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## ORDINANCE NO. 5224

AN UNCODIFIED ORDINANCE AMENDING ORDINANCE 5213, EL DORADO COUNTY SCHEDULE OF FEES AND CHARGES FOR THE PLANNING AND BUILDING DEPARTMENT

**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; and

**WHEREAS**, on October 24, 2023, the Board adopted Ordinance 5185, which established the Planning and Building Department Fee Schedule, including for the Airports and Cemeteries Division, and includes charges and fees attached as Exhibit A, B, and C; and

**WHEREAS**, on July 1, 2024, the Airports and Cemeteries Division was transferred from the Planning and Building Department to the Chief Administrative Office; and

**WHEREAS**, on December 10, 2024, the Board adopted Ordinance 5213, which established the Planning and Building Department Fee Schedule and includes charges and fees attached and incorporated by reference as Exhibit A and C, and removed Exhibit B entitled "AIRPORTS DIVISION FEE SCHEDULE," and establishing Airports fees by separate Resolution; and

**WHEREAS**, the Board now desires to remove the Cemetery Division fee schedule from Ordinance 5213 and update several Planning and Building fees contained in Exhibit A of Ordinance 5213.

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

**Section 1.** Ordinance No. 5213, entitled "An Ordinance Adopting the El Dorado County Schedule of Fees and Charges for the Planning and Building Department," is hereby amended to remove Exhibit C "CEMETERIES DIVISION FEE SCHEDULE" and any related references to the Cemeteries Division Fee Schedule. The Cemeteries Division Fee Schedule shall be readopted via new Resolution of the Board.

**Section 2.** The "Planning and Building Department Fee Schedule" includes the proposed charges and fees attached hereto and incorporated herein by reference as Exhibit A on file with the Clerk of the Board is hereby adopted. Any conflict between prior ordinances or resolutions and this Ordinance shall be resolved in favor of the latter. All other provisions of Ordinance No. 5213, including any existing fees not amended by this Ordinance, shall remain in full force and effect.

**Section 3.** The Board of Supervisors hereby finds that this Ordinance is not a Project within the meaning of California Environmental Quality Act because it would establish a government funding mechanism or other fiscal activity within the meaning of CEQA Guidelines Section 15378(b)(4) and even if it were a Project CEQA would not apply to it because this Ordinance modifies and approves rates and fees within the meaning of Public Resources Code §21080(b)(8)(A-D) and 14 CCR §15273(a)(1-4).

**Section 4.** 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 5.** This Ordinance shall become effective as follows:

- The removal of Exhibit C "CEMETERIES DIVISION FEE SCHEDULE" shall be operative upon the effective date of the new Board resolution readopting the Cemeteries Division Fee Schedule.
- The new and updated fees in Exhibit A shall become effective sixty (60) days from final adoption of this Ordinance with the following exceptions:
  - Fees for "Code Enforcement" shall be effective thirty (30) days from final adoption.
  - Fees for "Vacation/Home Hosted Rental" shall be effective 30 days from final adoption and interim fees in place under Resolution 164-2023 shall remain applicable until that time.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 25th day of February, 2025, by the following vote of said Board:

**ATTEST**

**Kim Dawson**

Clerk of the Board of Supervisors

Ayes: Ferrero, Turnboo, Veerkamp, Laine

By/s/ Kyle Kuperus

Deputy Clerk

Noes: None

Absent: Parlin

/s/ George Turnbo

Chair, Board of Supervisors

**APPROVED AS TO FORM  
DAVID LIVINGSTON  
COUNTY COUNSEL**

By: /s/ David Livingston

Title: County Counsel

**PLANNING AND BUILDING FEE SCHEDULE**

**BUILDING SERVICES**

Hourly Rate	\$144
Construction - Building (This Multiplier is used to calculate the cost of building permits. Square footage of the building x Building International Code Council valuation data table x 0.0130) *	0.0130 x value with a minimum of \$144
Trade Permits Plumbing, Mechanical, Electrical, etc.	0.0130 x value with a minimum of \$144
Building Master Plan Plan Review Fee (25% of Building fee)	0.00325 x value, with a minimum of \$144
Master Plan Options Fee	\$144 x each option provided
Site Specific Permit Fee (75% of Building Fee)	0.00975 x value with a minimum of \$144
Grading Permit Fee (including improvement plans) Plan Check	0.01 x valuation, with a minimum of \$252
Inspections	0.01 x valuation, with a minimum of \$378
Residential Pool/Spa	\$431
Inspection Exempt Barn	\$144
Manufactured Homes Permanent Manufactured Homes- Plan Check	0.00975 x value with a minimum of \$144
Permanent Manufactured Homes - Inspection	\$431
Temporary Commercial Modular on Construction Site - Plan Check	\$575
Temporary Manufactured Homes for Residential Use Application - Plan Check	\$575
Temporary Manufactured Homes or Commercial Modular Inspection	\$431
Plan Reviews/Revised and Resubmittals	\$144 per hour
Additional Inspections/Reinspection During Business Hours	\$144 per hour
After Business Hours (minimum 2 hours)	\$167 per hour
Renewal / Reactivation	

% Completed	% Remaining	Stage of Completion
10%	90%	Stem walls or footings
15%	85%	Floor deck or slab
30%	70%	Pool - Gunite inspection
50%	50%	Plumbing top out, Rough Electrical, and HVAC
60%	40%	Pool - Pre-deck inspection
75%	25%	Frame with ALL Plumbing, Electrical, and HVAC, and Building Weather Tight
80%	20%	Through sheetrock
90%	10%	Pool - Pre-plaster inspection

Renewal: Credited valuation x .005, or \$144 whichever is greater

Reactivation: Credited valuation x .0130, or \$144 whichever is greater

**Road Encroachment Fees**

Application	\$144
Inspections	
A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final)	\$216
B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	\$359
C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	\$503
Solar Permit Fees	
Residential Ground Mount Application	\$288, then \$15/kW for each kW above 15 kW
Inspection	\$162

## PLANNING AND BUILDING FEE SCHEDULE

	<b>Fee</b>
<b><u>BUILDING SERVICES (Cont.)</u></b>	
Residential Roof Mount Application	\$288, then \$15/kW for each kW above 15 kW
Inspection	\$162
Non-Residential Ground Mount Application	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW
Inspection	\$280
Non-Residential Roof Mount Application	\$720 for first 50 kW, then \$7/kW for 51-250 kW, then \$5 for kW over 250 kW
Inspection	\$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.	
<b><u>CODE ENFORCEMENT</u></b>	
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
<b><u>COMMERICAL CANNABIS</u></b>	
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

	Fee
<b><u>COMMERCIAL CANNABIS (Cont.)</u></b>	
Manufacturing	
Commercial Cannabis Annual Operating Permit - Initial Application	\$6,445
Commercial Cannabis Monitoring Program	\$4,158
Commercial Cannabis Annual Operating Permit - Renewal	\$4,419
<b><u>CURRENT PLANNING SERVICES</u></b>	
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, 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
Development Agreement	
Initial Application	\$1,000 deposit, T&M
Annual Reporting Fee - Existing DA Established	\$500
EIR Preparation	Funding Agreement with 20% deposit of estimated cost to process EIR
Finding of General Plan Consistency	
General Plan	
Map Amendment (see "Zone Change" when submitted with a Zone Change)	
Text Amendment, Major (not CEQA exempt)	
Text Amendment, Minor (CEQA exempt)	
Hearing Continuation Off-Calendar, Requested by Applicant	
Lot Line Adjustment Review	
Minor Use Permit	\$1,000 deposit, T&M
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

	Fee
<b><u>CURRENT PLANNING SERVICES (Cont.)</u></b>	
Planned Development	
Commercial / Industrial / Residential Application	\$1,000 deposit, T&M
Pre Application Review	
Minor Application	\$1,727
Major Application	\$6,593
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
Streamlined Housing Review	
Pre Application (e.g. SB 423, SB 330, or other projects per gov. code)	\$1,000 deposit, T&M
Ministerial Housing Project	\$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
<b><u>LONG RANGE PLANNING</u></b>	
Hourly Rate	\$188
<b><u>STORMWATER QUALITY</u></b>	
Hourly Rate	\$190
Projects for Planning Division	
Minor Project Plan Review	\$95
Project CEQA Review	\$190
Projects for Department of Transportation	
Project Plan Review	T&M
Field Inspection for Department of Transportation	T&M
Permits for Building Division	
Permit Plan Review - Small Projects 2,500-4,999 sf Impervious Surface	\$95
Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface (Includes operations and maintenance)	\$190
Permit Plan Revision / Correction	\$48
Permit Field Inspection	\$190
Permit Re-Inspection	\$190
<b><u>VACATION / HOSTED HOME RENTALS</u></b>	
Hourly Rate	\$190
Permit Application Fee - Vacation Home Rental	\$760
Permit Application Fee - Hosted Home Rental	\$380
Permit Renewal Fee	\$380
Permit Modification	\$95
Permit Waitlist Fee	\$190
Vacation / Home Hosted Rental Sign	\$20.83
Vacation Home Rental Technology Surcharge	\$31

## PLANNING AND BUILDING FEE SCHEDULE

### PLANNING AND BUILDING DEPARTMENT ADDITIONAL FEES

	<b>Fee</b>
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
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 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.