Ordinance pursuant to Government Code Section 25124(b)(1).

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 24 day of October, 2023, by the following vote of said Board:

ATTEST
Kim Dawson
Clerk of the Board of Supervisors
By: Kyle Kuperus
Deputy Clerk, Kyle Kuperus

Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine
Noes: None
Absent: None
Wendy Thomas
Chair, Board of Supervisors, Wendy Thomas

APPROVED AS TO FORM
DAVID LIVINGSTON
COUNTY COUNSEL
By: [Signature]

Title: Jefferson Billingsley Deputy County Counsel

PLANNING AND BUILDING FEE SCHEDULE

BUILDING SERVICES (Cont.)

Residential Roof Mount Application	\$288, then \$15/kW for each kW above 15 kW
Inspection	\$162
Non-Residential Ground Mount Application Inspection	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW \$280
Non-Residential Roof Mount Application Inspection	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW \$144
Master Plan Solar Plan Review Fee	\$216
Site Specific Permit Fee-Application, per site	\$72
Site Specific Permit Fee-Inspection, per site	\$162
Tahoe Regional Planning Agency (selected fees only, see Ordinance 4476)	
County Administrative Fee	\$300
Reservation of Allocation Fee	\$1,000
State / Mitigation / Impact Fees	
Community Service District Fee	per permit basis
Fire District Fees	per permit basis
Green Building Fee	per permit basis
Parks and Recreation Fee	per permit basis
Planning Mitigation Fee	per permit basis
School District Fee	per permit basis
Strong Motion Instrumentation & Seismic Hazard Mapping (SMIP) Fee	per permit basis
Traffic Impact Mitigation Fee	per permit basis
Tahoe Regional Planning Agency MOU Fees	Fees set by TRPA

* The permit valuation shall be adjusted yearly based upon the August issue of ICC Building Valuation Data. An area costs adjustment will also be applied. On work not described on the Valuation Table, the valuation shall be determined from the contract value or the value from the latest issue of the National Construction Estimator.

CODE ENFORCEMENT

Hourly Rate	
During Business Hours	\$107
After Business Hours	\$126
Appeal	
Appeal (Except VHR) (Ordinance 9.02.380 A)	\$200
VHR Appeal/Hearing Fee (See Ordinances 9.02.380, 5.56.140, and 5.56.150)	\$1,000
Penalties	
Administrative Citations	See Ordinance 9.02.380 A
Investigative Fee	Equal to the amount of permit fee
Pre-Site Inspection	\$107

COMMERICAL CANNABIS

Pre-Application	See Current Fee Schedule *
Conditional Use Permit	See Current Fee Schedule **
Cultivation	
Commercial Cannabis Annual Operating Permit - Initial Application	\$7,284
Commercial Cannabis Monitoring Program	\$4,933
Commercial Cannabis Annual Operating Permit - Renewal	\$4,983
Existing Retailers	
Commercial Cannabis Annual Operating Permit - Initial Application	\$4,553
Commercial Cannabis Monitoring Program	\$3,318
Commercial Cannabis Annual Operating Permit - Renewal	\$3,836
Retailers, Distribution, and Testing Laboratories	
Commercial Cannabis Annual Operating Permit - Initial Application	\$5,642
Commercial Cannabis Monitoring Program	\$3,318
Commercial Cannabis Annual Operating Permit - Renewal	\$3,836

PLANNING AND BUILDING FEE SCHEDULE

COMMERCIAL CANNABIS (Cont.)

Manufacturing	
Commercial Cannabis Annual Operating Permit - Initial Application	\$6,445
Commercial Cannabis Monitoring Program	\$4,158
Commercial Cannabis Annual Operating Permit - Renewal	\$4,419
<u>CURRENT PLANNING SERVICES</u>	
Hourly Rate	\$219
Administrative Permits	
Administrative Permit - Minor: includes General, Front Setback Reduction, and Oak Removal	\$383
Administrative Permit - Major: includes 10% Relief, Agricultural/Mineral Resources Setbacks, Riparian Setbacks, Commercial Building Permit Pre-Submittal Review, and Ranch Marketing or Winery Specific Uses	\$1,586
Appeal	\$450
Bass Lake Hills Specific Plan - Supplemental Tentative Map Submittal Fee (See Ordinance 130.70.010)	\$99/parcel
Building Permits	
Grading (Not associated with a structure)	\$438
Grading (When associated with a structure)	\$438
Non-residential, New Construction (new floor plan)	\$875
Tenant Improvements with a change in use or occupancy	\$547
Tenant Improvements with no change in use or occupancy	\$328
Wall signs and misc. other non-residential	\$328
Miscellaneous: Plan check Revisions and review of 2nd Corrections.	\$219
Residential	
New dwellings, Second Dwelling Units, Multi-Family, SB 9 - Conversion	\$547
Accessory structures, expansion of existing structures, ag buildings, pools	\$328
Minor permit review (permits requiring limited review)	\$219
Special Zoning Review (Additional fee for flood zone, development eligibility review, TRPA MOU, or similar)	\$219
Certificate of Compliance	
Discretionary - Hearing Required	\$1,000 deposit, T&M
Discretionary - No Hearing Required	\$1,000 deposit, T&M
Major Revision to Approved Certificate	\$1,000 deposit, T&M
Minor Revision to approved Certificate (No Changes to environmental document)	\$2,188
Conditional Use Permit	
Application	\$1,000 deposit, T&M
Spectrum Act Eligibility Review Application	\$438
Design Review	
Application - Minor	\$1,000 deposit, T&M
Application - Major	\$1,000 deposit, T&M
SB 35 Application	\$1,000 deposit, T&M
Development Agreement	
Initial Application	\$1,000 deposit, T&M
Annual Reporting Fee - New DA	\$1,000 deposit, T&M
Annual Reporting Fee - Existing DA Established	\$1,000 deposit, T&M
Finding of General Plan Consistency	\$1,313
General Plan	
Map Amendment (see "Zone Change" when submitted with a Zone Change)	\$1,000 deposit, T&M
Text Amendment, Major (not CEQA exempt)	\$1,000 deposit, T&M
Text Amendment, Minor (CEQA exempt)	\$1,000 deposit, T&M
Hearing Continuation Off-Calendar, Requested by Applicant	\$875
Lot Line Adjustment Review	\$219
Mitigation Monitoring and Reporting Program (MMRP) / Conditions of Approval (COA)	\$1,000 deposit, T&M
Model Water Efficient Landscape Ordinance	
MWELO Application/Master Plan Verification Review	\$55
MWELO Prescriptive Review (500-2500 square feet)	\$438
MWELO Performance Review (2501square feet or greater)	\$766
MWELO Master Plan Review	\$1,000 deposit, T&M
Parcel Maps	
Residential/Commercial Application	\$1,000 deposit, T&M
Corrections to Recorded Final Maps	\$1,000 deposit, T&M
Parcel Map Waiver	\$1,000 deposit, T&M
SB 9 Application	\$1,000 deposit, T&M

PLANNING AND BUILDING FEE SCHEDULE**CURRENT PLANNING SERVICES (Cont.)**

Planned Development	
Commercial / Industrial / Residential Application	\$1,000 deposit, T&M
Pre Application Review	
Minor Application	\$1,727
Major Application	\$6,593
SB 35, SB 330, or other projects per current government code	\$1,000 deposit, T&M
Reactivation or Revision to a Project: Applications that are continued off-calendar, on hold, or incomplete one year or longer, when such delay is caused by or at the request of the applicant. Also, applications that are revised by applicant during the review process and require redistribution due to design changes or other significant change in the project.	\$1,000 deposit, T&M
Reclamation	
Reclamation Plan Application	\$1,000 deposit, T&M
Annual Inspection and Report	\$1,000 deposit, T&M
Research Requests and Zoning Letters	
Reconstruction After Burn-Down Letter, Zone Verification Letter, Flood Determination Letter	\$328
ABC License Verification, DMV Zoning, and HCD Compliance	\$219
Public Convenience and Necessity	\$656
Unlisted Services and Research	\$438
Reversion to Acreage	\$875
Specific Plan	\$1,000 deposit, T&M
Subdivision Maps	
Preliminary Map	\$1,000 deposit, T&M
Tentative Map (All types)	\$1,000 deposit, T&M
Final Map	\$5,471
Corrections to Recorded Map	\$1,000 deposit, T&M
Temporary Use Permit	\$985
Time Extensions	\$1,000 deposit, T&M
Transportation Improvement Plan Review	\$1,000 deposit, T&M
Variance	\$5,471
Williamson Act Contracts (Agricultural Preserve)	
Establish Williamson Act Contract	\$1,000 deposit, T&M
Amendments	\$1,000 deposit, T&M
Immediate Cancellation (no fee for notice of non-renewal)	\$1,000 deposit, T&M
Zone Change	\$1,000 deposit, T&M

LONG RANGE PLANNING

Hourly Rate	\$188
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STORMWATER QUALITY

Hourly Rate	\$190
Minor Project Plan Review	\$190
Major Project Plan Review/Field Inspection for Department of Transportation	\$190
Project CEQA Review	\$95
Permit Plan Review - Small Projects 2,500-4,999 sf Impervious Surface	\$190
Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface (Includes Operation and Maintenance)	\$190
Permit Field Inspection or Re-Inspection	\$190

VACATION HOME RENTALS

Hourly Rate	\$190
Permit Application Fee	\$760
Permit Renewal Fee	\$380
Permit Modification	\$95
Permit Waitlist Fee	\$190
VHR Technology Surcharge	\$31

PLANNING AND BUILDING DEPARTMENT ADDITIONAL FEES (Select fees applicable to Exhibit B & C)

Copies/Duplication	15 cents per page or "printer cost" plus 5% handling fee
General Plan Implementation Fee	7.59% of the County permit/project fee ***
Scanning Fee	10 cents per page or "scan cost" plus 5% handling fee

PLANNING AND BUILDING FEE SCHEDULE

PLANNING AND BUILDING DEPARTMENT ADDITIONAL FEES (Select fees applicable to Exhibit B & C)

Maps/GIS	
Size A (8 1/2" x 11")	\$5.00
Size B (11"x 17")	\$7.50
Size C (18" x 24")	\$10.00
Size D (24" x 36")	\$15 + \$2.50 per SF over 6 SF
Miscellaneous Manuals, Etc.	Actual cost
Public Record Requests	15 cents per page
Research Records	T&M
Returned Check Fee - Tied to Maximum allowed by State	\$25.00
Revenue Recovery Referral Charge	Actual cost assessed by Revenue Recovery
Technology Enhancement/Improvement Fee	2.45% of the County permit/project fee
Technology Surcharge Fee	3.20% of the County permit/project fee***
Witness Subpoena Fee - per Gov. Code 68096.1	\$275 per day. T&M

* As established by the most recent Pre-Application Review - both minor and major - set by resolution at the time of application submission for the Planning and Building Department, Environmental Management Department, and the Department of Transportation.

** As established by the most recent Conditional Use Permit set by resolution at the time of application submission for the Planning and Building Department, Environmental Management Department, and the Department of Transportation.

*** For Planning projects the fee will be applied based on the average number of hours estimated to complete the project multiplied by the hourly rate for the total project fee.

AIRPORTS DIVISION FEE SCHEDULE

Hourly Rate		\$171.00
Transient/Visitor Aircraft Parking (Tie Down)		
Single Engine & Small Helicopter	812 sf	\$8.00/Night
Twin Engine & Small Helicopter	1086 sf	\$9.00/Night
Heavy Twin Turbine/Cabin Class & Medium Helicopter	1411 sf	\$10.00/Night
Large Turbine (Non-transport) Jet		\$19.00/Night
Large Turbine Helicopter		\$25.00/Night
Aircraft Monthly Parking (Tie Down)		
Single Engine & Small Helicopter	812 sf	\$66.00/Monthly
Twin Engine & Small Helicopter	1086 sf	\$89.00/Monthly
Heavy Twin Turbine/Cabin Class & Medium Helicopter	1411 sf	\$115.00/Monthly
Large Turbine (Non-transport) Jet		\$209.00/Monthly
Large Turbine Helicopter		\$275.00/Monthly
Hangars/Ground Lease		
County Owned Rental - monthly		\$225.00/Monthly
Single "T" Hangar Ground Lease - annual	812 sf	\$792.00/Annually
Twin "T" Hangar Ground Lease - annual	1086 sf	\$1,068.00/Annually
Heavy Twin/Cabin Class Ground Lease - annual	1411 sf	\$1,381.00/Annually
Rectangular Hangar Ground Lease - per square foot per month		\$0.082
Commercial Use - per square foot per month		\$0.164
Other Airport Activities and Charges		
Commercial Landing (Twice Daily) charged annually		\$1,138.00/Annually
Commercial Undeveloped Land Lease - per square foot per month		\$0.164
Delinquencies - Ground Lease Payments		10% monthly of delinquent amount
Fixed Base Operator (FBO) Permit		Negotiated per Agreement
Fuel Flowage Fee, per gallon		\$0.10 cents/gallon
Gate Access Card - Initial Issue		At Cost
Gate Access Card - Replacement		At Cost
Gate Access Remote - Initial Issue		At Cost
Gate Access Remote - Replacement		At Cost
Gate Access - Reprogramming		At Cost
Ground Lease Assignment/Transfer on Sale of Private Hangar		\$312.00
Hangar Waiting List Application Fee \$25 non-refundable; balance applied to 1st mo. Rent		\$125.00
Long Term Vehicle Parking - Monthly paid in advance		\$30.00/Monthly
Long Term Vehicle Parking - Annual paid in advance		\$300.00/Annually
Off-site Operators Permit per month		\$86.00/Monthly
Short Term Vehicle Parking (NTE 7 days)		\$5.00/Night

CEMETERIES DIVISION FEE SCHEDULE

Hourly Rate	\$189.00
County-Operated Cemeteries (Excluding Georgetown Cemeteries)	
A. Plot – Full (single depth)	
Purchase of right to interment	\$1,000.00
Non-Resident Fee ¹ (if applicable)	\$400.00
B. Plot – Partial (half size of full plot)	
Purchase of right to interment	\$600.00
Non-Resident Fee ¹ (if applicable)	\$400.00
C. Plot – Cremains ³	
Purchase of right to interment	\$350.00
Non-Resident Fee ¹ (if applicable)	\$400.00
D. Niche (single)	
Purchase of right to interment	\$1,200.00
Non-Resident Fee ¹ (if applicable)	\$400.00
E. Niche (double)	
Purchase of right to interment	\$1,800.00
Non-Resident Fee ¹ (if applicable)	\$400.00
F. Cremains Plot in Veteran's Urn Garden at Placerville Union Cemetery	
Purchase of right to interment	\$450.00
Non-Resident Fee ¹ (if applicable)	\$400.00
G. Crypt (single)	
Purchase of right to interment	\$2,750.00
Non-Resident Fee ¹ (if applicable)	\$400.00
H. Crypt (double)	
Purchase of right to interment	\$4,500.00
Non-Resident Fee ¹ (if applicable)	\$400.00
I. Opening/Closing Costs	
Opening/Closing – Full	\$950.00*
Opening/Closing – Full - Weekend/Holiday	\$275.00 additional*
Opening/Closing – Child (in partial plot)	\$500.00*
Opening/Closing – Child – Weekend/Holiday	\$175.00 additional*
Opening/Closing – Cremains (in ground)	\$295.00*
Opening/Closing – Cremains - Weekend/Holiday	\$100.00 additional*
Opening/Closing – Crypt 2 Lower rows	\$300.00*
3rd Row or higher	\$600.00*
Opening/Closing – Crypt - Weekend/Holiday	\$275.00 additional*
Opening/Closing – Niche	\$200.00*
Opening/Closing – Niche - Weekend/Holiday	\$100.00 additional*
Opening/Closing – Excavation for Oversized Burial	\$500.00 additional*
Georgetown Cemeteries	
A. Plot – Full (single or double depth)	
Purchase of right to interment	\$250.00
Endowment Care (Excludes Georgetown Pioneer)	\$200.00
Non-Resident Fee ² (if applicable)	\$400.00
B. Plot – Cremains ³	
Purchase of right to interment	\$100.00
Endowment Care (Excludes Georgetown Pioneer)	\$100.00
Non-Resident Fee ² (if applicable)	\$200.00
C. Public Niche	
Purchase of right to interment	\$250.00
Endowment Care (Excludes Georgetown Pioneer)	\$50.00
Non-Resident Fee ² (if applicable)	\$100.00

CEMETERIES DIVISION FEE SCHEDULE

D.	Veteran's Niche	
	Purchase of right to interment	\$225.00
	Endowment Care (Excludes Georgetown Pioneer)	\$50.00
	Non-Resident Fee ² (if applicable)	\$100.00
E.	Opening/Closing Costs	
	Opening/Closing – Full - Single depth plot	\$950.00*
	Opening/Closing – Full - First burial of double depth plot	\$1,100.00*
	Opening/Closing – Full - Second burial of double depth plot	\$950.00*
	Opening/Closing – Full - Weekend/Holiday	\$275.00 additional*
	Opening/Closing – Cremains (in ground)	\$295.00*
	Opening/Closing – Cremains – Weekend/Holiday	\$100.00 additional*
	Opening/Closing – Public Niche	\$200.00*
	Opening/Closing – Veteran's Niche	\$200.00*
	Opening/Closing – Niche - Weekend/Holiday	\$100.00 additional*
	Opening/Closing – Excavation for Oversized Burial	\$500.00 additional*
	Miscellaneous Cemetery Fees	
	Administration Fee (research and preparation of paperwork for each interment)	\$100.00
	Disinterment – Casket In-Ground	\$3,500.00*
	Disinterment – In Ground Cremains	\$400.00*
	Disinterment – Niche	\$200.00*
	Disinterment – Crypt - 3rd Row or lower	\$1,500.00*
	Disinterment – Crypt - 4th Row or higher	\$2,500.00*
	Permanent Marker Installation Deposit ⁴	\$500.00
	Transfer Fee (to release interest in plot/niche)	\$100.00

* Fees for opening and closing and/or disinterment of graves, crypts, and niches, and marker purchase and installation, will be based on the fees charged by the vendors contracted by the County to provide such services. Rates shown are as of date of fee resolution, but may change based on future contracts with cemetery service providers. Prepayment of open/close fees for future interments are not accepted.

¹ Non-Resident fee is applicable to persons not living in or owning property in of El Dorado County.

² Non-Resident fee is applicable to persons not living in or owning property in of the Georgetown Cemetery Zone of Benefit.

³ Interment of the cremated remains of one person, or cremated remains of two people interred at the same time, if field conditions allow.

⁴ At the time of each interment, a deposit is required for a permanent marker and marker installation (installation required within one year of interment). Refunds, except for a \$50 non-refundable administrative fee, will be processed upon County verification of marker installation.