

Community Development Agency

Fee Study



March 22, 2016



RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION ESTABLISHING A CONSOLIDATED FEE SCHEDULE AND CONSOLIDATED FEE POLICIES AND PROCEDURES FOR THE EL DORADO COUNTY COMMUNITY DEVELOPMENT AGENCY AND ADOPTING FEES FOR AGENCY SERVICES

(Supercedes: Resolution 204-93, Resolution 20-97, Resolution 241-2001; Resolution 302-2001; Resolution 355-2006; Resolution 139-2007, Resolution 180-2007; Resolution 097-2010, Resolution 242-2014, and Resolution 012-2015, inclusive.)

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

WHEREAS, Section 8.20.090 of the County Ordinance Code provides for the establishment by resolution a schedule of fees for services provided at the County's public cemeteries;

WHEREAS, Section 18.04.100 of the County Ordinance Code provides for the establishment by resolution a schedule of fees, rates and charges to be imposed for the use of specified airport facilities at the County's airports, and which shall apply to all uses specified therein except as they may be modified by express written contract or permit executed or authorized by the Board of Supervisors;

WHEREAS, once established, rates, charges and fees may be modified, set or fixed by the Board of Supervisors by Resolution;

WHEREAS, the Board adopted Resolution 204-93 on July 13, 1993, which established a consolidated fee schedule including Fee Schedule Policies for the Planning Department, Department of Transportation and Environmental Management Department related to permit processing;

WHEREAS, portions of the consolidated fee schedule were modified by Resolution 20-97 on January 28, 1997 for Department of Transportation County Engineer Fees;

WHEREAS, the Board adopted Resolution 180-2007 on July 10, 2007, which established the Building Fee Schedule and Policy;

WHEREAS, the Board has adopted a series of Resolutions further amending the consolidated fee schedule and Fee Policies and Procedures, which most recently were amended by Resolution 139-2007 on June 12, 2007 and by Resolution 242-2014 on December 16, 2014 for Environmental Management Fees and Planning Fees, respectively;

WHEREAS, the Board established fees for the County's public cemeteries by Resolution 241-2001 on August 28, 2001, for the Georgetown Cemetery Zone of Benefit No. 3 within County Service Area No. 9 by Resolution 302-2001 on December 4, 2001, and by Resolution 012-2015 on January 27, 2015, and for the Placerville Union Cemetery by Resolution 355-2006 on October 31, 2006;

WHEREAS, the Board fixed rates and charges on County Airports by Resolution 097-2010 on June 29, 2010;

WHEREAS, all of the functions covered by the various resolutions included herein have been consolidated within the Community Development Agency (Agency);

WHEREAS, the Agency recognizes certain efficiencies and enhancements to public service may be realized by the re-establishment of a consolidated, agency wide fee schedule and consistent Policies and Procedures for the collection, administration and refund of fees and/or charges associated with Agency activities;

WHEREAS, the Agency has documented the Agency's cost of providing services included on the consolidated fee schedule through time studies and cost analyses;

WHEREAS, the Community Development Agency Consolidated Fee Schedule and Consolidated Fee Policies and Procedures are included herein as Exhibit A and Exhibit B to this Resolution;

WHEREAS, fees and charges for services included in Exhibit A do not exceed the estimated amount required to provide the services for which they are charged; and represent only amounts necessary to recover the cost of providing the service and/or enforcing the regulations for which they are charged;

NOW, THEREFORE, BE IT RESOLVED:

1. Pursuant to applicable provisions of state law and County Ordinance Code, the new, increased or reduced fees set forth in Exhibit A – Community Development Agency Consolidated Fee Schedule attached hereto and incorporated herein are hereby adopted and shall take effect sixty (60) days from execution of this Resolution, except that fees for the County's Airports shall take effect on July 1, 2016;
2. Any existing County fees not modified in Exhibit A shall remain in full force and effect;
3. Individual fees may be added and/or modified from time to time by Resolution amending the Community Development Agency Consolidated Fee Schedule in its entirety, incorporating those modifications in Exhibit A;
4. Fee Policies and Procedures set forth in Exhibit B – Community Development Agency Policies and Procedures are hereby adopted and shall take effect upon execution of this Resolution;
5. Fee Policies and Procedures may be modified from time to time by Resolution amending the Community Development Agency Consolidated Fee Policies and Procedures in its entirety, incorporating those modifications in Exhibit B;
6. All rates, charges and fees established by either Resolution or Ordinance Code shall be subject to the Board of Supervisors Policy No. B-4 related to Recovery of Funds, and unpaid balances shall be subject to increase to include costs incurred by the County Department responsible for administering Revenue Recovery Services, as updated from time to time.
7. The Board of Supervisors of the County of El Dorado hereby rescinds Resolutions 204-93, 20-97, 241-2001, 302-2001, 355-2006, 139-2007, 180-2007, 097-201, 242-2014, and 012-2015.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the ____ day of _____, 20__, by the following vote of said Board:

Attest:
James S. Mitrisin
Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

_____ Chair, Board of Supervisors

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

AIRPORT

Transient/Visitor Aircraft Parking (Tie Down)		
Single Engine (<5,500 lbs.)		\$8.00/Night
Twin Engine & Small Helicopter (5,501- 8,499 lbs.)		\$9.00/Night
Heavy Twin Turbine/Cabin Class & Medium Helicopter (8,500-12,499 lbs.)		\$10.00/Night
Large Turbine (Non-transport) Jet (12,500 -19,999 lbs.)		\$19.00/Night
Large Turbine Helicopter		\$25.00/Night
Aircraft Monthly Parking (Tie Down)		
Single Engine (<5,500 lbs.)	812 sf	\$66.00/Monthly
Twin Engine & Small Helicopter (5,501- 8,499 lbs.)	1086 sf	\$89.00/Monthly
Heavy Twin Turbine/Cabin Class & Medium Helicopter (8,500-12,499 lbs.)	1411 sf	\$115.00/Monthly
Large Turbine (Non-transport) Jet (12,500 -19,999 lbs.)		\$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 (monthly x 12)	812 sf	\$792.00/Annually
Twin "T" Hangar Ground Lease - annual (monthly x 12)	1086 sf	\$1,068.00/Annually
Heavy Twin/Cabin Class Ground Lease - annual (monthly x 12)	1411 sf	\$1,381.00/Annually
Rectangular Hangar Ground Lease - per square foot per month		\$ 0.055
Commercial Use - per square foot per month		\$ 0.110
Other Airport Activities and Charges		
Commercial Landing (Twice Daily) charged annually		\$1,138.00/Annually
Commercial Undeveloped Land Lease - per square foot per month		\$ 0.110
Off-site Operators Permit per month		\$86.00/Monthly
Fixed Base Operator (FBO) Permit		Negotiated per Agreement
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
Short Term Vehicle Parking (NTE 7 days)		\$5.00/Night
Long Term Vehicle Parking - Monthly paid in advance		\$30.00/Monthly
Long Term Vehicle Parking - Annual paid in advance		\$300.00/Annually
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
Delinquencies - Tie Down Monthly Rental Payments		1.5% monthly of delinquent amount
Delinquencies - Ground Lease Payments		10% monthly of delinquent amount

BUILDING SERVICES

Hourly Rate	\$108.88
Temporary Mobile Home for Residential Use Application	\$413.00
Application Renewal	\$109.00
Temporary Mobile Home on Construction Site	\$186.00
Inspection for Mobile Home	\$232.00
Grading	
Residential (Single Family) Grading <1501 C.Y.	
Application	\$109.00
Plan Check	\$163.00
Inspections	\$314.00
Residential (Single Family) Grading >1500 C.Y. & Multi-Family	
Application	\$109.00

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

BUILDING SERVICES (Cont.)

Plan Check	1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M
Inspections	1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M
Commercial Grading	
Application	\$109.00
Plan Check	1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M
Inspections	1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M
Road Encroachment Fees	
Application	\$109.00
Inspections	
A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final)	\$218.00
B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	\$327.00
C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	\$436.00
Solar Permit Fees	
Residential Ground Mount	\$366.00
Residential Roof Mount	\$242.00
Non-Residential Ground Mount	\$532.00
Non-Residential Roof Mount	\$286.00
Business License Inspection Fee (if inspection for Zoning & Code compliance required)	\$109.00
Agricultural Building Record Fee (Inspection exempt Agricultural Buildings)	\$109.00
Reinspections - All	\$109.00
Plan Reviews/Revised and Resubmittals	T&M
Technology Fee	\$3 minimum up to \$300 maximum , based on 0.0356% valuation
General Plan Implementation Fee	\$2 minimum up to \$300 maximum, based on 0.0267% valuation
Building Permit Valuation	
Construction - Building	0.0139 x value with a minimum of \$109.00
(This Multiplier is used to calculate the cost of building permits. Square footage of the building x Building International Code Counsel valuation data table x 0.0139.)	
Trade Permits	0.0139 x value with a minimum of \$109.00
Plumbing, Mechanical, Electrical, etc.	
Building Master Plan	25% of Building permit fee

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

BUILDING SERVICES (Cont.)

Building Permit Renewal Fee

% Completed	% Remaining	Stage of Completion
10%	90%	Stem walls or footings
15%	85%	Floor deck or slab
50%	50%	Rough frame without Plumbing, Electrical, and HVAC
75%	25%	Frame with ALL Plumbing, Electrical, and HVAC
80%	20%	Through sheetrock

Original valuation x .005
 x % remaining work, or
 \$109 whichever is
 greater

CEMETERIES

County-Operated (Excluding Georgetown Cemetery)

A.	Plot – Full (single depth)	
	Purchase of right to interment	\$1,000.00
	Administration Fee (covers administrative cost of first interment)	\$100.00
	Non-Resident Fee** (if applicable)	\$400.00
B.	Plot – Partial (half size of full plot)	
	Purchase of right to interment	\$600.00
	Administration Fee	\$100.00
	Non-Resident Fee** (if applicable)	\$400.00
C.	Niche (single)	
	Purchase of right to interment	\$1,200.00
	Administration Fee	\$100.00
	Non-Resident Fee** (if applicable)	\$400.00
D.	Niche (double)	
	Purchase of right to interment	\$1,800.00
	Administration Fee	\$100.00
	Non-Resident Fee** (if applicable)	\$400.00
E.	Veteran's Cremains Plot	
	Purchase of right to interment	\$450.00
	Administration Fee	\$100.00
	Non-Resident Fee** (if applicable)	\$400.00
F.	Crypt (single)	
	Purchase of right to interment	\$2,750.00
	Administration Fee	\$100.00
	Non-Resident Fee** (if applicable)	\$400.00
G.	Crypt (double)	
	Purchase of right to interment	\$4,500.00
	Administration Fee	\$100.00
	Non-Resident Fee** (if applicable)	\$400.00
H.	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	\$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*

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

CEMETERIES (Cont.)

Georgetown Cemetery

A.	Plot – Full (single or double depth)	
	Purchase of right to interment	\$250.00
	Endowment Care	\$200.00
	Administration Fee (covers administrative cost of first interment)	\$100.00
	Non-Resident Fee*** (if applicable)	\$400.00
B.	Plot – Cremains	
	Purchase of right to interment	\$100.00
	Endowment Care	\$100.00
	Administration Fee (covers administrative cost of first interment)	\$100.00
	Non-Resident Fee*** (if applicable)	\$200.00
C.	Public Niche	
	Purchase of right to interment	\$250.00
	Endowment Care	\$50.00
	Administration Fee (covers administrative cost of first interment)	\$100.00
	Non-Resident Fee*** (if applicable)	\$100.00
D.	Veteran's Niche	
	Purchase of right to interment	\$225.00
	Endowment Care	\$50.00
	Administration Fee (covers administrative cost of first interment)	\$100.00
	Non-Resident Fee*** (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	\$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	
	Transfer Fee (to release interest in plot/niche)	\$100.00
	Companion Fee (research and prepare paperwork for additional interments in one plot, crypt, or niche as allowed by County ordinance)	\$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*

* Fees for opening and closing and/or disinterment of graves, crypts, and niches will be based on the fees charged by the vendor 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.

** Non-Resident fee is applicable to non-residents of El Dorado County.

*** Non-Resident fee is applicable to non-residents of the Georgetown Cemetery District.

ENVIRONMENTAL MANAGEMENT

Hourly Rate	\$163.93
Environmental Health Permit Fees	
Bakery	\$492.00
Bar	\$328.00
Bed & Breakfast (Food Facility)	\$410.00
Body Art Facility Permit Fee - Annual	\$328.00
Body Art Practitioner Registration Fee - Annual	\$82.00
Caterer	\$328.00
Commissary	\$328.00
Cottage Food Operation Class "A"	\$82.00

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

ENVIRONMENTAL MANAGEMENT (Cont.)

Cottage Food Operation Class "B"	\$246.00
Ear Piercing Facility Notification	\$49.00
Market/Retail <2000 Sq. Ft.	\$328.00
Market/Retail >2000 Sq. Ft.	\$410.00
Market/Retail-Prepackaged Only	\$164.00
Market+1 (Meat, Deli, Bakery, Restaurant)	\$574.00
Market+2 (Meat, Deli, Bakery, Restaurant)	\$738.00
Market+3 (Meat, Deli, Bakery, Restaurant)	\$902.00
Market+4 or More (Meat, Deli, Bakery, Restaurant)	\$1,066.00
Mobile Food/Pre-Packaged	\$164.00
Mobile Food/Roadside	\$328.00
Organized Camps (Fee In Addition To Fees Collected For Other Permits)	\$656.00
Plus Catering/Only Use with Existing Restaurant	\$164.00
Restaurant <650 Sq. Ft.	\$410.00
Restaurant >650 Square Feet	\$492.00
Restaurant-Bar	\$492.00
River Rafting/Food	\$328.00
Schools/Public Agencies (Food Facility)	\$492.00
Seasonal Food Facility (Closed For One Consecutive Quarter)	\$328.00
Spa	\$328.00
Swimming Pool	\$492.00
Temporary/Occasional Event within 5 Days of Event	\$213.00
Temporary/Occasional Event within 14 Days of Event	\$164.00
Temporary/Pre-Packaged Food Booth	\$82.00
Wading Pool	\$328.00
Winery - Commercial Kitchen	\$328.00
Winery - Pre-Packaged Food	\$164.00
Winery - Seasonal	\$328.00
Plan Check Fees: New Construction	
Plan Check: Bakery	\$820.00
Plan Check: Bar	\$656.00
Plan Check: Bar and Restaurant	\$984.00
Plan Check: Bed & Breakfast	\$492.00
Plan Check: Body Art/Tattoo	\$328.00
Plan Check: Caterers	\$328.00
Plan Check: Market +1	\$984.00
Plan Check: Market +2	\$1,148.00
Plan Check: Market +3	\$1,311.00
Plan Check: Market +4	\$1,475.00
Plan Check: Market Pre-Packaged Only	\$164.00
Plan Check: Market/Retail <2000 Sq. Ft.	\$656.00
Plan Check: Market/Retail >2000 Sq. Ft.	\$820.00
Plan Check: Mobile Food / Roadside	\$328.00
Plan Check: Other (Per Hour) - Consultations, Re-Inspections, Etc.	\$163.93 min. then T&M
Plan Check: Restaurant < 650 Sq. Ft.	\$820.00
Plan Check: Restaurant > 650 Sq. Ft.	\$984.00
Plan Check: Schools/Public Agencies	\$820.00
Plan Check: Spa	\$984.00
Plan Check: Swimming Pool	\$984.00
Other Related Fees Based Upon Need & Actual Costs	
Parcel Research (Per Parcel)	\$13.00
Food Handler Classes	
Food Handler Mgr. Ed. - Class, Book, & Test	\$211.00
Food Handler Mgr. Ed. Book & Test Only	\$121.00
Food Handler Mgr. Ed. Book Only	\$60.00
Food Handler Mgr. Ed. Class Only	\$90.00
Food Handler Mgr. Ed. Class & Test Only	\$157.00
Food Handler Mgr. Ed. Test Only	\$67.00

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

ENVIRONMENTAL MANAGEMENT (Cont.)

Food Handler Mgr. Reschedule Fee	\$41.00
Food Handler Mgr. Safety Re-Certification	\$92.00
Food Safety Training (Per Hour)	\$163.93/hour
Mgr. Certification - Re-Test	\$67.00
Certified Unified Program Agency (CUPA) Fees	
Above Ground Petroleum Storage Act (APSA - Less Than 10,000)	\$114.00
Above Ground Petroleum Storage Act (APSA - 10,000 - 100,000)	\$246.00
Above Ground Petroleum Storage Act (APSA - 100,001 - 1,000,000)	\$492.00
CUPA-Business Plans/Large Businesses (>1,999 Gallons above Ground)	\$328.00
CUPA-Business Plans/Small Businesses (55-1,999 Gallons above Ground)	\$246.00
CUPA-Other - UGST Sites Repair/Remodel/Upgrade - Minor (Per Site)	\$327.86 min. then T&M
CUPA-Small Quantity Hw. Gen. (<55 Gallons Stored)	\$246.00
CUPA-UGST - Annual Permit (Per Tank)	\$492.00
CUPA-UGST - Envir. Assessment-Review/File Search (Per Hour)	\$163.93 min. then T&M
CUPA-UGST - Interior Lining Installation Permit (Per Tank)	\$328.00
CUPA-UGST - Permanent Close/Abandon/Remove (Per Tank)	\$655.72 min. then T&M
CUPA-UGST - Remediation, Site Assess, Invest	\$492.00
CUPA-UGST - Repair/Remodel/Upgrade - Major (Per Tank)	\$573.75 min. then T&M
CUPA-UGST - Tank Installation & Replacement (Per Tank)	\$491.79 min. then T&M
CUPA-UGST - Temporary Closure (Per Tank)	\$328.00
Medical Waste Fees	
Med Wst-Acute Care Hosp.	\$820.00
Med Wst-Clinical Laboratory	\$328.00
Med Wst-Health Cafe Service Plan Fac.	\$492.00
Med Wst-Intermediate Care	\$410.00
Med Wst-Medical/Dental/Veterinary Offices	\$328.00
Med Wst-Nursing Facility 1-99	\$410.00
Med Wst-Nursing Facility 100-199	\$492.00
Med Wst-Nursing Facility 200 or More	\$574.00
Med Wst-Primary Care	\$492.00
Med Wst-Sm Qty without Onsite/Initial Filing Fee	\$82.00
Med Wst-Sm Qty with Onsite	\$164.00
Med Wst-Specialty Clinics	\$492.00
Med Wst-Storage Fac. (2-10 Generators)	\$164.00
Med Wst-Storage Fac. (11-49 Generators)	\$328.00
Med Wst-Storage Fac. (50 or More Generators)	\$656.00
Med Wst-Transfer Station	\$656.00
Med Wst-Veterinary Clinic or Hospital	\$328.00
Solid Waste Monitoring	
Monitoring Well Install (Including PE 4354, 4356)	\$327.86 min. then T&M
Monitoring Well Abandon (With UST Permit) (Including PE 4355, 4357)	\$163.93 min. then T&M
Non-UGST-Site Assessment (Per Parcel) - Soil Boring-GTECH/Seismic	\$327.86 min then \$163.93 per parcel
Domestic Drinking Water Wells	
Change of Driller	\$81.97 min. then T&M
Geothermal Wells - Heat Exchange Well	\$163.93 min. then T&M
New Well Construction Permit (Individual or Irrigation Well)	\$163.93 min. then T&M
Penalty for Drilling Without Permit	\$820.00
Penalty for Abandon/Destroy Without Permit	\$492.00
Permit Extension	\$82.00
Permit Revision	\$81.97 min. then T&M
Well Deepen/Modify or Repair Permits	\$81.97 min. then T&M
Well Destruction Permits	\$245.90 min. then T&M
Well Re-Construction Permit	\$81.97 min. then T&M
Well Permit-Public	\$655.72 min. then T&M
Real Estate Loan Health Clearance Inspection	
Loan Cert/Septic Only	\$246.00
Loan Cert/Water Only (Does Not Include Lab Fees)	\$246.00

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

ENVIRONMENTAL MANAGEMENT (Cont.)

Loan Cert/Water and Septic (Does Not Include Lab Fees)	\$328.00
Water Sample Hourly Rate	\$163.93 min. then T&M
Individual Sewage Disposal Systems	
Penalty for Illegal Septic System	\$820.00
Septage Disposal Fee (Registered Haulers Only)	\$0.01176/lbs.
Septic Annual Operating Permit - Monitoring	\$246.00
Septic Misc. Review (Decks, Pools, Garages, Sheds, Barns, Storage, Etc.)	\$81.97 min. then T&M
Septic System Experimental/Alternative Permit	\$811.00
Septic System, Abandoned	\$246.00
Septic System, Addition Permit	\$410.00
Septic System, Commercial	\$1,066.00
Septic System, Commercial Addition	\$491.79 min. then T&M
Septic System, Commercial Repair	\$491.79 min. then T&M
Septic System, New / Single Family	\$820.00
Septic System, Reinspections	\$245.90 min. then T&M
Septic System, Repair	\$246.00
Septic System, Revision to Permit Application	\$81.97 min. then T&M
Septic Vehicles (Per Vehicle)	\$246.00
Test Trench Feasibility Inspection	\$245.90 min. then T&M ea. Add'l trench
Small Public Water Systems	
Food Facility Water System - Operating Permit	\$246.00
New Community Water Syst Application	\$590.00
New Non-Community Small Water System Permit Application Fee	\$410.00
Non-Community Water System (Non-Transient)	\$656.00
Non-Community Water System (Transient-Base Chg.)	\$492.00
Small Community Water System (Base Charge)	\$656.00
State Small Water System (Base Charge)	\$246.00
Water System Change in Ownership	\$180.00
Construction & Demolition Compliance	
C & D Debris Waste Management Plan Processing	\$164.00
C & D Debris Diversion Compliance Fee	Double the building permit fee
C & D Debris Deposit	Double the building permit fee
Land Use Fees	
Assessment of Design Review	\$328.00
Boundary Line Modification	\$246.00
Certificate of Compliance Review	\$246.00
Department Of Real Estate Letter	\$164.00
General Plan Map Amendment	\$328.00
Major Revision to Approved Tentative Map	\$163.93 min. then T&M
Minor Revision to Approved Tentative Map	\$163.93 min. then T&M
Notice of Preparation (Per Hour)	\$163.93 min. then T&M
Planning Commission, Minor New Construction Commercial	\$164.00
Planning Director, Minor New Construction Commercial	\$163.93 min. then T&M
Pre-Application Meetings	\$82.00
Review of a Planned Development Plan	\$164.00
Review of Revisions to Approved Tentative Parcel Map	\$163.93 min. then T&M
Review of Subdivision Maps, Preliminary, Rural	\$163.93 min. then T&M
Review of Subdivision Maps, Preliminary, Urban	\$163.93 min. then T&M
Review of Tentative Maps of Subdivisions on Public Services (Sewer & Water) (Based On	\$163.93 min. then T&M
Review of Tentative Maps of Subdivisions on Septic Systems 0-49 Lots	\$541.00
Review Of Tentative Maps of Subdivisions on Septic Systems 50-99 Lots	\$541.00
Review of Tentative Maps of Subdivisions on Septic Systems 100+ Lots	\$631.00
Review of Tentative Parcel Maps	\$270.00
Review of Variance Application	\$270.00
Site Plan Review	\$164.00

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

ENVIRONMENTAL MANAGEMENT (Cont.)

Special Use Permit Review	\$270.00
Subdivision Tentative Map, Revision during Review	\$163.93 min. then T&M
Zoning Administrator, Minor New Construction Commercial	\$164.00
Zoning Administrator, Minor Wireless Communications Facility	\$163.93 min. then T&M

PLANNING SERVICES

Hourly Rate	\$119.27
Appeals	\$239.00
Boundary Line Adjustment	\$358.00
Boundary Line Adjustment Time Extension	\$82.00
Boundary Line Merge	\$119.00
Building Permits	
Grading (Not associated with a structure)	\$159.00
Non-residential, New Construction (new floor plan)	\$423.00
Tenant Improvements with a change in use or occupancy	\$246.00
Tenant Improvements with no change in use or occupancy	\$144.00
Wall signs and misc. other non-residential	\$112.00
Miscellaneous: Plan check Revisions, review of 2nd Corrections, and any other activity not covered in the fee schedule	T&M
Residential: new dwellings, second dwelling units, multi-family	\$250.00
Accessory structures, expansion of existing structures, ag buildings, pools	\$123.00
Minor permit review (permits requiring limited review)	\$66.00
Special Zoning Review (Additional fee for flood zone, development eligibility review, TRPA MOU, or similar)	\$80.00
Certificate of Compliance	
Discretionary - Hearing Required	\$4,174.00
Discretionary - No Hearing Required	\$716.00
Major Revision to Approved Certificate	\$2,625 deposit, T&M
Minor Revision to approved Certificate (No Changes to environmental document)	\$1,044.00
Design Review	
Major	\$7,156.00
Minor	\$2,385.00
Major Revision to Approved Design Review	75% of fee
Minor Revision to Approved Design Review	25% of fee
Development Agreement	
Initial Application	\$2,500 deposit, T&M
Annual Review	\$800 deposit, T&M
Environmental Impact Report (EIR)	
Notice of Preparation	\$2,000 deposit, T&M
EIR and Hearings and Staff Time (Consultant charges are based on cost identified by contract)	\$5,000 deposit, T&M
Finding of General Plan Consistency	\$613.00
General Plan	
Map Amendment	\$4,000 deposit, T&M
Text Amendment, Major (not CEQA exempt)	\$2,000 deposit, T&M
Text Amendment, Minor (CEQA exempt)	\$1,000 deposit, T&M
Hearing Continuation Off-Calendar, Requested by Applicant	\$358.00
Parcel maps	
Residential/Commercial Parcel Map	\$8,311.00
Major Revision to Approved Parcel Map	\$6,233.00
Minor Revision to Approved Parcel Map	\$2,078.00

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

PLANNING SERVICES (Cont.)

Time Extensions	\$1,000 deposit, T&M
Corrections to Recorded Final/Parcel Map	\$1,806.00
Parcel Map Waiver	\$602.00
Planned Development	
Planned Development	\$6,000 deposit, T&M
Major Revision to Approved Development Plan	\$4,000 deposit, T&M
Minor Revision to Approved Development Plan (No change to environmental document)	\$1,379.00
Pre Application Review	
Minor	\$941.00
Major	\$3,594.00
Reactivation or Revision: 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.	
Reactivation	50% of fee* T&M
Revision (Actual percentage to be determined by Planning Service based on extent of revision proposed)	25-50% of fee* T&M
Reclamation	
Reclamation Plan	\$4,000 deposit, T&M
Reclamation Plan Revision	\$2,000 deposit, T&M
Annual Inspection and Report	\$1,000 deposit, T&M
Research Requests and Zoning Letters	
Reconstruction After Burn-Down Letter	\$119.00
ABC License Verification, DMV Zoning, and HCD Compliance	\$60.00
Public Convenience and Necessity	\$298.00
Unlisted Services and Research	\$119 deposit, T&M
Reversion to Acreage	\$179.00
Site Plan Review	
Administrative Permit	\$119.00
Agricultural Setback Relief (see Variance)	
Improvement Plans	\$358.00
Commercial	\$583.00
Ranch Marketing or Winery	\$1,193.00
Special Use Permit	
Planning Commission/Zoning Administrator, Major	\$7,563.00
Planning Commission/Zoning Administrator, Medium	\$4,684.00
Planning Commission/Zoning Administrator, Minor	\$1,789.00
Major Revision to Approved Special Use Permit	75% of fee*
Minor Revision to Approved Special Use Permit	25% of fee*
Specific Plans and revisions (Staff costs only. Consultant costs are covered by separate contract)	\$5,000 deposit, T&M
Subdivision Maps	
Preliminary Map	\$2,000 deposit, T&M
Tentative Map (All types)	\$7,500 deposit, T&M
Major Revision to Approved Tentative Map	\$5,000 deposit, T&M
Minor Revision to Approved Tentative Map	\$2,500 deposit, T&M
Final Map	\$2,385.00
Time Extensions	\$1,000 deposit, T&M
Temporary Use Permit (All Categories)	
A. Subdivision Model Homes, Construction Yard, Office, Outdoor Sales	\$411.00
B. Christmas Tree Lots, Auctions, Temporary Signs	\$363.00
C. Outdoor Concerts, Itinerate Shows, Carnivals, Circuses, Rodeos, and Religious Revival Meetings	\$506.00
D. Other Uses: As determined by Development Services Division Director	\$423.00

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

PLANNING SERVICES (Cont.)

Variance		
17.22.600 et. Seq. (Discretionary Variance)		\$2,624.00
Administrative Front Setback Reduction (17.14-020 - 17.14-040)		\$60.00
Administrative Relief for Agricultural Setbacks		\$507.00
Administrative Relief for Riparian Setbacks		\$358.00
Administrative 10% Relief (17.22.020)		\$775.00
Williamson Act Contracts (Agricultural Preserve)		
Establish and Amendments (Rezone to LA is no charge; Rezone to AG or PA requires the full rezone fee)		\$1,174.00
Immediate Cancellation (no fee for notice of non-renewal)		\$1,000 deposit, T&M
Zone Change		\$2,800 deposit, T&M
*Based on a percentage of current fee shown under original application type.		

TRANSPORTATION

Hourly Rate		Variable - Per Classification
Boundary Line Adjustment		\$550.00
Certificate of Compliance		\$933.00
Commercial Grading		5%** & T&M
Design Review		
Planning Commission or Director		\$3,000 deposit, T&M
Minor Design Review		
A. Signs, On-Site		\$370.00
B. Accessory Structures		\$370.00
C. Minor Expansion of Floor Plan		\$370.00
D. New Construction, Commercial		\$370.00
E. 3 Single-Family Residences		\$370.00
F. 4-6 Apartment Units		\$370.00
Revision to Approved Design Review		T&M
Encroachments Applications		
Utility		\$118.00
Excavation		Covered by Grading Permit
Access or Driveway (Blanket, Field, Adjacent cut/fill)		\$118.00
Encroachments Inspections		
Utility		
A. Utility Company/District		T&M
B. Non-Utility Company/District		\$300.00 deposit, T&M
Excavation		Covered by Grading Permit
Access or Driveway		
A. On improved County Rd w/ curb and gutter or with an approved drainage facility	2 inspections	\$486.00
<i>Site Review, Final</i>		
B. Permit with non-improved road with stamped plans	3 inspections	\$729.00
<i>Site Review, Sub Grade, Final</i>		
C. Permit with non-improved road with unstamped plans	4 inspections	\$972.00
<i>Site Review, Sub Grade, Rock Grade, Final</i>		
D. Reinspections of Above	per inspection	\$243.00
Additional Encroachment Fees		
Permit Application For Work Performed Prior to Issuance of a Valid Permit. See County Ordinance Section 12.08.160B		\$60.00
Appeal Fee Paid Prior to Forwarding Appeal to Board of Supervisors		\$50.00

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

TRANSPORTATION (Cont.)

General Grading	
General Grading Application	\$118.00
General Grading Plan Check	
250 - 1500 Cubic Yards	\$243.00
Over 1500 Cubic Yards	\$1,000 deposit, T&M
Changes, Additions or Revisions	T&M
General Grading Inspection	
250 - 1,500 Cubic Yards	\$1,214.00 (based on 5 inspections)
Over 1500 Cubic Yards	\$1,000 deposit, T&M
Changes, Additions or Revisions	T&M
Surety	\$118.00
Oversized Load (State Mandated)	
Permit	
Over width, height, or weight on any type transport***	\$16.00 each
Over width, height, or weight on any type of transport blanket***	\$90.00 annually per Vehicle
Planned Development	
Residential	\$2,000 deposit, T&M
Commercial/Industrial	\$2,000 deposit, T&M
In Conjunction with Zone Change	\$2,000 deposit, T&M
Parcel Map Commercial	\$5,000 deposit, T&M
Parcel Map Residential	
Plan check Inspection	\$5,000 deposit, T&M
Revisions to Approved Parcel Map	T&M
Time Extensions	T&M
Pre Application Development Meeting - Major	\$884.00
Pre Application Development Meeting - Minor	\$295.00
Roadside Memorial Sign	\$265.00
Special Event Permit / Parade / Involving Road Closure	
Initial submission	\$436.00
Subsequent years 2-5	\$218.00
Special Event permit life span is 5 years max.	
Special Use Permit (All Categories)	
Planning Commission	\$1,600 deposit, T&M
Zoning Administrator	\$1,600 deposit, T&M
Zoning Administrator (Minor)(Categorically Exempt)	\$1,600 deposit, T&M
Off-Premise Signs (CEQA Section 15311(A))	\$1,600 deposit, T&M
On-Site Signs, Excess Area (CEQA Section 15311(A))	\$1,600 deposit, T&M
Ham Radio Antenna Height (CEQA Section 15303(E))	\$1,600 deposit, T&M
Fence Height (CEQA Section 15303(E))	\$1,600 deposit, T&M
Modification of Non-Conforming Parking/Landscaping (CEQA Section 15311(B))	\$1,600 deposit, T&M
Temporary Uses Not Listed (Zoning Ord. Section 17.23.030)	\$1,600 deposit, T&M
Minor Expansion of Floor Area (CEQA Section 15301 (E))	\$1,600 deposit, T&M
New Construction Commercial 2,500/10,000 Sf or Less (CEQA Section 15303(C))	\$1,600 deposit, T&M
Wireless Communications Facility (Co-Location)	\$1,600 deposit, T&M
Major Revisions to Approved Special Use Permit	\$1,600 deposit, T&M
Minor Revisions to Approved Special Use Permit	\$1,600 deposit, T&M
Temporary Use Permit (All Categories)	
A. Subdivision Model Homes, Construction Yard, Office, Outdoor Sales	\$500.00
B. Christmas Tree Lots, Auctions, Temporary Signs	\$500.00
C. Outdoor Concerts, Itinerate Shows, Carnivals, Circuses, Rodeos, and Religious Revival Meetings	\$500.00
D. Other Uses: As determined by Transportation Services Division Director	\$500.00

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE

TRANSPORTATION (Cont.)

Tentative Maps	\$5,000 deposit plus 2.5%** , T&M
Traffic Study	\$5,000 deposit, T&M
Variance	\$707.00
Zone Change	\$500.00
Zone with General Plan Map Amendment	\$756.00

* Deposits Based On Estimate of Actual Costs

** Deposits based on Developer's Engineer's Estimate

*** Maximum Fees are established in accordance with the State of California Vehicle Code Division 15, Chapter 5, Article 6, Section 35795 "Permit Fee" and the State of California Code of Regulations, Title 21, Sec. 1411.3

ZONE OF BENEFIT

Zone of Benefit Proceedings	\$1,000 deposit, T&M
-----------------------------	----------------------

AGENCY ADDITIONAL FEES

Returned Check Fee - Tied to Maximum allowed by State	\$25.00
Copies/Duplication	15 cents per page or "printer cost" plus 5% handling fee

AGENCY ADDITIONAL FEES

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	Per Evidence Code 1563
Research Records	T&M
Revenue Recovery Referral Charge	14% of amount sent to collections
Witness Fee	T&M per applicable Government Code

COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE POLICIES & PROCEDURES

The following fee policies are applicable to fees collected by the Community Development Agency.

A. APPLICABILITY

All fees are due at time of filing the application or requesting the service. Fees are charged as either: fixed rates, fees or charges, or "Time and Materials." The fixed rates, fees, or charges are intended to cover the ordinary costs of the Community Development Agency for providing that service. The "Time and Materials" fees listed are an initial deposit and are described in more detail in the "Time and Materials" section.

B. TIME AND MATERIALS

In all of those instances in Exhibit A – Consolidated Fee Schedule where a dollar amount is provided followed by a reference to "T&M," the dollar amount is the initial minimum deposit, and the T&M means the actual cost to the applicant to process the application or permit is based on a Time and Materials method of billing. For services subject to T&M charges, the applicant will receive a monthly billing statement identifying the remaining deposit balance on account or the amount due if deposited funds have been exhausted. If monies are owed, they shall be paid within thirty (30) days as specified in Board of Supervisors Policy B-4. Any outstanding balances must be paid before action by the approving authority. To make certain there is no misunderstanding regarding the application deposit and billing process, the applicant will be required to sign an "Agreement to Pay" statement with application submittal acknowledging agreement to pay the processing costs regardless of whether the application is approved or denied.

C. CONVERSION TO TIME AND MATERIALS

When, in the opinion of the Community Development Agency Director ("Director") or designee, the costs of processing an application will significantly exceed the required fixed fee due to the unusual complexity of the project, the Director may convert the application to a Time and Materials billing process. When this conversion is proposed, the applicant will be notified in writing and will be requested to submit a deposit in an amount estimated to be sufficient to cover the remaining staff work to bring the application to a final decision. Staff work on the application will stop until the required deposit is provided. This conversion would occur when it is obvious the required fee is going to be insufficient, which would typically occur during or soon after the Technical Advisory committee meeting. However, it could occur later in the process if controversy becomes more evident and/or revisions are proposed to the project to mitigate project impacts or public concerns. After the conversion, the applicant will receive a monthly billing statement identifying the remaining processing fee and/or deposit, or the amount due if deposited funds have been exhausted. If monies are owed, they should be paid before action by the approving authority.

D. COUNTY AND NON-COUNTY AGENCIES ARE SUBJECT TO STANDARD FEES

All County and non-County agencies (special districts, non-profit, etc.) shall be required to pay full application costs to offset the affected departments' processing costs. No charges shall be levied for documents/plans (one copy each) provided to public agencies.

E. OTHER FEES

Where no fee exists to cover an application process or service not normally provided by the Agency, or when the circumstances of the application process are unique, and when it will take more than one hour to process the application or provide the service, a fee shall be paid or deposit collected, based on an estimate of processing costs by the Director or designee, using the approved hourly billing rate. If a deposit is collected, the applicant will be billed based on the Time and Materials basis described above. Or as an option, the Director or designee may apply a fee in another category, if such fee would adequately cover the anticipated level of effort required to process the application.

F. FEE WAIVERS

Fee waivers cannot be approved by the Agency. Pursuant to Board of Supervisors Policy B-2, or its equivalent, the CAO has limited authority to waive certain fees.

G. COLLECTIONS

Unpaid balances are subject to Board of Supervisors Policy B-4, Collections – Recovery of Public Funds. Balances referred to County Revenue Recovery will be assessed an amount equal to the costs incurred by the County for administering revenue recovery services.

H. REFUNDS

- 1) Fixed application fees are not refundable except as designated in 2.f, below.
- 2) The Director or designee may authorize a refund of any unexpended Time and Materials or fixed fees upon any of the following circumstances:
 - a) The project/application is approved or denied and no further work will be required and the Time and Materials account is closed.
 - b) The applicant withdraws the application and requests a refund in writing.
 - i) The County shall discontinue work on the application within one working day from the receipt of said request, except that the County may continue to process an application involving the violation of a County ordinance.
 - ii) Where a refund is requested of a fixed fee, the refund amount shall be based upon the percentage of work completed as estimated by the Director or designee.

- c) The application has been deemed incomplete, information has been requested in writing by the Agency, and the applicant has not provided the information within a one year period.
 - d) The project/application has been placed on-hold or moved off-calendar of a Planning Commission or Board of Supervisors hearing at the request of the applicant and the applicant has not responded or requested the matter to be rescheduled for hearing within a one year period.
 - e) The project/application was moved off-calendar of a Planning Commission or Board of Supervisors hearing by the decision maker and the applicant has been requested to perform additional tasks such as: provide more information, consult with other agencies, or make revisions, but the necessary information has not been provided within a one year period.
 - f) The deposit or fee was erroneously collected by the County.
- 3) Additional conditions applicable to refunds related to building permits are described in Section J.
 - 4) Any refund of \$25.00 or less will not be issued; therefore any deposit balance of \$25.00 or less will not be eligible for refund and will be retained by the County.
 - 5) It is the applicant's responsibility to keep track of the amounts submitted and to inform the Agency of all changes in address or ownership, including submission of a successor Agreement to Pay in the event of a change in ownership.
 - 6) After all notices have been given and four (4) years have passed the County can follow the County's escheatment process per Government Code Section 50050 – 50057 for disposing of unexpended fees.

I. VIOLATIONS

- 1) Whenever any work or activities for which a permit is required has been commenced, without first obtaining said permit, an investigation may be required before a permit is issued for such work.
- 2) An investigation fee, in addition to the permit fee may be collected by the Director or designee, whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee. The payment of such investigation fee shall not exempt any person from penalty prescribed by law. The Director or designee may, at his or her discretion, collect this investigation fee at the time of the application or permit issuance. The Director or designee, at his or her discretion, may not require investigation fees in cases where the owner of property is voluntarily revealing work done without a permit and securing a permit for the work.
- 3) When a violation of any County Ordinance includes or results from the failure to attain a required permit, the fee or deposit for obtaining the permit required to correct the violation

shall be double the fee or deposit amount shown. The additional fee or deposit shall be treated as a non-refundable fixed fee, even if the initial amount is a deposit.

J. DIVISION SPECIFIC FEES

1) Building Services

a) Application and Plan Review - Required Plans

When plans are required to be submitted, an application/plan review fee shall be paid at the time of the building application, in the amount equal to one-half (1/2) of the fee. Upon issuance of the permit these fees shall be applied to the total fee collected.

b) Application and Plan Review – 50% Reduction

When plans referenced in (J.1.a) above are from a master plan previously approved by the County with no modifications, are for a permanent manufactured dwelling on a permanent foundation, or have been reviewed and approved by a third professional previously approved by the County, the application/plan review fee as described in (J.1.a) above shall be reduced by fifty percent (50%).

c) Credit toward Replacement Application

An application submitted to replace one that has expired may be eligible for a credit toward the new application/plan review fee if it is re-submitted within 6 months of the time of the original application expiration. Based on a schedule established by the Director or designee, credit may be given for administration/plan review work already performed, which is still applicable under codes and regulations in force at the time of the new application. It is the responsibility of the applicant to provide documentation substantiating work eligible for credit as part of the original application.

d) Refund on Withdrawal

The Director or designee may authorize the refund of not more than 80% of the building permit fee paid, less the application fee if any plan review activity has occurred. The minimum fee retained by the County shall be equal to the hourly rate applicable to the permit activity.

The Director or designee shall not authorize the refunding of Building Services fees paid unless:

- i) Written request to withdraw an application or permit is provided by the current owner or original applicant or an authorized agent of either.
- ii) Said request is made within one year of the application or within two years of the original date of issuance.
- iii) No work of any sort has been done under the permit in question.

2) Environmental Management

a) Required Fees

No person, corporation, association, firm, business or entity shall operate, perform, carry on, conduct or engage in any of the activities delineated in the Environmental Management fees without paying the fee listed and obtaining a permit and/or receipt therefore from the Community Development Agency, Environmental Management Division. A permit or receipt may be issued at any time during the year and shall expire annually on the one-year anniversary date.

3) Planning Services

Multiple Application Fees

In those instances where two or more applications are filed with Planning Services at the same time for the same project, all fees collected for that submittal shall be adjusted as follows:

First Application	=	Full fees
Second Application	=	20% reduction, requiring payment of 80% of the fees for the second application
Any Additional Applications	=	40% reduction, requiring payment of 60% of the third or additional application fees

The determination of which application pays the full amount, which has a 20 percent reduction, etc., is based on the amount of the application fee. The type of application which has the highest Planning Services fee is considered the first application; the application with the second highest Planning Services fee is the second application, etc. For multiple applications that are reviewed on a Time and Materials basis, only the deposit for the application with the highest listed deposit amount on the fee schedule shall be collected at the time of application submittal.

K. SEVERABILITY

If any title, article, section, subsection, sentence, clause or phrase of these Policies and Procedures or any amendment thereto is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of these Policies and Procedures or amendments thereto. The Board of Supervisors declares that it would have approved these Policies and Procedures and each title, article, section, subsection, sentence, clause and phrase of these Policies and Procedures irrespective of the fact that any one or more titles, sections, subsections, sentences, clauses or phrases are declared invalid or unconstitutional.



EL DORADO COUNTY
COMMUNITY DEVELOPMENT AGENCY

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The parties, COUNTY OF EL DORADO, (hereinafter COUNTY) and

Business or Name of Financially Responsible Party

Project File Number

the FINANCIALLY RESPONSIBLE PARTY (hereinafter FRP), agrees as follows:

1. This project is subject to time and materials method of billing or raises issues that may require significant staff and/or consultant time which might not be covered by the initial processing deposit/fee detailed in the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule as amended from time to time. Therefore, the FRP for this project will be billed at the approved rate for time and materials for the processing of this project. The fee initially collected will be a deposit toward subsequent billings. If it is necessary to utilize consultant services, an additional deposit to cover consultant costs may be required prior to execution of the contract with the consultant.
2. Accounting of time spent on the project will be detailed monthly and a statement/invoice will be sent to the FRP.
3. The FRP is responsible for payment of all permit processing costs associated with this project. If payment is not received within 30 days of the date of an invoice, the County may elect to stop work and close the file. The County may require a new application and/or new deposit before resuming processing of the project. Projects with an outstanding balance due on their account that are not paid in full by the scheduled appearance on the Planning Commission, Zoning Administrator, or Board of Supervisors agenda will not proceed until after any balance due is paid.
4. If during the course of processing, the FRP changes, the new FRP must complete an Agreement for Payment, which will release the previous FRP from further financial obligations and designate the new FRP.
5. The FRP understands and agrees that if the FRP owes any overdue balance for processing this project as defined in Item 2 above, Community Development Agency will not accept any subsequent permit applications from the FRP until the outstanding balance due is paid.
6. FRP agrees to pay any and all remaining fees applicable under the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule prior to map clearance for recordation or clearance for record of survey or issuance of any building or grading permits. No clearances or permits will be issued without receipt of full payment of fees applicable under the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule, unless waived or adjusted in accordance with County Board of Supervisors Policy B-2.
7. COUNTY further advises FRP that if applicant appeals a decision on this project to another County entity, the costs of processing the appeal will be charged to the FRP pursuant to the fees applicable under the approved Board of Supervisors Community Development Agency Consolidated Fee Schedule at the time of Appeal.

Project File No. _____ Date _____

8. If payment is not received within 90 days of said statement/invoice, collection will be initiated. Unpaid balances turned over to the County Revenue Recovery will be assessed an additional 14 percent.
9. A \$25.00 processing fee will be charged for any check returned for insufficient funds.

Executed this _____ day of _____ 20 _____

FINANCIALLY RESPONSIBLE PARTY

Business/ Representative
Name _____ Name _____

Street Address

City State Zip

COUNTY OF EL DORADO by: _____
CDA Representative

CHANGE OF FINANCIALLY RESPONSIBLE PARTY (FRP)

If this document supersedes a previous Agreement for Payment, due to change in financial responsibility, the previous FRP must also sign to acknowledge release of responsibilities. Upon project completion, any remaining deposit will be refunded to the FRP currently on record.

PREVIOUS FINANCIALLY RESPONSIBLE PARTY:

Print Name Signature

Street City State Zip

Date of release of financial responsibility: _____

DRAFT COMMUNITY DEVELOPMENT AGENCY CONSOLIDATED FEE SCHEDULE COMPARISON

<u>AIRPORT</u>		<u>Current Fee</u>	<u>Proposed Fee</u>	<u>Net Change</u>
Transient/Visitor Aircraft Parking (Tie Down)				
Single Engine (<5,500 lbs.)		\$6.00/Night	\$8.00/Night	\$2.00
Twin Engine & Small Helicopter (5,501- 8,499 lbs.)		\$7.00/Night	\$9.00/Night	\$2.00
Heavy Twin Turbine/Cabin Class & Medium Helicopter (8,500-12,499 lbs.)		\$8.00/Night	\$10.00/Night	\$2.00
Large Turbine (Non-transport) Jet (12,500 -19,999 lbs.)		\$15.00/Night	\$19.00/Night	\$4.00
Large Turbine Helicopter		\$20.00/Night	\$25.00/Night	\$5.00
Aircraft Monthly Parking (Tie Down)				
Single Engine (<5,500 lbs.)	812 sf	\$53.00/Monthly	\$66.00/Monthly	\$13.00
Twin Engine & Small Helicopter (5,501- 8,499 lbs.)	1086 sf	\$60.00/Monthly	\$89.00/Monthly	\$29.00
Heavy Twin Turbine/Cabin Class & Medium Helicopter (8,500-12,499 lbs.)	1411 sf	\$83.00/Monthly	\$115.00/Monthly	\$32.00
Large Turbine (Non-transport) Jet (12,500 -19,999 lbs.)		\$167.00/Monthly	\$209.00/Monthly	\$42.00
Large Turbine Helicopter		\$220.00/Monthly	\$275.00/Monthly	\$55.00
Hangars/Ground Lease				
County Owned Rental - monthly		\$150.00/Monthly	\$225.00/Monthly	\$75.00
Single "T" Hangar Ground Lease - annual (monthly x 12)	812 sf	\$636.00/Annually	\$792.00/Annually	\$156.00
Twin "T" Hangar Ground Lease - annual (monthly x 12)	1086 sf	\$720.00/Annually	\$1,068.00/ Annually	\$348.00
Heavy Twin/Cabin Class Ground Lease - annual (monthly x 12)	1411 sf	\$720.00/Annually	\$1,381.00/Annually	\$661.00
Rectangular Hangar Ground Lease - per square foot per month		\$ 0.044	\$ 0.055	\$0.011
Commercial Use - per square foot per month		\$ 0.088	\$ 0.110	\$0.022
Other Airport Activities and Charges				
Commercial Landing (Twice Daily) charged annually		\$910.00/Annually	\$1,138.00/Annually	\$228.00
Commercial Undeveloped Land Lease - per square foot per month		\$ 0.088	\$ 0.110	\$0.022
Off-site Operators Permit per month		\$69.00/monthly	\$86.00/Monthly	\$17.00
Fixed Base Operator (FBO) Permit			Negotiated per Agreement	-
Ground Lease Assignment/Transfer on Sale of Private Hangar		\$250.00	\$312.00	\$62.00
Hangar Waiting List Application Fee \$25 non-refundable; balance applied to 1st mo. Rent		N/A	\$125.00	\$125.00
Short Term Vehicle Parking (NTE 7 days)		N/A	\$5.00/Night	\$5.00
Long Term Vehicle Parking - Monthly paid in advance		N/A	\$30.00/Monthly	\$30.00
Long Term Vehicle Parking - Annual paid in advance		N/A	\$300.00/Annually	\$300.00
Gate Access Card - Initial Issue		At Cost	At Cost	-
Gate Access Card - Replacement		At Cost	At Cost	-
Gate Access Remote - Initial Issue		At Cost	At Cost	-
Gate Access Remote - Replacement		At Cost	At Cost	-
Gate Access - Reprogramming		At Cost	At Cost	-
Delinquencies - Tie Down Monthly Rental Payments		Per Agreement	1.5% monthly of delinquent amount	-
Delinquencies - Ground Lease Payments		Per Agreement	10% monthly of delinquent amount	-
 <u>BUILDING SERVICES</u>				
Hourly Rate		\$100.00	\$108.88	\$8.88
Temporary Mobile Home for Residential Use Application		\$100.00	\$413.00	\$313.00
Application Renewal		\$50.00	\$109.00	\$59.00
Temporary Mobile Home on Construction Site		\$100.00	\$186.00	\$86.00
Inspection for Mobile Home		\$100.00	\$232.00	\$132.00
Grading				
Residential (Single Family) Grading <1501 C.Y.				
Application		\$100.00	\$109.00	\$9.00
Plan Check		\$100.00	\$163.00	\$63.00
Inspections		\$235.00	\$314.00	\$79.00
Residential (Single Family) Grading >1500 C.Y. & Multi-Family				
Application		\$100.00	\$109.00	\$9.00
Plan Check		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M	1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M	-
Inspections		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M	1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M	-
Commercial Grading				
Application		\$100.00	\$109.00	\$9.00
Plan Check		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M	1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M	-
Inspections		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M	1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M	-

BUILDING SERVICES (Cont.)

	<u>Current Fee</u>	<u>Proposed Fee</u>	<u>Net Change</u>
Road Encroachment Fees			
Application	\$100.00	\$109.00	\$9.00
Inspections			
A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final)	\$173.00	\$218.00	\$45.00
B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	N/A	\$327.00	\$327.00
C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	N/A	\$436.00	\$436.00
Solar Permit Fees			
Residential Ground Mount	Based on Valuation	\$366.00	\$366.00
Residential Roof Mount	Based on Valuation	\$242.00	\$242.00
Non-Residential Ground Mount	Based on Valuation	\$532.00	\$532.00
Non-Residential Roof Mount	Based on Valuation	\$286.00	\$286.00
Business License Inspection Fee (if inspection for Zoning & Code compliance required)	\$100.00	\$109.00	\$9.00
Agricultural Building Record Fee (Inspection exempt Agricultural Buildings)	\$100.00	\$109.00	\$9.00
Reinspections - All	\$100.00	\$109.00	\$9.00
Plan Reviews/Revised and Resubmittals	T&M	T&M	-
Technology Fee		\$3 minimum up to \$300 maximum, based on 0.0356% valuation	\$3 minimum up to \$300 maximum, based on 0.0356% valuation
	N/A		
General Plan Implementation Fee		\$2 minimum up to \$300 maximum, based on 0.0267% valuation	\$2 minimum up to \$300 maximum, based on 0.0267% valuation
	N/A		
Building Permit Valuation			
Construction - Building (This Multiplier is used to calculate the cost of building permits. Square footage of the building x Building International Code Counsel valuation data table x 0.0139.)	0.0106-0.0125	0.0139 x value with a minimum of \$109.00	.0014 & \$9.00
Trade Permits Plumbing, Mechanical, Electrical, etc.	0.0125 x value with a minimum of \$100.00	0.0139 x value with a minimum of \$109.00	.0014 & \$9.00
Building Master Plan	Varied	25% of Building permit fee	N/A
Building Permit Renewal Fee	Original valuation x .005 x % remaining work, or \$100 whichever is greater	Original valuation x .005 x % remaining work, or \$109 whichever is greater	\$9.00

% Completed	% Remaining	Stage of Completion
10%	90%	Stem walls or footings
15%	85%	Floor deck or slab
50%	50%	Rough frame without Plumbing, Electrical, and HVAC
75%	25%	Frame with ALL Plumbing, Electrical, and HVAC
80%	20%	Through sheetrock

CEMETERIES

County-Operated (Excluding Georgetown Cemetery)			
A. Plot – Full (single depth)			
Purchase of right to interment	\$600.00 - \$900.00	\$1,000.00	\$100.00-\$400.00
Administration Fee (covers administrative cost of first interment)	N/A	\$100.00	\$100.00
Non-Resident Fee** (if applicable)	N/A	\$400.00	\$400.00
B. Plot – Partial (half size of full plot)			
Purchase of right to interment	N/A	\$600.00	\$600.00
Administration Fee	N/A	\$100.00	\$100.00
Non-Resident Fee** (if applicable)	N/A	\$400.00	\$400.00
C. Niche (single)			
Purchase of right to interment	\$1,100.00	\$1,200.00	\$100.00
Administration Fee	N/A	\$100.00	\$100.00
Non-Resident Fee** (if applicable)	N/A	\$400.00	\$400.00
D. Niche (double)			
Purchase of right to interment	N/A	\$1,800.00	\$1,800.00
Administration Fee	N/A	\$100.00	\$100.00
Non-Resident Fee** (if applicable)	N/A	\$400.00	\$400.00
E. Veteran's Cremains Plot			
Purchase of right to interment	N/A	\$450.00	\$450.00
Administration Fee	N/A	\$100.00	\$100.00
Non-Resident Fee** (if applicable)	N/A	\$400.00	\$400.00
F. Crypt (single)			
Purchase of right to interment	\$2,500.00	\$2,750.00	\$250.00

CEMETERIES (Cont.)	Current Fee	Proposed Fee	Net Change
Administration Fee	N/A	\$100.00	\$100.00
Non-Resident Fee** (if applicable)	N/A	\$400.00	\$400.00
G. Crypt (double)			
Purchase of right to interment	\$4,000.00	\$4,500.00	\$500.00
Administration Fee	N/A	\$100.00	\$100.00
Non-Resident Fee** (if applicable)	N/A	\$400.00	\$400.00
H. Opening/Closing Costs			
Opening/Closing – Full	\$950.00	\$950.00*	-
Opening/Closing – Full - Weekend/Holiday	\$275.00	\$275.00 additional*	-
Opening/Closing – Child (in partial plot)	N/A	\$500.00*	\$500.00
Opening/Closing – Child – Weekend/Holiday	N/A	\$175.00 additional*	\$175.00
Opening/Closing – Cremains	\$295.00	\$295.00*	-
Opening/Closing – Cremains – Weekend/Holiday	\$100.00	\$100.00 additional*	-
Opening/Closing – Crypt 2 Lower rows	\$300.00	\$300.00*	-
Opening/Closing – Crypt 3rd Row or higher	\$600.00	\$600.00*	-
Opening/Closing – Crypt - Weekend/Holiday	\$275.00	\$275.00 additional*	-
Opening/Closing – Niche	\$200.00	\$200.00*	-
Opening/Closing – Niche - Weekend/Holiday	\$100.00	\$100.00 additional*	-
Opening/Closing – Excavation for Oversized Burial	N/A	\$500.00 additional*	\$500.00
Georgetown Cemetery			
A. Plot – Full (single or double depth)			
Purchase of right to interment	\$250.00	\$250.00	-
Endowment Care	\$200.00	\$200.00	-
Administration Fee (covers administrative cost of first interment)	N/A	\$100.00	\$100.00
Non-Resident Fee*** (if applicable)	\$400.00	\$400.00	-
B. Plot – Cremains			
Purchase of right to interment	\$100.00	\$100.00	-
Endowment Care	\$100.00	\$100.00	-
Administration Fee (covers administrative cost of first interment)	N/A	\$100.00	\$100.00
Non-Resident Fee*** (if applicable)	\$200.00	\$200.00	-
C. Public Niche			
Purchase of right to interment	N/A	\$250.00	\$250.00
Endowment Care	N/A	\$50.00	\$50.00
Administration Fee (covers administrative cost of first interment)	N/A	\$100.00	\$100.00
Non-Resident Fee*** (if applicable)	N/A	\$100.00	\$100.00
D. Veteran's Niche			
Purchase of right to interment	\$250.00	\$225.00	-\$25.00
Endowment Care	\$50.00	\$50.00	-
Administration Fee (covers administrative cost of first interment)	N/A	\$100.00	\$100.00
Non-Resident Fee*** (if applicable)	\$100.00	\$100.00	-
E. Opening/Closing Costs			
Opening/Closing – Full - Single depth plot	\$950.00	\$950.00*	-
Opening/Closing – Full - First burial of double depth plot	\$1,100.00	\$1,100.00*	-
Opening/Closing – Full - Second burial of double depth plot	\$950.00	\$950.00*	-
Opening/Closing – Full - Weekend/Holiday	\$275.00	\$275.00 additional*	-
Opening/Closing – Cremains	\$295.00	\$295.00*	-
Opening/Closing – Cremains – Weekend/Holiday	\$100.00	\$100.00 additional*	-
Opening/Closing – Public Niche	\$200.00	\$200.00*	-
Opening/Closing – Veteran's Niche	\$200.00	\$200.00*	-
Opening/Closing – Niche - Weekend/Holiday	\$100.00	\$100.00 additional*	-
Opening/Closing – Excavation for Oversized Burial	N/A	\$500.00 additional*	\$500.00
Miscellaneous Cemetery Fees			
Transfer Fee (to release interest in plot/niche)	\$50.00	\$100.00	\$50.00
Companion Fee (research and prepare paperwork for additional interments in one plot, crypt, or niche as allowed by County ordinance)	N/A	\$100.00	\$100.00
Disinterment – Casket In-Ground	\$3,500.00	\$3,500.00*	-
Disinterment – In Ground Cremains	\$400.00	\$400.00*	-
Disinterment – Niche	\$200.00	\$200.00*	-
Disinterment – Crypt - 3rd Row or lower	\$1,500.00	\$1,500.00*	-
Disinterment – Crypt - 4th Row or higher	\$2,500.00	\$2,500.00*	-

* Fees for opening and closing and/or disinterment of graves, crypts, and niches will be based on the fees charged by the vendor 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.

** Non-Resident fee is applicable to non-residents of El Dorado County.

*** Non-Resident fee is applicable to non-residents of the Georgetown Cemetery District.

ENVIRONMENTAL MANAGEMENT

Hourly Rate	\$143.00	\$163.93	\$20.93
Environmental Health Permit Fees			
Bakery	\$431.00	\$492.00	\$61.00
Bar	\$287.00	\$328.00	\$41.00
Bed & Breakfast (Food Facility)	\$360.00	\$410.00	\$50.00
Body Art Facility Permit Fee - Annual	\$280.00	\$328.00	\$48.00
Body Art Practitioner Registration Fee - Annual	\$70.00	\$82.00	\$12.00
Caterer	\$287.00	\$328.00	\$41.00
Commissary	\$287.00	\$328.00	\$41.00

ENVIRONMENTAL MANAGEMENT (Cont.)

	Current Fee	Proposed Fee	Net Change
Cottage Food Operation Class "A"	\$72.00	\$82.00	\$10.00
Cottage Food Operation Class "B"	\$215.00	\$246.00	\$31.00
Ear Piercing Facility Notification	\$47.00	\$49.00	\$2.00
Market/Retail <2000 Sq. Ft.	\$287.00	\$328.00	\$41.00
Market/Retail >2000 Sq. Ft.	\$360.00	\$410.00	\$50.00
Market/Retail-Prepackaged Only	\$143.00	\$164.00	\$21.00
Market+1 (Meat, Deli, Bakery, Restaurant)	\$503.00	\$574.00	\$71.00
Market+2 (Meat, Deli, Bakery, Restaurant)	\$647.00	\$738.00	\$91.00
Market+3 (Meat, Deli, Bakery, Restaurant)	\$790.00	\$902.00	\$112.00
Market+4 or More (Meat, Deli, Bakery, Restaurant)	\$934.00	\$1,066.00	\$132.00
Mobile Food / Pre-Packaged	\$143.00	\$164.00	\$21.00
Mobile Food/Roadside	\$287.00	\$328.00	\$41.00
Organized Camps (Fee In Addition To Fees Collected For Other Permits)	\$287.00	\$656.00	\$369.00
Plus Catering/Only Use with Existing Restaurant	\$143.00	\$164.00	\$21.00
Restaurant <650 Sq. Ft.	\$360.00	\$410.00	\$50.00
Restaurant >650 Square Feet	\$431.00	\$492.00	\$61.00
Restaurant-Bar	\$431.00	\$492.00	\$61.00
River Rafting/Food	\$287.00	\$328.00	\$41.00
Schools/Public Agencies (Food Facility)	\$431.00	\$492.00	\$61.00
Seasonal Food Facility (Closed For One Consecutive Quarter)	\$287.00	\$328.00	\$41.00
Spa	\$287.00	\$328.00	\$41.00
Swimming Pool	\$431.00	\$492.00	\$61.00
Temporary/Occasional Event within 5 Days of Event	\$180.00	\$213.00	\$33.00
Temporary/Occasional Event within 14 Days of Event	\$143.00	\$164.00	\$21.00
Temporary/Pre-Packaged Food Booth	\$73.00	\$82.00	\$9.00
Wading Pool	\$287.00	\$328.00	\$41.00
Winery - Commercial Kitchen	\$287.00	\$328.00	\$41.00
Winery - Pre-Packaged Food	\$143.00	\$164.00	\$21.00
Winery - Seasonal	\$287.00	\$328.00	\$41.00
Plan Check Fees: New Construction			
Plan Check: Bakery	\$717.00	\$820.00	\$103.00
Plan Check: Bar	\$574.00	\$656.00	\$82.00
Plan Check: Bar and Restaurant	\$861.00	\$984.00	\$123.00
Plan Check: Bed & Breakfast	\$431.00	\$492.00	\$61.00
Plan Check: Body Art/Tattoo	\$280.00	\$328.00	\$48.00
Plan Check: Caterers	\$287.00	\$328.00	\$41.00
Plan Check: Market +1	\$861.00	\$984.00	\$123.00
Plan Check: Market +2	\$1,005.00	\$1,148.00	\$143.00
Plan Check: Market +3	\$1,148.00	\$1,311.00	\$163.00
Plan Check: Market +4	\$1,291.00	\$1,475.00	\$184.00
Plan Check: Market Pre-Packaged Only	\$143.00	\$164.00	\$21.00
Plan Check: Market/Retail <2000 Sq. Ft.	\$574.00	\$656.00	\$82.00
Plan Check: Market/Retail >2000 Sq. Ft.	\$717.00	\$820.00	\$103.00
Plan Check: Mobile Food/Roadside	\$287.00	\$328.00	\$41.00
Plan Check: Other (Per Hour) - Consultations, Reinspections, Etc.	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Plan Check: Restaurant < 650 Sq. Ft.	\$717.00	\$820.00	\$103.00
Plan Check: Restaurant > 650 Sq. Ft.	\$861.00	\$984.00	\$123.00
Plan Check: Schools/Public Agencies	\$717.00	\$820.00	\$103.00
Plan Check: Spa	\$861.00	\$984.00	\$123.00
Plan Check: Swimming Pool	\$861.00	\$984.00	\$123.00
Other Related Fees Based Upon Need & Actual Costs			
Parcel Research (Per Parcel)	\$13.00	\$13.00	-
Food Handler Classes			
Food Handler Mgr. Ed. - Class, Test, & Book	\$173.00	\$211.00	\$38.00
Food Handler Mgr. Ed. Book Only	\$72.00	\$121.00	\$49.00
Food Handler Mgr. Ed. Book & Test Only	\$127.00	\$60.00	(\$67.00)
Food Handler Mgr. Ed. Class Only	\$50.00	\$90.00	\$40.00
Food Handler Mgr. Ed. Class & Test Only	\$104.00	\$157.00	\$53.00
Food Handler Mgr. Ed. Test Only	\$65.00	\$67.00	\$2.00
Food Handler Mgr. Reschedule Fee	\$34.00	\$41.00	\$7.00
Food Handler Mgr. Safety Re-Certification	\$80.00	\$92.00	\$12.00
Food Safety Training (Per Hour)	\$143.00	\$163.93/hour	\$21/hour
Mgr. Certification - Re-Test	\$26.00	\$67.00	\$41.00
Certified Unified Program Agency (CUPA) Fees			
Above Ground Petroleum Storage Act (APSA - Less Than 10,000)	\$106.00	\$114.00	\$8.00
Above Ground Petroleum Storage Act (APSA - 10,000 - 100,000)	\$213.00	\$246.00	\$33.00
Above Ground Petroleum Storage Act (APSA - 100,001 - 1,000,000)	\$426.00	\$492.00	\$66.00
CUPA-Business Plans/Large Businesses (>1,999 Gallons above Ground)	\$287.00	\$328.00	\$41.00
CUPA-Business Plans/Small Businesses (55-1,999 Gallons above Ground)	\$216.00	\$246.00	\$30.00
CUPA-Other - UGST Sites Repair/Remodel/Upgrade - Minor (Per Site)	\$287.00	\$327.86 min. then T&M	\$40 plus T&M
CUPA-Small Quantity Hw. Gen. (<55 Gallons Stored)	\$216.00	\$246.00	\$30.00
CUPA-UGST - Annual Permit (Per Tank)	\$431.00	\$492.00	\$61.00
CUPA-UGST - Envir. Assessment-Review/File Search (Per Hour)	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
CUPA-UGST - Interior Lining Installation Permit (Per Tank)	\$287.00	\$328.00	\$41.00

ENVIRONMENTAL MANAGEMENT (Cont.)

	Current Fee	Proposed Fee	Net Change
CUPA-UGST - Permanent Close/Abandon/Remove (Per Tank)	\$574.00	\$655.72 min. then T&M	\$81 plus T&M
CUPA-UGST - Remediation, Site Assess, Invest	\$431.00	\$492.00	\$61.00
CUPA-UGST - Repair/Remodel/Upgrade - Major (Per Tank)	\$503.00	\$573.75 min. then T&M	\$70 plus T&M
CUPA-UGST - Tank Installation & Replacement (Per Tank)	\$431.00	\$491.79 min. then T&M	\$60 plus T&M
CUPA-UGST - Temporary Closure (Per Tank)	\$287.00	\$328.00	\$41.00
Medical Waste Fees			
Med Wst-Acute Care Hosp.	\$717.00	\$820.00	\$103.00
Med Wst-Clinical Laboratory	\$287.00	\$328.00	\$41.00
Med Wst-Health Cafe Service Plan Fac.	\$431.00	\$492.00	\$61.00
Med Wst-Intermediate Care	\$360.00	\$410.00	\$50.00
Med Wst-Medical/Dental/Veterinary Offices	\$287.00	\$328.00	\$41.00
Med Wst-Nursing Facility 1-99	\$360.00	\$410.00	\$50.00
Med Wst-Nursing Facility 100-199	\$431.00	\$492.00	\$61.00
Med Wst-Nursing Facility 200 or More	\$503.00	\$574.00	\$71.00
Med Wst-Primary Care	\$431.00	\$492.00	\$61.00
Med Wst-Sm Qty without Onsite/Initial Filing Fee	\$73.00	\$82.00	\$9.00
Med Wst-Sm Qty with Onsite	\$143.00	\$164.00	\$21.00
Med Wst-Specialty Clinics	\$431.00	\$492.00	\$61.00
Med Wst-Storage Fac. (2-10 Generators)	\$143.00	\$164.00	\$21.00
Med Wst-Storage Fac. (11-49 Generators)	\$287.00	\$328.00	\$41.00
Med Wst-Storage Fac. (50 or More Generators)	\$574.00	\$656.00	\$82.00
Med Wst-Transfer Station	\$574.00	\$656.00	\$82.00
Med Wst-Veterinary Clinic or Hospital	\$287.00	\$328.00	\$41.00
Solid Waste Monitoring			
Monitoring Well Install (Including PE 4354, 4356)	\$287.00	\$327.86 min. then T&M	\$40 plus T&M
Monitoring Well Abandon (With UST Permit) (Including PE 4355, 4357)	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Non-UGST-Site Assessment (Per Parcel) - Soil Boring-GTECH/Seismic	\$287.00 plus \$143 / Parcel	\$327.86 min then \$163.93 per parcel	\$73 min plus \$20/parcel
Domestic Drinking Water Wells			
Change of Driller	\$73.00	\$81.97 min. then T&M	\$8 plus T&M
Geothermal Wells - Heat Exchange Well	\$287.00 plus \$143 / Parcel	\$163.93 min. then T&M	N/A
New Well Construction Permit (Individual or Irrigation Well)	\$431.00	\$163.93 min. then T&M	N/A
Penalty for Drilling Without Permit	\$717.00	\$820.00	\$103.00
Penalty For Abandon/Destroy Without Permit	\$431.00	\$492.00	\$61.00
Permit Extension	\$73.00	\$82.00	\$9.00
Permit Revision	\$73.00	\$81.97 min. then T&M	\$8 plus T&M
Well Deepen/Modify or Repair Permits	\$73.00	\$81.97 min. then T&M	\$8 plus T&M
Well Destruction Permits	\$216.00	\$245.90 min. then T&M	\$29 plus T&M
Well Re-Construction Permit	\$73.00	\$81.97 min. then T&M	\$8 plus T&M
Well Permit-Public	\$574.00	\$655.72 min. then T&M	\$81 plus T&M
Real Estate Loan Health Clearance Inspection			
Loan Cert/Septic Only	\$216.00	\$246.00	\$30.00
Loan Cert/Water and Septic (Does Not Include Lab Fees)	\$287.00	\$246.00	(\$41.00)
Loan Cert/Water Only (Does Not Include Lab Fees)	\$216.00	\$328.00	\$112.00
Water Sample Hourly Rate	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Individual Sewage Disposal Systems			
Penalty for Illegal Septic System	\$717.00	\$820.00	\$103.00
Septic System, Abandoned	\$216.00	\$246.00	\$30.00
Septic System, Addition Permit	\$360.00	\$410.00	\$50.00
Septic Annual Operating Permit - Monitoring	\$216.00	\$246.00	\$30.00
Septic System, Commercial	\$934.00	\$1,066.00	\$132.00
Septic System, Commercial Addition	\$431.00	\$491.79 min. then T&M	\$41 plus T&M
Septic System, Commercial Repair	\$431.00	\$491.79 min. then T&M	\$60 plus T&M
Septic System Experimental/Alternative Permit	\$1,435.00	\$811.00	(\$624.00)
Septic System, New / Single Family	\$717.00	\$820.00	\$103.00
Septic System, Reinspections	\$216.00	\$245.90 min. then T&M	\$29 plus T&M
Septic System, Repair	\$216.00	\$246.00	\$30.00
Septic Misc. Review (Decks, Pools, Garages, Sheds, Barns, Storage, Etc.)	\$73.00	\$81.97 min. then T&M	\$8 plus T&M

ENVIRONMENTAL MANAGEMENT (Cont.)

	Current Fee	Proposed Fee	Net Change
Septic System, Revision to Permit Application	\$73.00	\$81.97 min. then T&M	\$8 plus T&M
Septic Vehicles (Per Vehicle)	\$216.00	\$246.00	\$30.00
Septage Disposal Fee (Registered Haulers Only)	\$0.0102/lbs.	\$0.01176/lbs.	\$0.00156/lbs.
Test Trench Feasibility Inspection	\$216.00 plus \$143 / ea. Add'l trench	\$245.90 min. then T&M ea. Add'l trench	\$46 plus T&M
Small Public Water Systems			
Food Facility Water System - Operating Permit	\$143.00	\$246.00	\$103.00
New Community Water Syst Application	\$518.00	\$590.00	\$72.00
New Non-Community Small Water System Permit Application Fee	\$360.00	\$410.00	\$50.00
Non-Community Water System (Non-Transient)	\$574.00	\$656.00	\$82.00
Non-Community Water System (Transient-Base Chg.)	\$431.00	\$492.00	\$61.00
Small Community Water System (Base Charge)	\$574.00	\$656.00	\$82.00
State Small Water System (Base Charge)	\$216.00	\$246.00	\$30.00
Water System Change in Ownership	\$155.00	\$180.00	\$25.00
Construction & Demolition Compliance			
C & D Debris Waste Management Plan Processing		\$164.00	
C & D Debris Diversion Compliance Fee		Double the building permit fee	
C & D Debris Deposit		Double the building permit fee	
Land Use Fees			
Assessment of Design Review	\$287.00	\$328.00	\$41.00
Boundary Line Modification	\$216.00	\$246.00	\$30.00
Certificate of Compliance Review	\$216.00	\$246.00	\$30.00
Department Of Real Estate Letter	\$143.00	\$164.00	\$21.00
General Plan Map Amendment	\$143.00	\$328.00	\$185.00
Major Revision to Approved Tentative Map	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Minor Revision to Approved Tentative Map	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Notice of Preparation (Per Hour)	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Planning Commission, Minor New Construction Commercial	\$143.00	\$164.00	\$21.00
Planning Director, Minor New Construction Commercial	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Pre-Application Meetings	\$73.00	\$82.00	\$9.00
Review of a Planned Development Plan	\$143.00	\$164.00	\$21.00
Review of Revisions to Approved Tentative Parcel Map	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Review of Subdivision Maps, Preliminary, Rural	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Review of Subdivision Maps, Preliminary, Urban	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Review of Tentative Maps of Subdivisions on Public Services (Sewer & Water) (Based On One Hour Charge)	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Review of Tentative Maps of Subdivisions on Septic Systems 0-49 Lots	\$1,579.00	\$541.00	(\$1,038.00)
Review Of Tentative Maps of Subdivisions on Septic Systems 50-99 Lots	\$1,722.00	\$541.00	(\$1,181.00)
Review of Tentative Maps of Subdivisions on Septic Systems 100+ Lots	\$1,866.00	\$631.00	(\$1,235.00)
Review of Tentative Parcel Maps	\$431.00	\$270.00	(\$161.00)
Review of Variance Application	\$574.00	\$270.00	(\$304.00)
Site Plan Review	\$143.00	\$164.00	\$21.00
Special Use Permit Review	\$574.00	\$270.00	(\$304.00)
Subdivision Tentative Map, Revision during Review	\$143.00	\$163.93 min. then T&M	\$20 plus T&M
Zoning Administrator, Minor New Construction Commercial	\$143.00	\$164.00	\$21.00
Zoning Administrator, Minor Wireless Communications Facility	\$143.00	\$163.93 min. then T&M	\$20 plus T&M

PLANNING SERVICES

Hourly Rate	\$100.00	\$119.27	\$19.27
Appeals	\$200.00 - \$1000.00 T&M	\$239.00	(\$761) to \$39
Boundary Line Adjustment	\$300.00	\$358.00	\$58.00
Boundary Line Adjustment Time Extension	\$50.00	\$82.00	\$32.00
Boundary Line Merge	\$100.00	\$119.00	\$19.00
Building Permits			
Grading (Not associated with a structure)	\$200.00	\$159.00	(\$41.00)
Non-residential, New Construction (new floor plan)	\$600.00	\$423.00	(\$177.00)
Tenant Improvements with a change in use or occupancy	\$300.00	\$246.00	(\$54.00)
Tenant Improvements with no change in use or occupancy	\$50.00	\$144.00	\$94.00
Wall signs and misc. other non-residential	\$50.00	\$112.00	\$62.00
Miscellaneous: Plan check Revisions, review of 2nd Corrections, and any other activity not covered in the fee schedule	Charged hourly rate	T&M	-

PLANNING SERVICES (Cont.)	Current Fee	Proposed Fee	Net Change
Residential: new dwellings, second dwelling units, multi-family	\$300.00/dwelling	\$250.00	(\$50.00)
Accessory structures, expansion of existing structures, ag buildings, pools	\$100.00	\$123.00	\$23.00
Minor permit review (permits requiring limited review)	\$25.00	\$66.00	\$41.00
Special Zoning Review (Additional fee for flood zone, development eligibility review, TRPA MOU, or similar)	\$100.00	\$80.00	(\$20.00)
Certificate of Compliance			
Discretionary - Hearing Required	\$3,500.00	\$4,174.00	\$674.00
Discretionary - No Hearing Required	\$600.00	\$716.00	\$116.00
Major Revision to Approved Certificate	\$2,625 T&M	\$2625 deposit, T&M	-
Minor Revision to approved Certificate (No Changes to environmental document)	\$875.00	\$1,044.00	\$169.00
Design Review			
Major	\$5,000.00	\$7,156.00	\$2,156.00
Minor	\$1,000.00	\$2,385.00	\$1,385.00
Major Revision to Approved Design Review	75% of fee	75% of fee	-
Minor Revision to Approved Design Review	25% of fee	25% of fee	-
Development Agreement			
Initial Application	\$2500 T&M	\$2500 deposit, T&M	-
Annual Review Fee	\$800 T&M	\$800 deposit, T&M	-
Environmental Impact Report (EIR)			
Notice of Preparation	\$2000 T&M	\$2000 deposit, T&M	-
EIR and Hearings and Staff Time (Consultant charges are based on cost identified by contract)	\$5000 T&M	\$5000 deposit, T&M	-
Finding of General Plan Consistency	\$500.00	\$613.00	\$113.00
General Plan			
Map Amendment	\$4000 T&M	\$4000 deposit, T&M	-
Text Amendment, Major (not CEQA exempt)	\$2000 T&M	\$2000 deposit, T&M	-
Text Amendment, Minor (CEQA exempt)	\$1000 T&M	\$1000 deposit, T&M	-
Hearing Continuation Off-Calendar, Requested by Applicant	\$300.00	\$358.00	\$58.00
Parcel maps			
Residential/Commercial Parcel Map	\$5,200.00	\$8,311.00	\$3,111.00
Major Revision to Approved Parcel Map	75% of fee	\$6,233.00	N/A
Minor Revision to Approved Parcel Map	25% of fee	\$2,078.00	N/A
Time Extensions	\$1000 T&M	\$1000 deposit, T&M	-
Corrections to Recorded Final/Parcel Map	\$750.00	\$1,806.00	\$1,056.00
Parcel Map Waiver	\$400.00	\$602.00	\$202.00
Planned Development			
Planned Development	\$6000 T&M	\$6000 deposit, T&M	-
Major Revision to Approved Development Plan	\$4000 T&M	\$4000 deposit, T&M	-
Minor Revision to Approved Development Plan (No change to environmental document)	\$1,000.00	\$1,379.00	\$379.00
Pre Application Review			
Minor	\$600.00	\$941.00	\$341.00
Major	\$2,000.00	\$3,594.00	\$1,594.00
Reactivation or Revision: 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.			
Reactivation	50% of fee* T&M	50% of fee* T&M	-
Revision (Actual percentage to be determined by Planning Service based on extent of revision proposed)	25-50% of fee* T&M	25-50% of fee* T&M	-
Reclamation			
Reclamation Plan	\$4000 T&M	\$4000 deposit, T&M	-
Reclamation Plan Revision	\$2000 T&M	\$2000 deposit, T&M	-
Annual Inspection and Report	\$1000 T&M	\$1000 deposit, T&M	-
Research Requests and Zoning Letters			
Reconstruction After Burn-Down Letter	\$100.00	\$119.00	\$19.00
ABC License Verification, DMV Zoning, and HCD Compliance	\$50.00	\$60.00	\$10.00
Public Convenience and Necessity	\$250.00	\$298.00	\$48.00
Unlisted Services and Research	\$100.00 T&M	\$119 deposit, T&M	\$19.00
Reversion to Acreage	\$150.00	\$179.00	\$29.00
Site Plan Review			
Administrative Permit	\$100.00	\$119.00	\$19.00
Agricultural Setback Relief (see Variance)			
Improvement Plans	\$300.00	\$358.00	\$58.00
Commercial	\$300.00	\$583.00	\$283.00
Ranch Marketing or Winery	\$250.00	\$1,193.00	\$943.00
Special Use Permit			
Planning Commission/Zoning Administrator, Major	\$4,000.00	\$7,563.00	\$3,563.00
Planning Commission/Zoning Administrator, Medium	\$1,500.00	\$4,684.00	\$3,184.00
Planning Commission/Zoning Administrator, Minor	\$1,500.00	\$1,789.00	\$289.00
Major Revision to Approved Special Use Permit	75% of fee	75% of fee*	-
Minor Revision to Approved Special Use Permit	25% of fee	25% of fee*	-
Specific Plans and revisions (Staff costs only. Consultant costs are covered by separate contract)	\$5000 T&M	\$5000 T&M	-
Subdivision Maps			
Preliminary Map	\$2000 T&M	\$2000 deposit, T&M	-
Tentative Map (All types)	\$7500 T&M	\$7500 deposit, T&M	-

PLANNING SERVICES (Cont.)

	Current Fee	Proposed Fee	Net Change
Major Revision to Approved Tentative Map	\$5000 T&M	\$5000 deposit, T&M	-
Minor Revision to Approved Tentative Map	\$1,850.00	\$2500 deposit, T&M	\$650.00 plus T&M
Final Map	\$2,000.00	\$2,385.00	\$385.00
Time Extensions	\$1000 T&M	\$1000 deposit, T&M	-
Temporary Use Permit (All Categories)			
A. Subdivision Model Homes, Construction Yard, Office, Outdoor Sales	\$150.00	\$411.00	\$261.00
B. Christmas Tree Lots, Auctions, Temporary Signs	\$100.00	\$363.00	\$263.00
C. Outdoor Concerts, Itinerate Shows, Carnivals, Circuses, Rodeos, and Religious Revival Meetings	\$400.00	\$506.00	\$106.00
D. Other Uses: As determined by Development Services Division Director	\$200.00	\$423.00	\$223.00
Variance			
17.22.600 et. Seq. (Discretionary Variance)	\$2,200.00	\$2,624.00	\$424.00
Administrative Front Setback Reduction (17.14-020 - 17.14-040)	\$50.00	\$60.00	\$10.00
Administrative Relief for Agricultural Setbacks	\$50.00	\$507.00	\$457.00
Administrative Relief for Riparian Setbacks	\$300.00	\$358.00	\$58.00
Administrative 10% Relief (17.22.020)	\$600.00	\$775.00	\$175.00
Williamson Act Contracts (Agricultural Preserve)			
Establish and Amendments (Rezone to LA is no charge; Rezone to AG or PA requires the full rezone fee)	\$800.00	\$1,174.00	\$374.00
Immediate Cancellation (no fee for notice of non-renewal)	\$1000 T&M	\$1000 deposit, T&M	-
Zone Change	\$2800 T&M	\$2800 deposit, T&M	-

*Based on a percentage of current fee shown under original application type.

TRANSPORTATION

		Variable - Per Classification	Variable - Per Classification	
Hourly Rate		Variable - Per Classification	Variable - Per Classification	-
Boundary Line Adjustment		\$68.00	\$550.00	\$482.00
Certificate of Compliance		\$513.00	\$933.00	\$420.00
Commercial Grading		T&M	5%** & T&M	-
Design Review				
Planning Commission or Director		\$274.00	\$3,000 deposit, T&M	N/A
Minor Design Review				
A. Signs, On-Site		N/A	\$370.00	\$370.00
B. Accessory Structures		N/A	\$370.00	\$370.00
C. Minor Expansion of Floor Plan		N/A	\$370.00	\$370.00
D. New Construction, Commercial		N/A	\$370.00	\$370.00
E. 3 Single-Family Residences		N/A	\$370.00	\$370.00
F. 4-6 Apartment Units		N/A	\$370.00	\$370.00
Revision to Approved Design Review		\$137.00	T&M	N/A
Encroachments Applications				
Utility		\$68.50	\$118.00	\$49.50
Excavation		\$68.50	Covered by Grading Permit	-
Access or Driveway (Blanket, Field, Adjacent cut/fill)		\$68.50	\$118.00	\$49.50
Encroachments Inspections				
Utility				
A. Utility Company/District		App Fee plus 1.5 x labor + applied vehicle rates	T&M	N/A
B. Non-Utility Company/District		App Fee plus 1.5 x labor + applied vehicle rates	\$300.00 deposit, T&M	N/A
Excavation		\$137.00	Covered by Grading Permit	N/A
Access or Driveway				
A. On improved County Rd w/ curb and gutter or with an approved drainage facility	2 inspections	\$205.50	\$486.00	\$280.50
Site Review, Final				
B. Permit with non-improved road with stamped plans	3 inspections	\$205.50	\$729.00	\$523.50
Site Review, Sub Grade, Final				
C. Permit with non-improved road with unstamped plans	4 inspections	\$205.50	\$972.00	\$766.50
Site Review, Sub Grade, Rock Grade, Final				
D. Reinspections of Above	per inspection	\$137.00	\$243.00	\$106.00
Additional Encroachment Fees				
Permit Application For Work Performed Prior to Issuance of a Valid Permit. See County Ordinance Section 12.08.160B		\$137.00	\$60.00	(\$77.00)
Appeal Fee Paid Prior to Forwarding Appeal to Board of Supervisors		\$137.00	\$50.00	(\$87.00)
General Grading				
General Grading Application		\$60.25	\$118.00	\$57.75
General Grading Plan Check				
250 -1500 Cubic Yards		\$60.25	\$243.00	\$182.75
Over 1500 Cubic Yards		T&M	\$1,000 deposit, T&M	-
Changes, Additions or Revisions		Deposit based on Engineer's estimate of Cost/T&M	T&M	N/A

TRANSPORTATION (Cont.)

	Current Fee	Proposed Fee	Net Change
General Grading Inspection			
250 - 1,500 Cubic Yards	\$234.98	\$1,214.00 (based on 5 inspections)	\$980.00
Over 1500 Cubic Yards	Deposit based on Engineer's estimate of Cost/T&M	\$1,000 deposit, T&M	N/A
Changes, Additions or Revisions	Deposit based on Engineer's estimate of Cost/T&M	T&M	N/A
Surety	\$68.50	\$118.00	\$49.50
Oversized Load (State Mandated) Permit			
Over width, height and weight on any type transport***	\$16.00 each	\$16.00 each	-
Over width, height, and weight on any type of transport blanket***	\$90.00 annually per Vehicle	\$90.00 annually per Vehicle	-
Planned Development			
Residential	\$274.00	\$2,000 deposit, T&M	\$1,726.00 & T&M
Commercial/Industrial	\$274.00	\$2,000 deposit, T&M	\$1,726.00 & T&M
In Conjunction with Zone Change	\$274.00 T&M	\$2,000 deposit, T&M	\$1,726.00 & T&M
Parcel Map Commercial		\$5,000 deposit, T&M	N/A
Parcel Map Residential			
Plancheck/Inspection	\$1,535.00	\$5,000 deposit, T&M	\$3,465.00 & T&M
Revisions to Approved Parcel Map	\$137.00/\$345.00	T&M	N/A
Time Extensions	\$205.00	T&M	N/A
Pre Application Development Meeting - Major	N/A	\$884.00	\$884.00
Pre Application Development Meeting - Minor	N/A	\$295.00	\$295.00
Roadside Memorial Sign	\$265.00	\$265.00	-
Special Event Permit / Parade / Involving Road Closure			
Initial submission	N/A	\$436.00	\$436.00
Subsequent years 2-5	N/A	\$218.00	\$218.00
Special Event permit life span is 5 years max.			
Special Use Permit (All Categories)			
Planning Commission	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Zoning Administrator	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Zoning Administrator (Minor)(Categorically Exempt)	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Off-Premise Signs (CEQA Section 15311(A))	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
On-Site Signs, Excess Area (CEQA Section 15311(A))	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Ham Radio Antenna Height (CEQA Section 15303(E))	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Fence Height (CEQA Section 15303(E))	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Modification of Non-Conforming Parking/Landscaping (CEQA Section 15311(B))	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Temporary Uses Not Listed (Zoning Ord. Section 17.23.030)	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Minor Expansion of Floor Area (CEQA Section 15301 (E))	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
New Construction Commercial 2,500/10,000 Sf or Less (CEQA Section 15303(C))	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Wireless Communications Facility (Co-Location)	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Major Revisions to Approved Special Use Permit	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Minor Revisions to Approved Special Use Permit	\$205.00	\$1,600 deposit, T&M	\$1,395.00 & T&M
Temporary Use Permit (All Categories)			
A. Subdivision Model Homes, Construction Yard, Office, Outdoor Sales	N/A	\$500.00	\$500.00
B. Christmas Tree Lots, Auctions, Temporary Signs	N/A	\$500.00	\$500.00
C. Outdoor Concerts, Itinerate Shows, Carnivals, Circuses, Rodeos, and Religious Revival Meetings	N/A	\$500.00	\$500.00
D. Other Uses: As determined by Division Director	N/A	\$500.00	\$500.00
Tentative Maps	T&M	\$5,000 deposit plus 2.5%** , T&M	N/A
Traffic Study	\$5,000.00 T&M	\$5,000 deposit, T&M	N/A
Variance	\$137.00	\$707.00	\$570.00
Zone Change	\$340.00	\$500.00	\$160.00
Zone with General Plan Map Amendment	\$640.00	\$756.00	\$116.00

* Deposits Based On Estimate of Actual Costs

** Deposits based on Developer's Engineer's Estimate

*** Maximum Fees are established in accordance with the State of California Vehicle Code Division 15, Chapter 5, Article 6, Section 35795

"Permit Fee" and the State of California Code of Regulations, Title 21, Sec. 1411.3

ZONE OF BENEFIT

Zone of Benefit Proceedings	\$1,000 T&M	\$1,000 deposit, T&M	-
-----------------------------	-------------	----------------------	---

AGENCY ADDITIONAL FEES

Returned Check Fee - Tied to Maximum allowed by State	\$25.00	\$25.00	-
Copies/Duplication	15 cents per page or "printer cost" plus 5% handling fee	15 cents per page or "printer cost" plus 5% handling fee	-
Maps/GIS			
Size A (8 1/2" x 11")	\$5.00	\$5.00	-
Size B (11"x 17")	\$7.50	\$7.50	-

AGENCY ADDITIONAL FEES

	<u>Current Fee</u>	<u>Proposed Fee</u>	<u>Net Change</u>
Size C (18" x 24")	\$10.00	\$10.00	-
Size D (24" x 36")	\$15 + \$2.50 per SF over 6 SF	\$15 + \$2.50 per SF over 6 SF	-
Miscellaneous Manuals, Etc.	Actual cost	Actual cost	-
Public Record Requests	Per Evidence Code 1563	Per Evidence Code 1563	-
Research Records	\$100.00 T&M	T&M	-
Revenue Recovery Referral Charge	0% of amount sent to collections	14% of amount sent to collections	14%
Witness Fee	T&M per applicable Government Code	T&M per applicable Government Code	-

Construction Comparison for Current and Proposed Fees

Multiplier OLD/NEW	For New Building EDH Ground Up		For New Building EDH Ground Up	
	1600 Sq. Ft.		3200 Sq. Ft.	
	0.0106	0.0139	0.0106	0.0139
BLD FEE - TIM	2,688.16	3,525.04	4,837.84	6,343.96
CA GREEN FEE	11.00	11.00	19.00	19.00
DOT 04GP EDH TIM	28,140.00	28,140.00	28,140.00	28,140.00
EDH P&R - SINGLE FAMILY	9,806.00	9,806.00	9,806.00	9,806.00
ENCROACHMENT/EDH	273.00	436.00	273.00	436.00
GRADING1-FAM	435.00	586.00	435.00	586.00
PH MIT 2 RESIDENTIAL	386.00	386.00	386.00	386.00
SAFETY - SINGLE FAMILY	215.00	215.00	215.00	215.00
SITE ADDRESSING	25.00	25.00	25.00	25.00
SMIP	32.96	32.96	59.33	59.33
FIRE-EDC-SPRINKLER	1,760.00	1,760.00	3,520.00	3,520.00
PLNG GRADING SITE REV	200.00	159.00	200.00	159.00
PLNG SFD SITE REVIEW	300.00	250.00	300.00	250.00
TOTAL	44,272.12	45,332.00	48,216.17	49,945.29

Multiplier OLD/NEW	For Commercial Building - Warehouse		For Commercial Building - Office	
	12,000 Sq. Ft.		20,806 Sq. Ft.	
	0.0106	0.0139	0.0106	0.0139
BLD FEE - TIM	8,395.20	11,008.80	30,452.65	39,933.19
CA GREEN FEE	32.00	32.00	115.00	115.00
DOT 04GP TIM ZN 1-7	-	-	178,931.60	178,931.60
ENCROACHMENT/EDH	273.00	436.00	273.00	436.00
PH MIT 2 COMMERCIAL	3,360.00	3,360.00	5,825.68	5,825.68
SAFETY - NONRES	204.00	204.00	915.46	915.46
SITE ADDRESSING	25.00	25.00	25.00	25.00
SMIP - CMCL	221.76	221.76	804.40	804.40
FIRE-EDC-SPRINKLER	4,680.00	4,680.00	8,114.34	8,114.34
PLNG NON-RES MJR SITE	600.00	423.00	600.00	423.00
TOTAL	17,790.96	20,390.56	226,057.13	235,523.67

Multiplier OLD/NEW	For Building EDH (Non-TIM)		For Building EDH (Non-TIM)	
	1600 Sq. Ft.		3200 Sq. Ft.	
	0.0125	0.0139	0.0125	0.0139
BLD FEE - NTIM	3,170.00	3,525.04	5,705.00	6,343.96
CA GREEN FEE	11.00	11.00	19.00	19.00
DOT 04GP EDH TIM	-	-	-	-
EDH P&R - SINGLE FAMILY	9,806.00	9,806.00	9,806.00	9,806.00
ENCROACHMENT/EDH	273.00	436.00	273.00	436.00
GRADING1-FAM	435.00	586.00	435.00	586.00
PH MIT 2 RESIDENTIAL	386.00	386.00	386.00	386.00
SAFETY - SINGLE FAMILY	215.00	215.00	215.00	215.00
SITE ADDRESSING	25.00	25.00	25.00	25.00
SMIP	32.96	32.96	59.33	59.33
FIRE-EDC-SPRINKLER	1,760.00	1,760.00	3,520.00	3,520.00
PLNG GRADING SITE REV	200.00	159.00	200.00	159.00
PLNG SFD SITE REVIEW	300.00	250.00	300.00	250.00
TOTAL	16,613.96	17,192.00	20,943.33	21,805.29

Airports
Community Development Agency
Fee Study FY 14/15



El Dorado County Airports Fee Analysis Narrative and Recommendations 2015

Background

The County of El Dorado owns and operates two General Aviation airports, the Placerville Airport in Placerville, and the Georgetown Airport in the unincorporated Georgetown area. Fuel sales are available at both airports, which supplements income from rental/lease revenues for tie down and hanger spaces. For the purpose of this analysis, all revenue and expenses related to fuel services in both airports was not considered, as fuel services are self-sustaining.

As of fiscal year 2014/2015, the Georgetown Airport rental and land lease revenue results from eleven single engine tie down spaces, and land leases from twelve single T hangars, and a few private rectangular hangars on leased land. One Fixed Base Operator (FBO) Airfilm, is based at the Georgetown Airport.

As of fiscal year 2014/2015, the Placerville Airport received revenue from the rental of ten County Owned single twin hangars, one twin engine tie down. Thirty single engine tie downs, and thirty private single T-hangars, twenty five twin T-hangars, and several rectangular hangars on leased land, as well as five FBOs. The airport also receives lease revenue from a cellular telephone provide that has located a repeater tower on the airport grounds.

Each Airport receives \$10,000 annually in Special Aviation Funding from the State of California. Additionally, each airport receives a portion of the property taxes assessed on the aircraft and privately owned hangars. The bulk of operating revenue for both airports is produced by land rental, lease and fees paid by airport users. The Georgetown Airport relies heavily on subsidies from the General Fund, in addition to the property taxes. The Placerville Airport has not required additional subsidy in previous years. As of fiscal year 2015/2016, the fund balance that supported the Placerville Airport Operations will be exhausted, and absent an increase in revenue, Placerville Airport, too will require subsidy from the General Fund.

The goal of this fee study and analysis, consistent with direction from the Community Development Director, is to recommend a fee structure that will allow Placerville Airport to be self-sufficient. Recognizing Georgetown will likely never be self-sufficient; the fee structure will reduce the amount of General Fund contribution required to keep the airport operating.

Methodology

In this analysis, data was collected from seventeen airport agencies in Northern California. Comparison airports were identified by geographic location, demographics of the county where located, availability of services and similarity to El Dorado County. Where possible, fee and budget data was gathered from County websites. Telephone interviews were conducted with the managers of eight airports including Westover Field in Amador County, Calaveras County Airport, Cameron Park Airport, Nevada County Airport, and two airports in Mendocino County, and two in Mono County. The information is summarized in the Airport Rate and Fee Comparison sheet included herein.

Comparison factors included charges for visitor or transient aircraft parking, camping fees, monthly rates charged for tie downs, method for calculating hangar and other building rental or lease rates, types of alternative revenue (e.g., helicopter bases for firefighting aircraft, commercial air traffic), whether the airports received property taxes on the aircraft and private hangars as revenue, and charges for gate access.

Findings

The most recent change to the fees for the County's airports occurred in 2010, effective fiscal year 2010/2011. A subsequent review was conducted in 2013, and although no change in the fees was recommended, certain issues were identified, some of which this analysis and recommendation attempts to address. Other issues are imbedded in the lease and permit documents, which are under review, and will be considered under separate cover. Major concerns include: provision for increases to rent and lease rates based on an index, recovery of the County's costs associated with referrals for Revenue recovery, and costs associated with administering the waiting list for County owned hangars.

More jurisdictions than not calculate ground lease rates on the basis of a cost per square foot of undeveloped land. Where there are agency (County) owned hangars, the cost per square foot for those hangars is generally significantly higher than the cost for undeveloped land under a privately owned hangar. At least two agencies negotiate each ground lease using a minimum rate per square foot as a starting point. The rates closest to the current rates for El Dorado County Airports were found in Nevada County and Little River Airport in Mendocino County.

Mendocino, like El Dorado, boasts two airports in different locales, one near a small tourist town (Little River) and the other, Round Valley is in the remote area of Covelo, where use is very similar to the airport use in Georgetown. Mendocino County has adopted different lower hangar lease rates for the Round Valley Airport.

Through data collection and analysis, an anomaly was discovered as a potential inconsistency in the methodology used to calculate ground lease rates for private T-hangars. Hangar leases in nearly all of the airports identified for comparison are calculated on a per square foot basis. The County of El Dorado has determined ground lease rates for T-hangars using the cost of a single engine tie down. Only leases for rectangular hangars are calculated on a per square foot price, currently \$0.044 for private use, or \$0.088 for commercial use. The closest comparison is Nevada County, where the cost of a private hanger ground lease is \$0.070 per square foot.

Staff presented these findings to both the Georgetown Airport and Placerville Airport advisor committees at their regular meetings held on April 14, 2015 and April 22, 2015, respectively. Recommendations made herein include consideration of the feedback and comments of the airport advisory committees.

Recommendations

To make a clear comparison in prices among different agencies, it was necessary to convert the single tie down base rate used as the basis for this County's ground lease rates to a per square foot rate. The monthly rate for a single tie down is \$53, which was divided by the square footage of the "Port-a-Port" single T-hangar, 812 square feet. This resulted in a price per square foot of \$.065, a rate significantly higher than the \$0.044 currently charged for rectangular hangars. The fees presented here for consideration, and the subsequent recommendations are all calculated using the price per square foot of \$.065 as the basis from which rates are indexed to reach a level that will allow Placerville Airport to be self-sustaining at the existing occupancy rate.

In order to achieve full cost recovery for both County airports, an increase of twenty five percent (25%) over the existing rates would be necessary. After meeting with the advisory committees, the lesser increase based on the California Consumer Price Index for All Urban Wage Earners and Clerical Workers (CPI-W) of 8.67% was determined as the recommended increase. This index results in a rate per square foot rate of \$0.071, which recommended as the basis from which ground lease rates will be calculated.

The committees expressed preference for reduction in program services over the higher increase in fees. The recommended rates are projected to result in additional revenue of \$11,000 fiscal year 2015/2016, which will still require a use of \$21,000 in fund balance for the Placerville Airport.

Additional changes include a per month rental rate for the County Owned Hangars that is lower than Cameron Park Airpark, but more competitive other jurisdictions, particularly considering there is a waiting list for these hangars. A deposit is recommended for the waiting list, a portion of which is non-refundable. The non-refundable amount will be used to defray the cost of administering the list.

Recommendation is made to charge for automobile parking, both short term and long term. Staff reports that a few airport leave vehicles parked for occasional use. The charges for parking will help supplement the revenue at Placerville Airport. It is recommended that the rates for late charges, cost recovery referrals and returned check fees be included in the fee schedule. These charges will be tied to those charged by Revenue Recovery and to the maximum allowed by the State of California.

Subsequent pages included herein provide detail related to the final recommendations.

Airport Fees - Recommended Changes 2015

Current Per: Resolution 097-2010			CCPI-W		8.76%	Full Cost Recovery		25%
			Sq Ft			Sq Ft		
			for grd leases	Recommended		for grd leases		
			Index on Base	0.07098867		Index on Base	0.08158867	
Aircraft Monthly Parking (Tie Down)								
Single Engine (<5,500 lbs)	0.065270936	53.000	57.643	57.643	58.000	66.250	66.250	66.00
Twin Engine & Small Helicopter (5,501- 8,499 lbs)	0.065270936	60.000	65.256	77.094	77.000	75.000	88.605	89.00
Heavy Twin Turbine/Cabin Class & Medium Helicopter (8,500-12,499 lbs)	0.065270936	83.000	90.271	100.165	100.000	103.750	115.122	115.00
Large Turbine (Non-transport) Jet (12,500 -19,999 lbs)		167.000	181.629		182.000	208.750		209.00
Large Turbine Helicopter		220.000	239.272		240.000	275.000		275.00
Transient/Visitor Aircraft Parking (Tie Down)								
Single Engine (<5,500 lbs)		6.000	6.526		7.000	7.500		8.00
Twin Engine & Small Helicopter (5,501- 8,499 lbs)		7.000	7.613		8.000	8.750		9.00
Heavy Twin Turbine/Cabin Class & Medium Helicopter (8,500-12,499 lbs)		8.000	8.701		9.000	10.000		10.00
Large Turbine (Non-transport) Jet (12,500 -19,999 lbs)		15.000	16.314		16.000	18.750		19.00
Large Turbine Helicopter		20.000	21.752		22.000	25.000		25.00
Aircraft Hangars/Private Use Ground Lease								
		Sq. Ft.						
County Owned Rental - monthly		150.000	on base	on sf rate		on base	on sf rate	
Single "T" Hangar Ground Lease - annual (monthly x 12)	812	0.065270936	636.000	691.714	696.00	696.000	795.000	792.00
Twin "T" Hanger Ground Lease - annual (monthly x 12)	1086	0.065270936	720.000	783.072	780.00	783.000	900.000	1,068.00
Heavy Twin/Cabin Class Ground Lease - annual (monthly x 12)**	1411	0.065270936			1201.98	1202.000		1,381.46
Rectangular Hangar Ground Lease - per square foot per month	0.044	0.044		0.048		0.048		0.055
Commercial Use:	0.088 (or double lease amt.)			0.096		0.096		0.110
**currently charged at \$720-same as Twin T., Used same price/sq ft & calc on additional square ft.								
Other Activities and charges								
Commercial Landing (Twice Daily) charged annually		910.000	989.716		990.000	1137.500		1138.00
Commercial Undeveloped Land Lease - per square foot per month		0.088	0.096		0.096	0.110		0.110
Off-site Operators-Permit per month		69.000	75.044		75.000	86.250		86.00
Fixed Base Operator (FBO) Permit			Negotiated per Agreements			Negotiated per Agreements		
Ground Lease Assignment/Transfer on Sale of Pvt Hangar		250.000	271.900		272.000	312.500		312.00
Proposed New Fees beginning July 1, 2015								
Hangar Waiting List Application Fee (new) \$25 non-refundable; balance to 1st mo. rent		0.000			125.000			125.000
Short Term Vehicle Parking (NTE 7 days)		0.000			5.000			5.000
Long Term Vehicle Parking - Monthly paid in advance		0.000			30.000			30.000
Long Term Vehicle Parking - Annual paid in advance		0.000			300.000			300.000

Airport Fees - Recommended Changes 2015

Current Per: Resolution 097-2010		CCPI-W	8.76%	Full Cost Recovery	25%
		Sq Ft		Sq Ft	
Added By Resolution 139-2014					
Gate Access Card - Initial Issue	At Cost		At Cost		At Cost
Gate Access Card - Replacement	At Cost		At Cost		At Cost
Gate Access Remote - Initial Issue	At Cost		At Cost		At Cost
Gate Access Remote - Replacement	At Cost		At Cost		At Cost
Gate Access - Reprogramming	At Cost		At Cost		At Cost

Late Payment Charges

Tie Down Monthly Rental Payments	1.5% of delinquent amount	Per Agreement		
Ground Lease Payments	10% of delinquent amount	Per Agreement		
Returned Check Fee	Tied to Max Allowed by State	25.000	25.000	
Revenue Recovery Referral Charges	Tied to Revenue Recovery Charges	0.000	14% of balance referred	

El Dorado County - Community Development Agency, Administration & Finance Division

Draft Airport Fees - Review 2015

Georgetown

		14/15			alternate \$0.065/sq. ft.			15/16 Index 8.76% 0.07099 \$0.071/sf mo			Index 12.7% 0.074 \$0.074/sf mo			Index 25% \$0.082 0.082 sf/mo			
0425	Rent: Airport Tie Down 11 Single Engine @ \$53 per mo \$636 per yr.	11	636.00	6,996.00	11	636.00	6,996.00	11	691.71	7,608.85	11	721.06	7,931.62	11	799.01	8,789.09	
	Total			6,996.00			6,996.00			7,608.85			7,931.62			8,789.09	
0426	Rent: Airport Land Use Space 12 @ \$580 per yr (812 x 15) 3 @ \$1008 per yr 1 @ \$727 per yr 1 @ \$600 per yr 1 @ \$1728 per yr	9744 23465 - - 33209	12 3 - - -	636.00 1,032.46 - - -	7,632.00 12,389.52 - - -	12 3 - - -	636.00 1,525.23 - - -	7,632.00 18,302.70 - - -	12 - - - -	691.71 1,665.75 - - -	8,300.56 19,988.99 - - -	12 - - - -	721.06 1,736.41 - - -	8,652.67 20,836.92 - - -	12 - - - -	799.01 1,924.13 - - -	9,588.10 23,089.56 - - -
	Total			20,021.52			25,934.70			28,289.55			29,489.59			32,677.66	
Total Operating Revenue				\$ 27,017.52			\$ 32,930.70			\$ 35,898.40			\$ 37,421.21			\$ 41,466.74	

Difference from Current 5,913.18 8,880.88 10,403.69 14,449.22

Placerville

Subobject	Description	FY 14/15			Indexed 8.76%			Indexed 12.70%			Indexed 25%					
		Quantity	Rate	Extended	Quantity	Rate	Extended	Quantity	Rate	Extended	Quantity	Rate	Extended			
0424	Rent: Airport Hangar 10 County Hangars	10	150.00	18,000.00	10	225.00	27,000.00	10	225.00	27,000.00	10	225.00	27,000.00			
	Total			18,000.00			27,000.00			27,000.00			27,000.00			
0425	Rent: Airport Tie Down 1 Twin Engine 1 in use 62 Single Engine 30 in use Visitor Parking per night 1 Helicopter @ \$2,640 per yr	1 30 0 1	720.00 636.00 6.00 -	720.00 19,080.00 - -	1 30 0 1	847.08 636.00 6.00 -	847.08 19,080.00 - -	1 30 0 1	925.12 691.71 7.00 -	925.12 20,751.41 - -	1 30 0 1	964.37 721.06 7.00 -	964.37 21,631.68 - -	1 30 0 1	1,068.62 799.01 8.00 -	1,068.62 23,970.24 - -
	Total			19,800.00			19,927.08			21,676.53			22,596.05			25,038.86
0426	Rent: Airport Land Use Space 30 @ Single T per yr 23 @ Twin T per yr 2 @ Exec Twin T 720 per yr, 1411 sq ft 37 @ \$.XX cents per sq ft (includes FBOs) 1 @ \$1 per yr 1 AT&T @ \$7,776 per yr (indexed @3%/yr)	30*812 23*1086 2*1411 79,978 1 1	636.00 720.00 720.00 0.528 1.00 8,249.56	19,080.00 16,560.00 1,440.00 42,228.38 1.00 8,249.56	24360 24978 2822 79,978 1 1	\$0.065/sq ft 720.00 720.00 0.528 1.00 8,497.05	19,000.80 19,482.84 2,201.16 62,382.84 1.00 8,497.05	24360 24978 2822 79,978 1 1	\$0.07099/sq ft 720.00 720.00 0.528 1.00 8,497.05	20,751.80 21,278.26 2,404.01 68,131.66 1.00 8,497.05	24360 24978 2822 79,978 1 1	\$0.074/sq ft 720.00 720.00 0.528 1.00 8,497.05	21,631.68 22,180.46 2,505.94 71,020.46 1.00 8,497.05	24360 24978 2822 79,978 1 1	\$0.082/sq ft 720.00 720.00 0.528 1.00 8,497.05	23,970.24 24,578.35 2,776.85 78,698.35 1.00 8,497.05
	Total			87,558.94			111,565.69			121,063.77			125,836.59			138,521.84
1946	Landing Fee Fee charged to one daily cargo flight \$828 per yr	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-
	Total			-			-			-			-			-
Total Operating Revenue				\$ 125,358.94			\$ 158,492.77			\$ 169,740.30			\$ 175,432.84			\$ 190,560.70

Difference from Current 33,133.82 44,381.35 50,073.69 65,201.76

Totals Additional Revenue 39,047.00 53,262.24 60,477.38 79,650.98

Airport Rate and Fee Comparison

Airport (Agency)	Transient Parking	Monthly Tie Down	Hangars per month	Other Miscellaneous	Hangar Waitlist	Vehicle Parking	Other Revenue
Amador - Westover Field as of 04/06/15	\$5.00	\$43.83	County owned - \$0.05 sq ft; waiting list Land lease = \$0.23 - \$0.59 sq ft; negotiated on case by case basis.	Lease negotiated on case by case basis, by market and location of hangar. 225 spaces, 124 based aircraft.; Fee schedule not provided or available	\$25 per year to stay on list	Yes. Same rate as tie downs.	Full Enterprise, personal property taxes on aircraft.
Cameron Park Airport		None currently available; included on wait list	8 agency owned, price ranges \$385 per mo 1,000 sq ft to \$900/mo for 3,700 sq	Reviewing current rents for increase, 6-12% ; deposit for gate access: \$25 for card, \$40 for remote, refundable	No charge, 17 people on list, average wait is seven years		Airport district supported by assessment \$300 per parcel annually. RDT contribution from County \$10k annually for roads
Contra Costa - Byron Airport Buchanan as of 4/07/15	\$7 to \$26 >= 75 ft = \$ 0.50 per ft	\$50 (btwn hangars) \$40 (space on ramps) \$39 (gravel area) Buchanan: \$28-\$94 based in locaiton	T Hangars = \$265.03 - 394.10 Shade Hangars = \$177.07 Executive Hangars = \$548.33	Access Control Cards: \$30 refundable deposit, \$50 replacement, \$40 reactivation	No fee; if refused, move to bottom of list	Not listed	Not contacted
Calaveras County Airport as of 04/06/15 3% increase in 2013	\$3.00 night (\$0.00 with fuel purchase) ; \$36 mo.	\$36	\$0.29 sq ft - 0.93 sq ft; Single \$150; Twin \$161. or \$198; New \$230 per mo	Storage = \$0.03 - \$0.04 sf / mth Last rate review 2013	\$15 per month		Full Enterprise, personal property taxes on aircraft.
Tuolumne - Columbia Airport as of 7/1/2014 (2.2% increase)	Single Engine = \$4 Twin Engine = \$8	Single Engine = \$46 Twin Engine = \$57 Helicopter = \$46	Hangar = \$135.25 to \$225.50 Large Hangar = \$338.75 Private Ground Lease = based upon size; Undeveloped Ground Lease start at \$0.11 sq ft as negotiation pt.	\$8.00 Fly in Campground; Late fees of \$20.25/ mth assessed on 16th; 3rd mth in arrears sent to Revenue Recovery; Vehicle late Charge 10% of balance Maintenance hangar = \$0.37/ sq ft; Gate Cards: \$25 refundable, Clicker \$40 of which \$25 is refundable; \$25 programming fee.	Not provided.	Long Term Auto \$23.75 mo	
Mendocino - Little River Airport as of 01/01/2015, no CPI, determined by comparisons	Single Engine = \$7 Light Twin = \$10 Heavy Twin = \$15 Hangar Parking = \$15	Single Engine = \$40 Light Twin = \$60 Heavy Twin = \$90	Private Portable Single = \$100; Light Twin = \$105; Heavy Twin = \$120; Metal, Single = \$200; Metal, Twin = \$263; Wooden = \$200	Private Portable Hangar Agmt Transfer Fee = \$500 Billboard Rental = \$400 / yr	No charge, ("It's huge!")	Vehicle Parking: Auto \$30 mo/\$300 per yr; RV \$40 per mo, \$400 per year	Contract with CalFire for Helibase
El Dorado - Placerville Airport as of 6/29/2010	Single Engine = \$6.00 Twin Engine / Small Heli = \$7.00 Hvy Twin / Medium Heli = \$8.00 Large Turbine Jets = \$15.00 Large Turbine Heli = \$20.00	Single Engine = \$53.00 Twin Engine / Small Heli = \$60.00 Hvy Twin / Medium Heli = \$83.00 Large Turbine Jets = \$167.00 Large Turbine Heli = \$220.00	County owned = \$150 Land Lease: Single T = \$53 / \$636/yr Twin T = \$60 / \$720/yr Rectangular = \$0.044 / sq ft; Commercial Use = \$.088/sq ft.	Ground Lease (sale of hangar) Assignment Fee = \$250	No charge.	n/a	personal property tax on aircraft
Redding Municipal Airport / Benton Airpark		Single Engine = \$39 Twin Eng / Helicopter = \$70 Commercial Use - \$182	Closed Hangars \$151 to \$273 Twin "T" = \$410; Port-a-Ports \$270 Sunshade / Open Hangar = \$106		\$100 deposit; 1 right of refusal; 2nd refusal forfeits deposit and removal from list	Redding Municiple Only; Commercial Air Service there	Redding Muni Airport has commercial airline service
Mendocino - Round Valley Airport as of 01/01/2015	Single Engine = \$7 Light Twin = \$10 Heavy Twin = \$15		Private Portable Hangar Single Engine = \$35; Light Twin = \$50; Heavy Twin = \$80	Private Portable Hangar Agmt Transfer Fee = \$500			
Nevada County Airport as of 07/01/2008	\$5 overnight	\$49.63 (\$0.070 per sq ft)	Space Permit (land lease) \$0.070 sq ft; County Owned \$0.25 sq ft	Through Gate Access \$49.63/Mo.; no assignment transfer fee at this time	Application fee \$100; currently no wait list, not collected	\$5 overnight	Contract with CDF Air Attack Base; Portion of TOT (less than 1% of total revenue)
Truckee Tahoe Airport as of 05/01/2013	Overnight + use fee based on MTOW; \$10; \$25+15=\$40; \$75+20=\$95; \$150+35=\$185; \$300+50=\$350; \$500 + 100=\$600; Helis - \$25+15 = \$40	<5500 lb = \$70 ; 5501-8499 lbs= \$75; 8500-12,499 lbs = \$225; 12,500-19,999 lbs = \$450; 20,000-49,999 lbs = \$900; 50,000> lbs = \$1,200 Helicopter = \$75; rates based on MTOW	Standard T = \$0.346 per sq ft + \$48.00 fees; Executive = \$0.409 per sq ft + \$180.00 fees	Late fee - \$20; Transfer list deposit = \$50; Annual CPI adj Sep 1 Denied Credit Card Fee \$15; incentives for homebase and Fly Quiet times	\$250 deposit; \$50 non-refundable + \$10 annual fee to stay on list	\$7/night temp for 7 nights; \$70 monthly \$216 semi-annual, \$350 Annual.	Facility rentals by hr. \$160-\$200; daily max \$500-600; Commercial Operating Permit: temp \$100 min., nte 30 days; or \$250 min >30 days, nte 1 yr. ; Transient Use Fees

Building Services
Community Development Agency
Fee Study FY 14/15



COMMUNITY DEVELOPMENT AGENCY

BUILDING DIVISION

Background: The Community Development Agency Building Division consists of a combination of Flat Fees and fees multiplied by the valuation multiplier. A fee study has not been performed since 2007. The hourly rate has also not changed since 2010. To analyze these fees we collected data from Building Time Tracking for approximately a three-year period, 7/1/11 to 6/30/14. Data was also collected from a LMIS report supplied by IT. This report was a three-year grouping of all permits pulled from 7/1/11 to 6/30/14. Data was analyzed and where data was deemed inconsistent, staff interviews were conducted to augment conclusions.

Highlights: The purpose of the time/fee study was to determine the appropriate amount of time needed to perform a task. As such, some fees were reclassified and others were increased to reflect the current amount of staff resources spent on a given task.

Encroachment permits were modified to segregate permits into three categories A-C that better serve the public.

- Category A is on an Improved County Road with curbs and gutter or with an approved drainage facility. This type of permit will require 2 inspections (Site Review and Final).
- Category B is on a Non Improved County Road with stamped plans. This type of permit will require 3 inspections (Site Review, Sub Grade and Final).
- Category C is on a Non Improved County Road with unstamped plans. This type of permit will require 4 inspections (Site Review, Sub Grade, Rock Grade and Final).

The building multiplier fee was consolidated from three fees to one fee. There is no correlation between the discount of building fees and TIM fees.

One fee was deleted from the current fee resolution. The Address Assignment/Verification Fee is currently assigned to the Surveyor's Office.

The building solar permit fees are changing from being based on valuation to flat fees.

A technology fee is being implemented to cover the cost of maintenance on the software and cost of IT maintenance support personnel.

The new fee for General Plan Implementation is to cover a portion for the costs associated with General Plan updates.

**DEVELOPMENT SERVICES - BUILDING DIVISION
RECOMMENDED FEE SCHEDULE**

ACTIVITY	EXISTING FEE		HOURLY TIME STUDY	FULL COST RECOVERY	RECOMMENDED	
	HOURS	EXISTING FEE			HOURS	FEE
HOURLY RATE		\$ 100.00	FY 15/16	\$ 108.88	FY 15/16	\$ 108.88
TEMPORARY MOBILE HOMES FOR RESIDENTIAL USE	1.00	\$ 100.00	3.79	\$ 412.66	3.79	\$ 413.00
RENEWAL	0.50	\$ 50.00	N/A	N/A	1.00	\$ 109.00
TEMPORARY MOBILE HOME ON CONSTRUCTION SITE	1.00	\$ 100.00	1.71	\$ 186.18	1.71	\$ 186.00
INSPECTION FOR MOBILE HOMES	1.00	\$ 100.00	2.13	\$ 231.91	2.13	\$ 232.00
GRADING						
RESIDENTIAL (SINGLE FAMILY) <1501 C.Y.						
APPLICATION	1.00	\$ 100.00	1.00	\$ 108.88	1.00	\$ 109.00
PLAN CHECK	1.00	\$ 100.00	1.50	\$ 163.32	1.50	\$ 163.00
INSPECTION	2.35	\$ 235.00	2.88	\$ 313.58	2.88	\$ 314.00
RESIDENTIAL (SINGLE FAMILY) >1500 C.Y. & MULTI-FAMILY						
APPLICATION	1.00	\$ 100.00	1.00	\$ 108.88	1.00	\$ 109.00
PLAN CHECK		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M
INSPECTION		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M
COMMERCIAL						
APPLICATION	1.00	\$ 100.00	1.00	\$ 108.88	1.00	\$ 109.00
PLAN CHECK		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M
INSPECTION		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M		1% of Engineers estimate of cost, or \$1,000 whichever is greater & T&M
ROAD ENCROACHMENT FEES						
APPLICATION	1.00	\$ 100.00	1.33	\$ 144.81	1.00	\$ 109.00
INSPECTIONS						
A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final)	1.73	\$ 173.00	0.79	\$ 86.02	2.00	\$ 218.00

**DEVELOPMENT SERVICES - BUILDING DIVISION
RECOMMENDED FEE SCHEDULE**

ACTIVITY	EXISTING FEE HOURS	EXISTING FEE	HOURLY TIME STUDY	FULL COST RECOVERY	RECOMMENDED HOURS	RECOMMENDED FEE
B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	N/A	N/A	N/A	N/A	3.00	\$ 327.00
C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	N/A	N/A	N/A	N/A	4.00	\$ 436.00
SOLAR PERMITS						
RESIDENTIAL GROUND MOUNT	N/A	Based on Valuation	3.36	\$ 365.84	3.36	\$ 366.00
RESIDENTIAL ROOF MOUNT	N/A	Based on Valuation	2.22	\$ 241.71	2.22	\$ 242.00
NON-RESIDENTIAL GROUND MOUNT	N/A	Based on Valuation	4.89	\$ 532.42	4.89	\$ 532.00
NON-RESIDENTIAL ROOF MOUNT	N/A	Based on Valuation	2.63	\$ 286.35	2.63	\$ 286.00
BUSINESS LICENSE INSPECTION FEE	1.00	\$ 100.00	N/A	N/A	1.00	\$ 109.00
AGRICULTURAL BUILDING RECORD FEE	1.00	\$ 100.00	2.24	\$ 243.89	1.00	\$ 109.00
ALL REINSPECTIONS	1.00	\$ 100.00	1.00	\$ 108.88	1.00	\$ 109.00
REVISED PLAN REVIEW AND RESUBMITTALS		T&M		T&M		T&M
TECHNONLGY FEE	N/A	N/A				\$3 minimum up to \$300 maximum, based on 0.0356% valuation
GENERAL PLAN IMPLEMENTATION FEE	N/A	N/A				\$2 minimum up to \$300 maximum, based on 0.0267% valuation
BUILDING PERMIT VALUATION						
CONSTRUCTION - BUILDING *This Multiplier is used to calculate the cost of building permits. This is done by taking the square footage of the home and multiplying it by the Building ICC valuation data table and then by the multiplier.	N/A	0.0125	N/A	0.0139	N/A	0.0139 *, or \$109, whichever is greater

**DEVELOPMENT SERVICES - BUILDING DIVISION
RECOMMENDED FEE SCHEDULE**

ACTIVITY			EXISTING FEE HOURS	EXISTING FEE	HOURLY TIME STUDY	FULL COST RECOVERY	RECOMMENDED HOURS	RECOMMENDED FEE
TRADE PERMITS Plumbing, Mechanical, Electrical, etc.								0.0139 x value with a minimum of \$109.00
BUILDING MASTER PLAN (Flat Rate Dollars)			N/A	varies	N/A	N/A	N/A	25% of Building permit fee
BUILDING PERMIT RENEWAL FEE								
% Completed	% Remaining	Stage of Completion	N/A	0.005	N/A	N/A	N/A	Original valuation x .005 x remaining work, or \$109 whichever is greater
10%	90%	Stem walls or footings						
15%	85%	Floor deck or slab						
50%	50%	Rough frame without Plumbing, Electrical, and HVAC						
75%	25%	Frame with ALL Plumbing, Electrical, and HVAC						
80%	20%	Thru sheetrock						



California
LEGISLATIVE INFORMATION

SB-1222 Solar energy: permits. (2011-2012)

Senate Bill No. 1222

CHAPTER 614

An act to add and repeal Chapter 7.5 (commencing with Section 66015) of Division 1 of Title 7 of the Government Code, relating to solar energy.

[Approved by Governor September 27, 2012. Filed with Secretary of State September 27, 2012.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1222, Leno. Solar energy: permits.

Existing law provides that it is the policy of the state to promote and encourage the use of solar energy systems, as defined, and to limit obstacles to their use. Existing law provides that the implementation of consistent statewide standards to achieve timely and cost-effective installation of solar energy systems is not a municipal affair, but is instead a matter of statewide concern. Existing law requires a city or county to administratively approve applications to install solar energy systems through the issuance of a building permit or similar nondiscretionary permit. Existing law requires fees charged by a local agency for specified purposes, including permits, to not exceed the estimated reasonable cost of providing the service for which the fee is charged, unless a question regarding the amount of the fee charged in excess of this cost is submitted to, and approved by, 2/3 of the electors.

This bill would require permit fees for rooftop solar energy systems, as specified, by a city, county, city or county, or charter city to not exceed the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed \$500 plus \$15 per kilowatt for each kilowatt above 15kW for residential rooftop solar energy systems, and \$1,000 plus \$7 per kilowatt for each kilowatt between 51kW and 250kW, plus \$5 for every kilowatt above 250kW, for commercial rooftop solar energy systems, unless certain conditions are met.

By requiring local agencies to perform additional duties, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

The provisions of the bill would remain in effect only until January 1, 2018.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares all of the following:

(a) Rooftop solar energy systems are a leading renewable energy technology that will help this state reach its energy and environmental goals.

19-0749 D 48 of 97

(b) It is anticipated that more than 1,000,000 additional rooftop solar energy systems will be deployed in this state in the coming years.

(c) Various reports show that the permitting costs associated with the installation of rooftop solar energy systems varies widely across jurisdictions in this state.

(d) High permitting fees increase the costs of installation and reduce the ability for solar to be deployed across all income spectrums.

(e) Providing statewide permit fee standards will increase the deployment of solar distributed generation, provide solar customers greater installation ease, improve the state's ability to reach its clean energy goals, and create jobs in this state.

SEC. 2. Chapter 7.5 (commencing with Section 66015) is added to Division 1 of Title 7 of the Government Code, to read:

CHAPTER 7.5. Fees for Rooftop Solar Energy Systems

66015. (a) For a residential rooftop solar energy system that produces direct current electricity:

(1) A city, county, city and county, or charter city shall not charge a residential permit fee that exceeds the estimated reasonable cost of providing the service for which the fee is charged. Except as provided in paragraph (2), that fee shall not exceed five hundred dollars (\$500) plus fifteen dollars (\$15) per kilowatt for each kilowatt above 15kW.

(2) Notwithstanding paragraph (1), a city, county, city and county, or charter city may charge a residential permit fee for a rooftop solar energy system that exceeds the fees specified in paragraph (1) if, as part of a written finding and an adopted resolution or ordinance, it provides substantial evidence of the reasonable cost to issue the permit.

(b) For a commercial rooftop solar energy system that produces direct current electricity:

(1) A city, county, city and county, or charter city shall not charge a commercial permit fee that exceeds the estimated reasonable cost of providing the service for which the fee is charged. Except as provided in paragraph (2), the fee shall not exceed one thousand dollars (\$1,000) for systems up to 50kW plus seven dollars (\$7) per kilowatt for each kilowatt between 51kW and 250kW, plus five dollars (\$5) per kilowatt for each kilowatt above 250kW.

(2) Notwithstanding paragraph (1), a city, county, city and county, or charter city may charge a commercial permit fee for a rooftop solar energy system that exceeds the applicable fee specified in paragraph (1) if, as part of a written finding and an adopted resolution or ordinance, it provides substantial evidence of the reasonable cost to issue the permit.

(c) A written finding adopted pursuant to subdivision (a) or (b) shall include all of the following:

(1) A determination that the municipality has adopted appropriate ordinances, permit fees, and processes to streamline the submittal and approval of permits for solar energy systems pursuant to the practices and policies in state guidelines and model ordinances.

(2) A calculation related to the administrative cost of issuing a solar rooftop permit.

(3) A description of how the higher fee will result in a quick and streamlined approval process.

(d) For purposes of this section, "administrative costs" means the costs incurred in connection with the review, approval, and issuance of the permit, and the hourly site inspection and followup costs, and may also include an amortization of the costs incurred in connection with producing a written finding and adopting an ordinance or resolution pursuant to subdivision (a) or (b).

(e) For purposes of this section, "residential permit fee" means the sum of all charges levied by a city, county, city and county, or charter city in connection with the application for a rooftop solar energy system.

(f) It is the intent of the Legislature that a city, county, city and county, or charter city that meets the obligations of subdivisions (a) and (b) receive priority access to state funds for the purposes of distributed energy generation planning, permitting, training, or implementation.

(g) This chapter shall remain in effect only until January 1, 2018, and as of that date is repealed.

SEC. 3. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.



California
LEGISLATIVE INFORMATION

AB-2188 Solar energy: permits. (2013-2014)

Assembly Bill No. 2188

CHAPTER 521

An act to amend Section 714 of the Civil Code, and to amend Section 65850.5 of the Government Code, relating to solar energy.

[Approved by Governor September 21, 2014. Filed with Secretary of State September 21, 2014.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2188, Muratsuchi. Solar energy: permits.

(1) Existing law provides that it is the policy of the state to promote and encourage the use of solar energy systems, as defined, and to limit obstacles to their use. Existing law states that the implementation of consistent statewide standards to achieve timely and cost-effective installation of solar energy systems is not a municipal affair, but is instead a matter of statewide concern. Existing law requires a city or county to administratively approve applications to install solar energy systems through the issuance of a building permit or similar nondiscretionary permit. Existing law requires a solar energy system for heating water to be certified by the Solar Rating Certification Corporation or another nationally recognized certification agency.

This bill would specify that these provisions address a statewide concern. The bill would additionally require a city, county, or city and county to adopt, on or before September 30, 2015, in consultation with specified public entities an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems, as specified. The bill would additionally require a city, county, or city and county to inspect a small residential rooftop solar energy system eligible for expedited review in a timely manner, as specified. The bill would prohibit a city, county, or city and county from conditioning the approval of any solar energy system permit on approval of that system by an association that manages a common interest development. The bill would require a solar energy system for heating water in single family residences and solar collectors for heating water in commercial or swimming pool applications to be certified by an accredited listing agency, as defined.

Because the bill would impose new duties upon local governments and local agencies, it would impose a state-mandated local program.

(2) Existing law prohibits any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of, or any interest in, real property, and any provision of a governing document from effectively prohibiting or restricting the installation or use of a solar energy system. Existing law exempts from that prohibition provisions that impose reasonable restrictions on a solar energy system that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance. Existing law defines the term "significantly," for these purposes, with regard to solar domestic water heating systems or solar swimming pool heating systems that comply with state and federal law, to mean an amount exceeding 20% of the cost of the system or decreasing the efficiency of the solar energy system by an amount exceeding 20%, and with regard to photovoltaic systems that comply with state and federal law, an amount not to exceed \$2,000 over the system cost or a decrease in

19-0749 D 51 of 97

system efficiency of an amount exceeding 20%, as specified. Existing law requires a solar energy system for heating water subject to the provisions described above to be certified by the Solar Rating Certification Corporation or another nationally recognized certification agency.

This bill would instead define the term "significantly," for these purposes, with regard to solar domestic water heating systems or solar swimming pool heating systems that comply with state and federal law, to mean an amount exceeding 10% of the cost of the system, not to exceed \$1,000, or decreasing the efficiency of the solar energy system by an amount exceeding 10%, and with regard to photovoltaic systems that comply with state and federal law, an amount not to exceed \$1,000 over the system cost or a decrease in system efficiency of an amount exceeding 10%, as specified. The bill would require a solar energy system for heating water in single family residences and solar collectors for heating water in commercial or swimming pool applications subject to the provisions described above to be certified by an accredited listing agency, as defined.

(3) Existing law requires an application for approval for the installation or use of a solar energy system to be processed and approved by the appropriate approving entity in the same manner as an application for approval of an architectural modification to the property and prohibits the approver from willfully avoiding or delaying approval. Existing law requires the approving entity to notify the applicant in writing within 60 days of receipt of the application if the application is denied, as specified.

The bill would instead require the approving entity to notify the applicant in writing within 45 days of receipt of the application if the application is denied, as specified.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares all of the following:

(a) In recent years, the state has both encouraged the development of innovative distributed generation technology and prioritized the widespread adoption of solar power as a renewable energy resource through programs such as the California Solar Initiative.

(b) Rooftop solar energy is a leading renewable energy technology that will help this state reach its energy and environmental goals.

(c) To reach the state's Million Solar Roofs goal, hundreds of thousands of additional rooftop solar energy systems will need to be deployed in the coming years.

(d) Various studies, including one by the Lawrence Berkeley National Laboratory, show that, despite the 1978 California Solar Rights Act, declaring that the "implementation of consistent statewide standards to achieve the timely and cost-effective installation of solar energy systems is not a municipal affair ... but is instead a matter of statewide concern," the permitting process governing the installation of rooftop solar energy systems varies widely across jurisdictions and, contrary to the intent of the law, is both an "obstacle" to the state's clean energy and greenhouse reduction goals and a "burdensome cost" to homeowners, businesses, schools, and public agencies.

(e) The United States Department of Energy, through its SunShot Initiative, has distributed millions of dollars in grants to local and state governments, including California jurisdictions, and nonprofit organizations to reduce the costs of distributed solar through streamlined and standardized permitting.

(f) A modernized and standardized permitting process for installations of small-scale solar distributed generation technology on residential rooftops will increase the deployment of solar distributed generation, help to expand access to lower income households, provide solar customers greater installation ease, improve the state's ability to reach its clean energy goals, and generate much needed jobs in the state, all while maintaining safety standards.

SEC. 2. Section 714 of the Civil Code is amended to read:

714. (a) Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of, or any interest in, real property, and any provision of a governing document, as defined in Section 4150 or 6552, that effectively prohibits or restricts the installation or use of a solar energy system is void and unenforceable.

(b) This section does not apply to provisions that impose reasonable restrictions on solar energy systems. However, it is the policy of the state to promote and encourage the use of solar energy systems and to remove obstacles thereto. Accordingly, reasonable restrictions on a solar energy system are those restrictions that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance, or that allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.

(c) (1) A solar energy system shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities, consistent with Section 65850.5 of the Government Code.

(2) Solar energy systems used for heating water in single family residences and solar collectors used for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined in the Plumbing and Mechanical Codes.

(3) A solar energy system for producing electricity shall also meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

(d) For the purposes of this section:

(1) (A) For solar domestic water heating systems or solar swimming pool heating systems that comply with state and federal law, "significantly" means an amount exceeding 10 percent of the cost of the system, but in no case more than one thousand dollars (\$1,000), or decreasing the efficiency of the solar energy system by an amount exceeding 10 percent, as originally specified and proposed.

(B) For photovoltaic systems that comply with state and federal law, "significantly" means an amount not to exceed one thousand dollars (\$1,000) over the system cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding 10 percent as originally specified and proposed.

(2) "Solar energy system" has the same meaning as defined in paragraphs (1) and (2) of subdivision (a) of Section 801.5.

(e) (1) Whenever approval is required for the installation or use of a solar energy system, the application for approval shall be processed and approved by the appropriate approving entity in the same manner as an application for approval of an architectural modification to the property, and shall not be willfully avoided or delayed.

(2) For an approving entity that is an association, as defined in Section 4080 or 6528, and that is not a public entity, both of the following shall apply:

(A) The approval or denial of an application shall be in writing.

(B) If an application is not denied in writing within 45 days from the date of receipt of the application, the application shall be deemed approved, unless that delay is the result of a reasonable request for additional information.

(f) Any entity, other than a public entity, that willfully violates this section shall be liable to the applicant or other party for actual damages occasioned thereby, and shall pay a civil penalty to the applicant or other party in an amount not to exceed one thousand dollars (\$1,000).

(g) In any action to enforce compliance with this section, the prevailing party shall be awarded reasonable attorney's fees.

(h) (1) A public entity that fails to comply with this section may not receive funds from a state-sponsored grant or loan program for solar energy. A public entity shall certify its compliance with the requirements of this section when applying for funds from a state-sponsored grant or loan program.

(2) A local public entity may not exempt residents in its jurisdiction from the requirements of this section.

SEC. 3. Section 65850.5 of the Government Code is amended to read:

65850.5. (a) The implementation of consistent statewide standards to achieve the timely and cost-effective installation of solar energy systems is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but is instead a matter of statewide concern. It is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of solar energy systems, including, but not limited to, design review for aesthetic purposes, and not unreasonably restrict the ability of homeowners and agricultural and business concerns to install solar energy systems. It is the policy of the state to promote and encourage the use of solar energy systems and to limit obstacles to their use. It is the intent of the Legislature that local agencies comply not only with the language of this section, but also the legislative intent to encourage the installation of solar energy systems by removing obstacles to, and minimizing costs of, permitting for such systems.

(b) A city or county shall administratively approve applications to install solar energy systems through the issuance of a building permit or similar nondiscretionary permit. Review of the application to install a solar energy system shall be limited to the building official's review of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law shall be limited to those standards and regulations necessary to ensure that the solar energy system will not have a specific, adverse impact upon the public health or safety. However, if the building official of the city or county makes a finding, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety, the city or county may require the applicant to apply for a use permit.

(c) A city, county, or city and county may not deny an application for a use permit to install a solar energy system unless it makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives of preventing the adverse impact.

(d) The decision of the building official pursuant to subdivisions (b) and (c) may be appealed to the planning commission of the city, county, or city and county.

(e) Any conditions imposed on an application to install a solar energy system shall be designed to mitigate the specific, adverse impact upon the public health and safety at the lowest cost possible.

(f) (1) A solar energy system shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities.

(2) Solar energy systems for heating water in single family residences and solar collectors used for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined in the California Plumbing and Mechanical Codes.

(3) A solar energy system for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

(g) (1) On or before September 30, 2015, every city, county, or city and county, in consultation with the local fire department or district and the utility director, if the city, county, or city and county operates a utility, shall adopt an ordinance, consistent with the goals and intent of subdivision (a), that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems. In developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review. An application that satisfies the information requirements in the checklist, as determined by the city, county, and city and county, shall be deemed complete. Upon confirmation by the city, county, or city and county of the application and supporting documents being complete and meeting the requirements of the checklist, and consistent with the ordinance, a city, county, or city and county shall, consistent with subdivision (b), approve the application and issue all required permits or authorizations. Upon receipt of an incomplete application, a city, county, or city and county shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

(2) The checklist and required permitting documentation shall be published on a publically accessible Internet

19-0749 D 54 of 97

Web site, if the city, county, or city and county has an Internet Web site, and the city, county, or city and county shall allow for electronic submittal of a permit application and associated documentation, and shall authorize the electronic signature on all forms, applications, and other documentation in lieu of a wet signature by an applicant. In developing the ordinance, the city, county, or city and county shall substantially conform its expedited, streamlined permitting process with the recommendations for expedited permitting, including the checklists and standard plans contained in the most current version of the California Solar Permitting Guidebook and adopted by the Governor's Office of Planning and Research. A city, county, or city and county may adopt an ordinance that modifies the checklists and standards found in the guidebook due to unique climactic, geological, seismological, or topographical conditions. If a city, county, or city and county determines that it is unable to authorize the acceptance of an electronic signature on all forms, applications, and other documents in lieu of a wet signature by an applicant, the city, county, or city and county shall state, in the ordinance required under this subdivision, the reasons for its inability to accept electronic signatures and acceptance of an electronic signature shall not be required.

(h) For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner and may include a consolidated inspection, except that a separate fire safety inspection may be performed in a city, county, or city and county that does not have an agreement with a local fire authority to conduct a fire safety inspection on behalf of the fire authority. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized, however the subsequent inspection need not conform to the requirements of this subdivision.

(i) A city, county, or city and county shall not condition approval for any solar energy system permit on the approval of a solar energy system by an association, as that term is defined in Section 4080 of the Civil Code.

(j) The following definitions apply to this section:

(1) "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by a city, county, or city and county on another similarly situated application in a prior successful application for a permit. A city, county, or city and county shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the Civil Code.

(2) "Electronic submittal" means the utilization of one or more of the following:

(A) Email.

(B) The Internet.

(C) Facsimile.

(3) "Small residential rooftop solar energy system" means all of the following:

(A) A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.

(B) A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the city, county, or city and county and paragraph (3) of subdivision (c) of Section 714 of the Civil Code.

(C) A solar energy system that is installed on a single or duplex family dwelling.

(D) A solar panel or module array that does not exceed the maximum legal building height as defined by the authority having jurisdiction.

(4) "Solar energy system" has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the Civil Code.

(5) "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

SEC. 4. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or

19-0749 D 55 of 97

assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

Temporary Mobile Homes for Residential Use

Temporary Mobile Homes for Residential Use

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Temp Mobile Home:		20
Total Hours Used:	75.75	

Exceptions deleted from analysis:

None

Net Used for Analysis	75.75	20
------------------------------	-------	----

HOURS PER UNIT

Number of Permits	20
Total hours	75.75
Average hour / Permit	3.79

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	3.79
Proposed Flat Fee =	\$ 412.66
Rounded to =	\$ 413.00

PRIOR FEE COMPARISON

Current fee	\$ 100
Proposed fee	\$ 413
Net Increase	\$ 313

Other Information and Issues

Time data was analyzed for this period and identified 20 permits. 75.75 hours were charged to the 20 permits. The mean time spent on each Temporary Mobile Home is 3.79 hours. The 3.79 hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$413.00 per permit. No permits were eliminated from sample.

To calculate the data we included Planning's plan check time, as Building Services will now be required to do this. Interviews were also conducted on 3/13/15. Per J. Poirier, Development Technician II, the average time for this permit should be 1 hour intake and issuance of the permit and 3 hours for a plan check.

The Agency is recommending full cost recovery of 3.79 hours multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Temporary Mobile Homes for Residential Use Renewal Fee

Temporary Mobile Homes for Residential Use Renewal Fee

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Temp Mobile Home Renewal Fee:		
Total Hours Used:		

Exceptions deleted from analysis:

None

Net Used for Analysis

- -

HOURS PER UNIT

Number of Permits	1	
Total hours	1.00	
Average hour / Permit	1.00	

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$	108.88
x hours		1.00
Proposed Flat Fee =	\$	108.88
Rounded to =	\$	109.00

PRIOR FEE COMPARISON

Current fee	\$	50
Proposed fee	\$	109
Net Increase	\$	59

Other Information and Issues

There is no data to analyze for this fee. Roger Trout, Development Services Director, stated the Renewal process now takes longer than 30 minutes due to paperwork and processing.

The Agency is recommending full cost recovery of 1 hour multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Temporary Mobile Home on Construction Site

Temporary Mobile Home on Construction Site

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Temporary Mobile Home on Construction Site:		6
Total Hours Used:	18.55	
Exceptions deleted from analysis:		
209231	(10.00)	(1)
	8.55	5
Net Used for Analysis		

HOURS PER UNIT

Number of Permits	5
Total hours	8.55
Average hour / Permit	1.71

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	1.71
Proposed Flat Fee =	\$ 186.18
Rounded to =	\$ 186.00

PRIOR FEE COMPARISON

Current fee	\$ 100
Proposed fee	\$ 186
Net Increase	\$ 86

Other Information and Issues

Time data was analyzed for this period and identified 6 permits. Of the 6 permits, 1 was eliminated from analysis due to the amount of office time spent on the permit. 8.55 hours were charged to the 5 permits. The mean time spent on each Temporary Mobile Home on Construction Site is 1.71 hours. The 1.71 hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$186.00 per permit.

The Agency is recommending full cost recovery of 1.71 hours multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Inspection for Mobile Homes

Inspection for Mobile Homes:

Mobile Homes with septic and utilities.

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Inspections for Mobile Homes:		26
Total Hours Used:	53.32	
Exceptions deleted from analysis:		
209231 no inspections done		(1)
	53.32	25
Net Used for Analysis		

HOURS PER UNIT

Number of Permits	25
Total hours	53.32
Average hour / Permit	2.13

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	2.13
Proposed Flat Fee =	\$ 231.91
Rounded to =	\$ 232.00

PRIOR FEE COMPARISON

Current fee	\$ 100
Proposed fee	\$ 232
Net Increase	\$ 132

Other Information and Issues

Time data was analyzed for this period and identified 26 permits. Of the 26, 1 was eliminated from the data because no inspection time was recorded. 53.32 hours were charged to the 25 permits. The mean time spent on each inspection for Mobile Homes is 2.13 hours. The 2.13 hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$232.00 per permit.

The Agency is recommending full cost recovery of 2.13 hours multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Residential Grading (Single Family) <1501 C.Y. Application/Plan Check

Residential (Single Family) Grading <1501 C.Y. :
Application / Plan Check

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Residential Grading <1501 C.Y.:		10
Total Hours Used:	35.50	
Exceptions deleted from analysis:		
214201	(13.00)	(1)
	22.50	9

HOURS PER UNIT

Number of Permits	9
Total hours	22.50
Average hour / Permit	2.50

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	2.50
Proposed Flat Fee =	\$ 272.20
Rounded to =	\$ 272.00

PRIOR FEE COMPARISON

Application		Plan Check	
Current fee	\$ 100	Current fee	\$ 100
Proposed fee	\$ 109 *	Proposed fee	\$ 163 *
Net Increase	\$ 9	Net Increase	\$ 63

* See "Other Information and Issues" for division of fees

Other Information and Issues

Time data was analyzed for this period and identified 10 permits. Of the 10 permits, 1 was eliminated from analysis due to the amount of office time spent on the permit. 22.50 hours were charged to the 9 permits. The mean time spent on each Residential Grading Application is 2.50 hours. The 2.50 hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$272.00 per permit.

Interviews were also conducted on 3/13/15. Per J. Poirier, Development Technician II, the average time for this permit should be 1 hour intake and issuance of the permit and 1.5 hours for a plan check.

The Agency is recommending full cost recovery of 1 hour multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar for application.

The Agency is recommending full cost recovery of 1.5 hours multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar for plan check.

Residential (Single Family) Grading >1500 C.Y. & Multi-Family Application

Residential (Single Family) Grading >1500 C.Y. & Multi-Family Application

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Residential >1500 C.Y. & Multi-Family:		0
Total Hours Used:	0	

Exceptions deleted from analysis:

Net Used for Analysis	-	-
-----------------------	---	---

HOURS PER UNIT

Number of Permits	1	
Total hours	1.00	
Average hour / Permit	1.00	

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88	
x hours	1.00	
Proposed Flat Fee =	\$ 108.88	
Rounded to =	\$ 109.00	

PRIOR FEE COMPARISON

Current fee	\$ 100	
Proposed fee	\$ 109	
Net Increase	\$ 9	

Other Information and Issues

No time data was available to analyze. This fee is based on the same application time as the Residential (Single Family) <1501 C.Y. Application Fee.

The Agency is recommending full cost recovery of 1 hour multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Residential (Single Family) Grading >1500 C.Y. & Multi-Family Plan Check

Residential (Single Family) Grading >1500 C.Y. & Multi-Family Plan Check

At issuance of the permit or authorization of project, a Plan Check services deposit of 1% of the Engineer's Estimated Cost for the project (exclusive of water and sewer improvements), or \$1,000.00, whichever is greater, is required. Monthly Billings at the rate of \$108.88 per hour for the County staff time and actual costs billed by an outside contractor, should the County engage their services, will be charged against the deposit until the deposit is depleted. At such time, the Financially Responsible Party for the permit will be billed directly.

DEPOSIT INFORMATION

1% of Engineer's Estimated Cost or \$1,000.00, whichever is greater.

COST PER HOUR

T&M

Other Information and Issues

The Agency is recommending full cost recovery at 1% of Engineer's Estimated Cost or \$1,000.00, whichever is greater and T&M.

Commercial Grading Application

Commercial Grading Application

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Commercial Grading Application:		0
Total Hours Used:	0	
 Exceptions deleted from analysis:		
Net Used for Analysis	-	-

HOURS PER UNIT

Number of Permits	1
Total hours	1.00
Average hour / Permit	1.00

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	1.00
Proposed Flat Fee =	\$ 108.88
Rounded to =	\$ 109.00

PRIOR FEE COMPARISON

Current fee	\$ 100
Proposed fee	\$ 109
Net Increase	\$ 9

Other Information and Issues

No time data was available to analyze. This fee is based on the same application time as the Residential (Single Family) <1501 C.Y. Application Fee.

The Agency is recommending full cost recovery of 1 hour multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Commercial Grading Plan Check

Commercial Grading Plan Check

At issuance of the permit or authorization of project, a Plan Check services deposit of 1% of the Engineer's Estimated Cost for the project (exclusive of water and sewer improvements), or \$1,000.00, whichever is greater, is required. Monthly Billings at the rate of \$108.88 per hour for the County staff time and actual costs billed by an outside contractor, should the County engage their services, will be charged against the deposit until the deposit is depleted. At such time, the Financially Responsible Party for the permit will be billed directly.

DEPOSIT INFORMATION

1% of Engineer's Estimated Cost or \$1,000.00, whichever is greater.

COST PER HOUR

T&M

Other Information and Issues

The Agency is recommending full cost recovery at 1% of Engineer's Estimated Cost or \$1,000.00, whichever is greater and T&M.

Residential Grading Inspection (Single Family)

This fee includes the inspection only

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Residential Grading Inspection:		10
Total Hours Used:	14.41	

Exceptions deleted from analysis:
None

Net Used for Analysis	14.41	10
------------------------------	--------------	-----------

HOURS PER UNIT

Number of Permits	10
Total hours	14.41
Average hour / Permit	1.44

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88		
x hours	1.44		
	156.79		
Subtotal Flat Fee =	\$ 156.79	x 2	<i>number of hrs doubled for storm water regulation inspection</i>
Proposed Flat Fee =	\$ 313.58		
Rounded to =	\$ 314.00		

PRIOR FEE COMPARISON

Current fee	\$ 235
Proposed fee	\$ 314
Net Increase	\$ 79

Other Information and Issues

Time data was analyzed for this period and identified 10 permits. 14.41 hours were charged to the 10 permits. The mean time spent on each Residential Grading Inspection is 1.44 hours. These hours would need to be doubled to accommodate an additional inspection required by the Storm Water Quality Regulation. The 1.44 hours doubled to accommodate for the second inspection multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$314.00 per permit.

The Agency is recommending full cost recovery of 2.88 hours multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Residential (Single Family) Grading >1500 C.Y. & Multi-Family Inspection

Residential (Single Family) Grading >1500 C.Y. & Multi-Family

At issuance of the permit or authorization of project, an inspection services deposit of 1% of the Engineer's Estimated Cost for the project (exclusive of water and sewer improvements), or \$1,000.00, whichever is greater, is required. At such time, the Financially Responsible Party for the permit will be billed directly.

DEPOSIT INFORMATION

1% of Engineer's Estimated Cost or \$1,000.00, whichever is greater.

COST PER HOUR

T&M

Other Information and Issues

The Agency is recommending full cost recovery at 1% of Engineer's Estimated Cost or \$1,000.00, whichever is greater and T&M.

Commercial Grading Inspection

Commercial Grading Inspection

At issuance of the permit or authorization of project, an inspection services deposit of 1% of the Engineer's Estimated Cost for the project (exclusive of water and sewer improvements), or \$1,000.00, whichever is greater, is required. At such time, the Financially Responsible Party for the permit will be billed directly.

DEPOSIT INFORMATION

1% of Engineer's Estimated Cost or \$1,000.00, whichever is greater.

COST PER HOUR

T&M

Other Information and Issues

The Agency is recommending full cost recovery at 1% of Engineer's Estimated Cost or \$1,000.00, whichever is greater and T&M.

Road Encroachment Fee

Road Encroachment Fee:

These are only in South Lake Tahoe. A fee for application review and inspection only.

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

APPLICATION	Hours	Sample	INSPECTIONS	Hours	Sample
Total Road Encroachment fee:		10	Total Road Encroachment fee:		10
Total Hours Used:	13.25		Total Hours Used:	7.85	
Exceptions deleted from analysis: None			Exceptions deleted from analysis: None		
Net Used for Analysis	13.25	10	Net Used for Analysis	7.85	10

HOURS PER UNIT

Number of Applications	10	Number of Inspections	10
Total hours	13.25	Total hours	7.85
Average hour/Application	1.33	Average hour/Inspection	0.79

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current fee for application and inspection is \$273.00

APPLICATION		INSPECTIONS	
Current cost per hour	\$ 108.88	Current cost per hour	\$ 108.88
x hours	1.33	x hours	0.79
Proposed Flat Fee =	\$ 144.81	Proposed Flat Fee =	\$ 86.02
Rounded to =	\$ 145.00	Rounded to =	\$ 86.00

PROPOSED FLAT FEE CALCULATION FOR INSPECTIONS

Current cost per hour	\$ 108.88		
x hours	2.00		
Proposed Flat Fee =	\$ 217.76	2 Inspections	A. On improved County Rd w/curb and gutter or with an approved drainage facility (Site Review, Final)
Rounded to =	\$ 218.00		
Current cost per hour	\$ 108.88		
x hours	3.00		
Proposed Flat Fee =	\$ 326.64	3 Inspections	B. Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)
Rounded to =	\$ 327.00		
Current cost per hour	\$ 108.88		
x hours	4.00		
Proposed Flat Fee =	\$ 435.52	4 Inspections	C. Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)
Rounded to =	\$ 436.00		

Other Information and Issues

Time data was analyzed for this period and identified 10 permit applications. 13.25 hours were charged to the 10 applications. The mean time spent on each Road Encroachment permit application is 1.33 hours. The 1.33 hours multiplied by the current billable rate for the job is rounded to the nearest dollar at \$145.00 per application.

Time data was analyzed for this period and identified 10 permit inspections. 7.85 hours were charged to the 10 inspections. The mean time spent on each Road Encroachment permit inspection is .79 hours. The .79 hours multiplied by the current billable rate for the job is rounded to the nearest dollar at \$86.00 per inspection.

The data analyzed was not a good representation of Road Encroachment fees. Understaffing has allowed time for only one inspection instead of two to four. The time charged to Subdivisions for encroachments was not decipherable. The Encroachment fees for Building only affect South Lake Tahoe. Department staff met and discussed what was needed in an inspection and to decide how the service and fee could better serve the public and safety needs. During this discussion it was concluded that there are three types of Road Encroachments needed and the time involved for each was determined.

The Agency is recommending 1 hour for applications multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar. The Agency is also recommending 2 hours multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar for inspections in category A, 3 hours multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar for inspections in category B, and 4 hours multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar for inspections in category C.

Solar Permit Residential Ground Mount

Solar Permit Residential Ground Mount

This permit includes permit processing, plan check and 1 inspection.

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/14 to 6/30/15

	Hours	Sample Size
Total Solar Permit Residential Ground Mount:		6
Total Hours Used:	13.83	
Exceptions deleted from analysis:		
P228260 (no inspection time)	(1.25)	(1.00)
P234862 (no inspection time)	(0.50)	(1.00)
P238001 (no inspection time)	(2.00)	(1.00)
Net Used for Analysis		
	10.08	3

HOURS PER UNIT

Number of Permits	3
Total hours	10.08
Average hour / Permit	3.36

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	3.36
Proposed Flat Fee =	\$ 365.84
Rounded to =	\$ 366.00

PRIOR FEE COMPARISON

Current fee	based on valuation x multiplier .0125
Proposed fee	\$ 366
Net Increase	varies

Other Information and Issues

Time data was analyzed for this period and identified 6 permits. Of the 6 permits, 3 were eliminated from analysis due to no inspection time being tracked. 10.08 hours were charged to the 3 permits. The mean time spent on each Solar Permit Residential Ground Mount permit is 3.36 hours. The 3.36 hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$366.00 per permit plus \$15.00 for each kW over 15kW. The State of California mandates that a permit fee not to exceed the estimated reasonable cost of providing the service for which the fee is charged; and cannot exceed \$500.00 for a residential system less than 15KW.

The Agency is recommending 3.36 hours plus \$15 for each kW over 15kW multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Solar Permit Residential Roof Mount

Solar Permit Residential Roof Mount

This permit includes permit processing, plan check and 1 inspection.

SOURCE OF DATA - FOR HOURS

The building and finance division conjointly performed a time study for residential roof mount solar permits.

	Hours	Sample Size
Total Solar Permit Residential Roof Mount:	19.95	9
Total Hours Used:		

Exceptions deleted from analysis:

Net Used for Analysis	19.95	9
------------------------------	--------------	----------

HOURS PER UNIT

Number of Permits	9
Total hours	19.95
Average hour / Permit	<u>2.22</u>

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	<u>2.22</u>
Proposed Flat Fee =	\$ 241.71
Rounded to =	\$ 242.00

PRIOR FEE COMPARISON

Current fee	based on valuation x multiplier .0125
Proposed fee	<u>\$ 242</u>
Net Increase	varies

Other Information and Issues

Original data collected for this fee was inconclusive. The building and finance division conjointly performed an additional time study specifically on residential roof mount solar permits to collect current and accurate intake and plan check data. All average of 1 hour inspection time was added to each permit for purposes of the study.

The time study data analyzed 9 permits. 19.95 hours were charged to the 9 permits. The mean time spent on each Solar Permit Residential Roof Mount permit is 2.22 hours. The 2.22 hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$242.00 per permit plus \$15.00 for each kW over 15kW. The State of California mandates that a permit fee not exceed the estimated reasonable cost of providing the service for which the fee is charged; and cannot exceed \$500.00 for a residential system less than 15KW.

The Agency is recommending 2.22 hours plus \$15 for each kW over 15kW multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Solar Permit Non-Residential Ground Mount

Solar Permit Non-Residential Ground Mount

This permit includes permit processing, plan check and 1 inspection.

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/12 to 6/30/15

	Hours	Sample Size
Total Solar Non-Residential Ground Mount:		5
Total Hours Used:	24.43	

Exceptions deleted from analysis:

Net Used for Analysis	24.43	5
------------------------------	--------------	----------

HOURS PER UNIT

Number of Permits	5
Total hours	24.43
Average hour / Permit	4.89

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	4.89
Proposed Flat Fee =	\$ 532.42
Rounded to =	\$ 532.00

PRIOR FEE COMPARISON

Current fee	based on valuation x multiplier .0125
Proposed fee	\$ 532
Net Increase	varies

Other Information and Issues

Time data was analyzed for this period and identified 5 permits. 24.43 hours were charged to the 5 permits. The mean time spent on each Solar Permit Non-Residential Ground Mount permit is 4.89 hours. The 4.89 hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$532.00 per permit plus \$7.00 for each kW between 51kW and 250kW or \$5.00 for every kW over 250kW. The State of California mandates that a permit fee not to exceed the estimated reasonable cost of providing the service for which the fee is charged; and cannot exceed \$1,000.00 for a non-residential system.

The Agency is recommending 4.87 hours plus \$7.00 for each kW between 51kW and 250kW or \$5.00 for every kW over 250kW multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Solar Permit Non-Residential Roof Mount

Solar Permit Non-Residential Roof Mount

This permit includes permit processing, plan check and 1 inspection.

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 1/01/2008 to 6/30/15

	Hours	Sample Size
Total Solar Non-Residential Roof Mount:		4
Total Hours Used:	10.50	

Exceptions deleted from analysis:

Net Used for Analysis	10.50	4
------------------------------	-------	---

HOURS PER UNIT

Number of Permits	4
Total hours	10.50
Average hour / Permit	<u>2.63</u>

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	<u>2.63</u>
Proposed Flat Fee =	\$ 286.35
Rounded to =	\$ 286.00

PRIOR FEE COMPARISON

Current fee	based on valuation x multiplier .0125
Proposed fee	<u>\$ 286</u>
Net Increase	varies

Other Information and Issues

Time data was analyzed for this period and identified 4 permits. 10.50 hours were charged to the 4 permits. The mean time spent on each Solar Permit Non-Residential Roof Mount permit is 2.63 hours. The 2.63 hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$286.00 per permit plus \$7.00 for each kW between 51kW and 250kW or \$5.00 for every kW over 250kW. The State of California mandates that a permit fee not exceed the estimated reasonable cost of providing the service for which the fee is charged; and cannot exceed \$1,000.00 for a non-residential system.

The Agency is recommending 2.63 hours plus \$7.00 for each kW between 51kW and 250kW or \$5.00 for every kW over 250kW multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Business License Inspection Fee

Business License Inspection Fee

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Business License Insp. Fee:		
Total Hours Used:		

Exceptions deleted from analysis:

Net Used for Analysis	-	-
------------------------------	---	---

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	1.00
Proposed Flat Fee =	\$ 108.88
Rounded to =	\$ 109.00

PRIOR FEE COMPARISON

Current fee	\$ 100
Proposed fee	\$ 109
Net Increase	\$ 9

Other Information and Issues

No data was found to analyze this fee. In discussion with R. Trout, Development Services Division Director, the Agency is recommending to keep the fee at 1 hour.

The Agency is recommending full cost recovery of 1 hour multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Agriculture Building Record Fee

Agriculture Building Record Fee:

This fee consists of intake, plan check and file room/issuance of permit.

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Ag Building Record Fee:		35
Total Hours Used:	78.50	

Exceptions deleted from analysis:

None

	78.50	35
Net Used for Analysis		

HOURS PER UNIT

Number of Permits	35
Total hours	78.50
Average hour / Permit	2.24

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88
x hours	2.24
Proposed Flat Fee =	\$ 243.89
Rounded to =	\$ 244.00

PRIOR FEE COMPARISON

Current fee	\$ 100
Proposed fee	\$ 109
Net Increase	\$ 9

Other Information and Issues

Time data was analyzed for this period and identified 35 permits. 78.50 hours were charged to the 35 permits. The mean time spent on each Agricultural Building Record permit is 2.24 hours. The 2.24 hours multiplied by the current billable rate for the job is rounded to the nearest whole dollar at \$244.00 per permit.

Interviews were also conducted on 4/9/15. Per Tom Burnette, Deputy Director Development Services/Building Official, data collected is incorrect representation and possibly charged incorrectly. Keep at the current rate of 1 hour for a fee of \$109.

The Agency is recommending 1 hour multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

All Reinspections

All Reinspections

SOURCE OF DATA - FOR HOURS

Data was derived from a representative sampling from 7/1/11 to 6/30/14

	Hours	Sample Size
Total Reinspections:		
Total Hours Used:		

Exceptions deleted from analysis:

Net Used for Analysis

- -

HOURS PER UNIT

Number of Permits	1	
Total hours	1.00	
Average hour / Permit	1.00	

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

FLAT FEE CALCULATION

Current cost per hour	\$ 108.88	
x hours	1.00	
Proposed Flat Fee =	\$ 108.88	
Rounded to =	\$ 109.00	

PRIOR FEE COMPARISON

Current fee	\$ 100	
Proposed fee	\$ 109	
Net Increase	\$ 9	

Other Information and Issues

This fee is a flat rate of 1 hour per inspection.

The Agency is recommending 1 hour multiplied by the current fiscal year's approved billing rate rounded to the nearest dollar.

Revised Plan Reviews and Resubmittals

Revised Plan Reviews and Resubmittals

When a project is revised by the applicant such that additional plan review is required, a fee of \$108.88 per hour shall be charged for the additional work.

When a Plan Review is conducted on resubmittals where previously identified corrections have not been made, a fee of \$108.88 per hour shall be charged.

SOURCE OF DATA FOR CALCULATION

T&M

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

Other Information and Issues

The Agency is recommending full cost recovery .

Technology Fee

Technology Fee

To cover maintenance plus the cost of support personnel.

SOURCE OF DATA FOR CALCULATION

Task	Maintenance & Upgrades	Per	Total Per FY
Maintenance & Upgrades	\$ 50,000.00	1	\$ 50,000.00
IT dedicated Person	\$ 126,891.00	1	\$ 126,891.00
Total Estimated Cost			\$ 176,891.00

Permit Estimation based on Valuation

Estimated Permits by Fiscal Year			
15/16	As of 10/2/15 - 2144	Annualized qtr. *4 = \$133,138,287	\$ 496,784,690.00
Total Estimation of Permits			\$ 496,784,690.00

Technology Fee cost per permit

0.0356%
of valuation up
to \$300
maximum

Technology Fee based on Flat Fee Permit

\$ 3.00

Other Information and Issues

The total cost of maintenance and upgrades of the County's new electronic permitting system plus the cost of support personnel to administer the system was divided by the estimated number of permits based on valuation in dollars for FY 15/16. The estimated number of permits in dollars was adjusted down to reflect seasonality by 6.8%. A resulting 0.0356% fee will be applied to the valuation of structures being permitted with maximum of \$300. To calculate the Technology Fee that will be added to all flat fee permits, the valuation of basic building permits is assumed to be \$8500 or less. When applying the 0.0356% fee to the assumed valuation, a flat fee of \$3 is assessed.

General Plan Implementation Fee

General Plan Implementation Fee

To cover all expenses related to upgrades.

SOURCE OF DATA FOR CALCULATION

Fiscal Year	TGPA/ZOU	General Plan Imp	Total Per FY
14/15	\$ 86,921.00	\$ 329,534.00	\$ 416,455.00
13/14	\$ 44,312.00	\$ 240,674.00	\$ 284,986.00
12/13			-
11/12		\$ 449.00	\$ 449.00
10/11		\$ 24,709.00	\$ 24,709.00
Total Estimated Cost			\$ 726,599.00

Permit Extrapolation based on Valuation			
Estimated Permits by Fiscal Year			
15/16	As of 10/2/15	Annualized qtr. *4 = \$133,138,287	\$ 496,784,690
16/17		Estimated 7% growth due to increase in solar permits	\$ 531,559,619
17/18		Annualized qtr. *4 = \$133,138,287	\$ 547,506,407
18/19		Annualized qtr. *4 = \$133,138,287	\$ 563,931,599
19/20		Annualized qtr. *4 = \$133,138,287	\$ 580,849,547
Total Estimation of Permits			\$ 2,720,631,862

General Plan Implementation Fee based on Valuation Permit

**0.0267%
of valuation up
to \$300
maximum**

General Plan Implementation Fee based on Flat Fee Permit

\$ 2.00

Other Information and Issues

The General Plan is a living document and has no expiration date. An update is done yearly and a major update is completed every 5 years. Included with the General Plan Fund cost is the fully burdened cost of TGPA/ZOU, which is a planning expenditure for land use. To calculate the General Plan Implementation Fee, the total estimated cost of TGPA/ZOU and the General Plan Implementation cost are added together and divided by the total cost of permit extrapolation based on valuation. A resulting 0.0267% fee will be applied to the valuation of structures being permitted with maximum of \$300. To calculate the General Plan Implementation Fee that will be added to all flat fee permits, the valuation of basic building permits is assumed to be \$8500 or less. When applying the 0.0267% fee to the assumed valuation, a flat fee of \$2 is assessed.

Building Valuation Permit Fee Multiplier

This Multiplier is used to calculate the cost of building permits. This is done by taking the square footage of the home and multiplying it by the Building International Code Council valuation data table and then by the multiplier.

SOURCE OF DATA - FOR CALCULATION

Data: A two year average FY 13/14 & 14/15 was used

Fiscal

Year	Budgeted Expenses	Construction Value	Recovery %	
14/15	4,047,480.45	296,435,175.48	100%	0.0137
13/14	3,910,389.24	276,504,048.00	100%	0.0141
	<u>7,957,869.69</u>	<u>572,939,223.48</u>	100%	
Budget Construction Value		<u>7,957,869.69</u> <u>572,939,223.48</u>	100%	0.0139 Multi year Avg

PRIOR FEE COMPARISON

Current Multiplier	0.0125
Proposed Multiplier	0.0139
Net Increase	0.0014

Other Information and Issues

To analyze the multiplier fee we calculated using index code 341000 Building Department and 349000 Commercial Grading budget and divided this by the total annual construction value. The construction value was furnished by LMIS and published on the County website. Construction value data was analyzed over a two-year period, with the current year being straight-lined and the prior years' actual construction value. The methodology formula of budgeted costs divided by construction value was used per the International Code Council Building Validation Data. A two-year average was used to eliminate flex in the building industry.

Currently there are three fee multipliers. The suggestion per Roger Trout, Development Services Division Director, is to have one fee multiplier for construction.

The Agency is recommending full cost recovery for construction with a multiplier of 0.0139.

Trade Permits

Trade Permits

Plumbing, Mechanical, Electrical, etc.

SOURCE OF DATA FOR CALCULATION

A separate or "trade" only permit is required for work, the fee shall be .0139 of the contract value or the value from the latest issue of the National Construction Estimator with a minimum of \$109.00.

COST PER HOUR

The unit's Labor Rate for FY 15/16 is \$ 108.88 /hour

Other Information and Issues

The Agency is recommending full cost recovery at .0139 of the value with a minimum of \$109.00.

Construction Comparison for Current and Proposed Fees

Multiplier OLD/NEW	For New Building EDH Ground Up		For New Building EDH Ground Up	
	1600 Sq. Ft.		3200 Sq. Ft.	
	0.0106	0.0139	0.0106	0.0139
BLD FEE - TIM	2,688.16	3,525.04	4,837.84	6,343.96
CA GREEN FEE	11.00	11.00	19.00	19.00
DOT 04GP EDH TIM	28,140.00	28,140.00	28,140.00	28,140.00
EDH P&R - SINGLE FAMILY	9,806.00	9,806.00	9,806.00	9,806.00
ENCROACHMENT/EDH	273.00	436.00	273.00	436.00
GRADING1-FAM	435.00	586.00	435.00	586.00
PH MIT 2 RESIDENTIAL	386.00	386.00	386.00	386.00
SAFETY - SINGLE FAMILY	215.00	215.00	215.00	215.00
SITE ADDRESSING	25.00	25.00	25.00	25.00
SMIP	32.96	32.96	59.33	59.33
FIRE-EDC-SPRINKLER	1,760.00	1,760.00	3,520.00	3,520.00
PLNG GRADING SITE REV	200.00	159.00	200.00	159.00
PLNG SFD SITE REVIEW	300.00	250.00	300.00	250.00
TOTAL	44,272.12	45,332.00	48,216.17	49,945.29

Multiplier OLD/NEW	For Commercial Building - Warehouse		For Commercial Building - Office	
	12,000 Sq. Ft.		20,806 Sq. Ft.	
	0.0106	0.0139	0.0106	0.0139
BLD FEE - TIM	8,395.20	11,008.80	30,452.65	39,933.19
CA GREEN FEE	32.00	32.00	115.00	115.00
DOT 04GP TIM ZN 1-7	-	-	178,931.60	178,931.60
ENCROACHMENT/EDH	273.00	436.00	273.00	436.00
PH MIT 2 COMMERCIAL	3,360.00	3,360.00	5,825.68	5,825.68
SAFETY - NONRES	204.00	204.00	915.46	915.46
SITE ADDRESSING	25.00	25.00	25.00	25.00
SMIP - CMCL	221.76	221.76	804.40	804.40
FIRE-EDC-SPRINKLER	4,680.00	4,680.00	8,114.34	8,114.34
PLNG NON-RES MJR SITE	600.00	423.00	600.00	423.00
TOTAL	17,790.96	20,390.56	226,057.13	235,523.67

Multiplier OLD/NEW	For Building EDH (Non-TIM)		For Building EDH (Non-TIM)	
	1600 Sq. Ft.		3200 Sq. Ft.	
	0.0125	0.0139	0.0125	0.0139
BLD FEE - NTIM	3,170.00	3,525.04	5,705.00	6,343.96
CA GREEN FEE	11.00	11.00	19.00	19.00
DOT 04GP EDH TIM	-	-	-	-
EDH P&R - SINGLE FAMILY	9,806.00	9,806.00	9,806.00	9,806.00
ENCROACHMENT/EDH	273.00	436.00	273.00	436.00
GRADING1-FAM	435.00	586.00	435.00	586.00
PH MIT 2 RESIDENTIAL	386.00	386.00	386.00	386.00
SAFETY - SINGLE FAMILY	215.00	215.00	215.00	215.00
SITE ADDRESSING	25.00	25.00	25.00	25.00
SMIP	32.96	32.96	59.33	59.33
FIRE-EDC-SPRINKLER	1,760.00	1,760.00	3,520.00	3,520.00
PLNG GRADING SITE REV	200.00	159.00	200.00	159.00
PLNG SFD SITE REVIEW	300.00	250.00	300.00	250.00
TOTAL	16,613.96	17,192.00	20,943.33	21,805.29

Building Master Plan

Building Master Plan

This program fee establishes site specific building design approval protocol that is predictable and dependable for an unlimited number of building permits in the current 3-year code cycle. Standardization and consistency is achieved in the construction process and the time spent during the site specific application is reduced drastically with consistent submittals. The program is limited to licensed contractors with a current California State Contractors license and a current El Dorado County business license.

SOURCE OF DATA - FOR HOURS

Data for this fee was collected through interviews on 4/3/15. Cathi Close and Mary Boch-Nipar, both Development Technician II, stated it can take up to 4 hours to do intake, organize, make copies, review, phone calls, emails, and revisions. The plan check can also take anywhere from 45 minutes to hours depending on the complexity of the plans and changes made after the initial submission.

HOURS PER UNIT

Based on sq. footage and Valuation Multiplier

COST PER HOUR

FLAT FEE CALCULATION

Proposed Flat Fee = 25% of sq. ft. x Construction Value x Multiplier

Other Information and Issues

A master plan is assigned a number and given a plan check when submitted. Because the builder submits homes for Site Review at a later date, a parcel is assigned to each home at that time and the fee is collected. By collecting 25% of the building fee instead of a flat fee, the County recovers cost, associated with the initial submittal.

The Agency is recommending charging 25% of the building fee when plans are submitted.

Building Permit Renewal Fee

Permit Renewal

Fees associated with renewing of a permit.

SOURCE OF DATA - FOR HOURS

There are no data examples to review for hours.

Current formula is original valuation x .005 x % of remaining work (based on Completion Chart) but not less than \$109.00.

Example : \$150,000.00 valuation x .005 = \$750.00 x 85% (remaining work) or \$109.00 whichever is greater = \$637.50 (renewal fee)

HOURS PER UNIT

Based on original valuation x multiplier of .005 x % of remaining work (based on Completion Chart)

COMPLETION CHART

% Completed	% Remaining	Stage of Completion
10%	90%	Stem walls or footings
15%	85%	Floor deck or slab
50%	50%	Rough frame without Plumbing, Electrical, and HVAC
75%	25%	Frame with ALL Plumbing, Electrical, and HVAC
80%	20%	Thru sheetrock

FLAT FEE CALCULATION

Proposed Flat Fee = Original valuation x .005 x % of remaining work, but not less than \$109.00

Other Information and Issues

This fee is not a direct flat fee but a formula based on valuation multiplied by .005 multiplied by the % of remaining work.

The Agency is recommending to keep the current Permit Renewal multiplier of .005.

2014/15 County Fee Comparison - Building Services

Service/Application	Current Fee El Dorado	Proposed Fee El Dorado	Sacramento	Placer	Butte	Yolo	Nevada	Humboldt	Yuba
Permit Renewal	based on valuation	original valuation x credit (% of completion) x .005 but not less than \$109		111.40	127.00	1/2 cost of permit	70.18	50% of original permit	147.00
Temp Mobile Homes- Residential	100.00	413.00	25% of valuation	219.65	634.00	170.00	140.36	5.60/s.q ft	1029.00 incl utility
Temp Mobile Homes - Constr	100.00	186.00		111.40	444.00	based on valuation	175.45		441.00 in elec
Inspection for MH	100.00	232.00		111.40	63.00/each	130/per service	280.72		N/A
Residential Grading	435.00	586.00		38.08		130 + Fee/c.u.	449.15	99.45 plus 37.50 to 1,397.75 depending on cubic yards	147.00 each
Road Encroachment	273.00	Permit Fee \$109.00 plus 218.00-436.00	N/A				280.72		N/A
Ag Building Record Fee	100.00	109.00	valuation	31.99 + \$40/utilities	442.00	130.00	70.18		
Plan Check Fee								(Fast Check) 85%	147.00/hour
IT Fee		\$3 or 0.0356% of valuation up to \$300 maximum	4.5%, up to \$350 maximum		1%	6%		.09 of total permit fee	Combined fee of 6% to cover Support & Technology surcharge
GP Fee		\$2 or 0.0267% of valuation up to \$300 maximum			4.50% of new construction	10% of permit valued over \$50K or 5% of permit valued under \$50K		.005 times the value on permit	
Valuation	0.0125	0.0139	Flat Fee range of \$83.00 to \$11,840.60 and multiplier of 0.00973 to 0.03754	Flat Fee range of \$40.00 to \$5,425.00 and multiplier of 0.001 or 0.007	Flat Fee range of \$51,806 to \$10,980 based on category and project threshold	Flat Fee of \$77.03 to \$6,097.22 plus \$3.25 to \$14.90 for each \$1,000.00 increase in value	Base rate \$1,714.38 plus multiple flat fees	Flat Fee range of \$23.97 to \$5,720.93 plus \$3.11 to \$14.28 for each additional \$1,000 and a current modifier of 1.00 applied to total valuation prior to calculation	Flat Fee of \$197.00 and multiplier of .033 to .007
Minimum building permit fee	100.00	109.00		111.40	63.00	130.00	70.18	99.45	110.25
Standard Hourly Rate	100.00	108.88	157.50	111.40	127.00	154.00	140.36	99.45	147.00

Cemeteries
Community Development Agency
Fee Study FY 14/15



SUMMARY - Cemetery rate review and suggested rates

Through fiscal analysis of the Placerville Union Cemetery and the other County-operated cemeteries as well as the Georgetown Cemetery District, it was determined:

- The Georgetown Cemetery District has been mostly self-supportive over the last 5 complete fiscal years. There is a trend of slightly increasing County staff cost which is addressed by a new "Administration Fee", a "Companion Fee", and increase in the "Transfer Fee", which will help the District recover some of the costs for administrative work on initial and additional interments. Otherwise, the rates are recommended to stay the same.
- The Placerville Union Cemetery uses an average of \$663 of fund balance for each burial (\$393 with administrative costs removed). Because of this, I have recommended a 17%-20% increase in plot, niche and crypt prices. The previously titled "Endowment Fee" is now proposed to be called a "Future Care/Maintenance Fee" as it doesn't really act as an endowment to the letter of the law. See the write-up for the Placerville Union Cemetery for more detail. Additionally, a non-resident fee is proposed to reduce the cost to fund balance to near zero for non-County residents interred at the cemetery. In order to offset a portion of the costs to Cemetery Operations for staff work on Placerville Union Cemetery issues, I proposed the addition of the "Administration Fee" and "Companion Fee" as added in Georgetown, along with an increase of the "Transfer Fee", which would be deposited into the Cemetery Operations account.
- The other County-operated Cemeteries have used an average of \$8,997 in General Fund fund balance for each burial over the last 5 complete fiscal years. Because of this, I am proposing an increase in the cost of the plots and future niches to the same full price of the Placerville Union Cemetery plots and niches AND the Future Care/Maintenance Fee cost... Because the County has to maintain the cemeteries, I believe it is justified to charge an increased amount for interment rights to plots and niches to help recover some of those costs. As in Placerville, non-resident fees are proposed to reduce the cost to the General Fund, as it seems that a non-County resident that is interred in the County cemeteries should have minimal (if any) impact on the General Fund.
- A comparison of the proposed rates to the other non-public cemeteries in the County, and a comparison of the rates to public and district cemeteries in Northern California are included, and show the proposed rates are within the range of costs found throughout this area. In fact, Georgetown proves to have the lowest costs in the area, but since it relies minimally on its fund balance, it would be hard to justify an increase in plot and niche prices at this time.

Additional information is included on the writeup for each group.

County-Operated Cemeteries (Excluding Georgetown Cemetery)

County Operated:

Analysis of the last 5 complete fiscal years (9/10 through 13/14) shows that the County-operated cemeteries average a cost of \$8,997 to the General Fund for EACH burial that occurs there. In order to reduce the cost to the General Fund, I am proposing increasing the plot rates so that the total cost is the same as the Placerville Union Cemetery's plot rate plus its future care/maintenance fee, because the County maintains the grounds and structures at the County-operated cemeteries, necessitating the collection of an higher plot fee to fund maintenance. Additionally, new fees are proposed: An "administration fee" that would be charged upon the plot sale to recover a portion of the administrative costs affiliated with the plot sale and the first interment in a plot; a "companion fee" for second and subsequent interments in the same plot as allowed by County ordinance, and a "locating/recording fee" for interments in a cemetery where plot fees were never charged to partially fund the research time affiliated with processing interments in these cemeteries. As with the Placerville Union Cemetery, I propose a "non-resident fee" that will be collected on plot sales to persons that were not residents of El Dorado County to try to minimize the impact of these interments on the County's General Fund.

Placerville Union:

Analysis of the last 5 complete fiscal years (9/10 through 13/14) shows that the Placerville Union Cemetery averages a cost of \$663 to the Fund Balance for EACH burial that occurs there (although, because we are no longer charging operation costs to Placerville Union, the average cost to Fund Balance is actually closer to \$393). At the close of FY13/14, fund balance was approximately \$93,000. Because this fund balance must fund maintenance and fixed asset improvements, I am proposing increasing the plot rates slightly (17% to 20%) to reduce the use of fund balance. Even with the removal of operation charges, if rates stayed the same and we continued to average 24 burials annually, fund balance will run out in 9.8 years. I am also proposing a non-resident fee for Placerville Union Cemetery as it seems that a non-County resident should not impact the fund balance and should result in a net-zero cost.

Because Cemetery Operations cannot use Placerville Union's fund balance to offset administrative costs for staff time spent on Placerville Union related services, I also propose adding "administration" and "companion" fees to recover a portion of these costs which would be deposited into the Cemetery Operations account.

Proposed Fee Schedule:

A. Plot – Full (single depth)	
Purchase of right to interment:	\$1,000
Administration Fee:	\$100
(covers administrative cost of first interment)	
Non-Resident Fee** (if applicable):	\$400
B. Plot – Partial (half size of full plot)	
Purchase of right to interment:	\$600
Administration Fee:	\$100
Non-Resident Fee** (if applicable):	\$400
C. Veterans Cremains Plot	
Purchase of right to interment:	\$450
Administration Fee:	\$100

Non-Resident Fee** (if applicable):	\$400
D. Crypt (single)	
Purchase of right to interment:	\$2,750
Administration Fee:	\$100
Non-Resident Fee** (if applicable):	\$400
E. Crypt (double)	
Purchase of right to interment:	\$4,500
Administration Fee:	\$100
Non-Resident Fee** (if applicable):	\$400
F. Niche (single)	
Purchase of right to interment:	\$1,200
Administration Fee:	\$100
Non-Resident Fee** (if applicable):	\$400
G. Niche (double)	
Purchase of right to interment:	\$1,800
Administration Fee:	\$100
Non-Resident Fee** (if applicable):	\$400
H. Opening/Closing Costs:	
Opening/Closing – Full:	\$950*
Opening/Closing – Full - Weekend/Holiday:	\$275 additional*
Opening/Closing – Child (in partial plot):	\$500*
Opening/Closing – Child – Weekend/Holiday:	\$175 additional
Opening/Closing – Cremains:	\$295*
Opening/Closing – Cremains - Weekend/Holiday:	\$100 additional*
Opening/Closing – Crypt – 2 lower rows:	\$300*
3 rd row and higher:	\$600*
Opening/Closing – Crypt - Weekend/Holiday:	\$275 additional*
Opening/Closing – Niche:	\$200*
Opening/Closing – Niche - Weekend/Holiday:	\$100 additional*
Opening/Closing – Excavation for Oversized Burial	\$500 additional*
I. Miscellaneous Fees:	
Transfer Fee:	\$100
(To release interest in plot/niche)	
Companion Fee:	\$100
(Research and prepare paperwork for additional interments in one plot or niche as allowed by County ordinance)	
Locating/Recording Fee:	\$100
(Research and prepare documentation for interments at County cemeteries where fees were not collected by the County at the time of plot sale)	
Disinterment – Casket In-Ground:	\$3,500*
Disinterment – In Ground Cremains:	\$400*
Disinterment – Niche:	\$200*

Disinterment – Crypts 3 rd row & lower:	\$1,500*
Disinterment – Crypts 4 th row & higher:	\$2,500*

Notes:

- * Fees for opening and closing and/or disinterment of graves, crypts, and niches will be based on the fees charged by the vendor 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.
- ** An El Dorado County resident is a person who has lived in the County of El Dorado for a minimum of one (1) year; or a person who owns taxable real estate in El Dorado County, on which they pay taxes. When a resident must leave El Dorado County to reside in a medical care facility, and no longer own taxable real estate, they may still be considered at resident rates, if approved by the Director of Cemeteries. All others are considered non-residents.

An issue from Bonnie Wurm’s write-up from October 2014: *“Placerville Union’s endowment care fees have never been made official so we need to explore our options. We have been charging an endowment fee and saving it to a separate sub object so that we will have it set aside if we do get an endowment fund set up. State Health and Safety Codes state that once a cemetery has been declared an endowment cemetery, which Placerville Union was before the County took over operation, it shall continue to be an endowment care cemetery. Obviously, this is something that is going to have to go to County Counsel because previous County Counsel opinions regarding Placerville Union cemetery have said that the County does not have to follow the endowment care protocol laid down by the State Health and Safety Codes since this section applies to private cemeteries, not public cemeteries, i.e., those operated by County, City, or Federal agencies. The District Cemeteries in our County do charge endowment care fees however. We need to find out if this was voluntary or required by the State.”*

Information on new fees:

Administration fee: would be charged upon the plot sale to recover a portion of the administrative costs affiliated with the plot sale and the first interment in a plot. This fee would be deposited in the Cemetery Operations fund as the administrative costs occur there, and would partially offset the cost to the County’s General Fund.

Companion Fee: County operated cemeteries allow four to six cremated remains to be interred in the same full plot that could be used for a single casket grave. Each interment incurs administrative costs for locating records, marking the grave, collecting opening/closing fees and County permits, processing invoices, and recording the interment. This fee recovers a portion of those costs.

County Operated Cemeteries

241-2001

	<u>Now</u>	<u>Proposed</u>	<u>Change</u>		<u>Notes:</u>
In-ground plot-full	600	1000	400	67%	<-Would match Placerville Union Cemetery plot + future care / maintenance fee *No fee currently established for this, but there are occasional requests for solo cremain plot. Match P.U.
In-ground plot-partial	N/A	600	-	-	Total Cost for Partial
Infant	N/A	N/A	-	-	
Niche-single	N/A	1200	-	-	*No niches currently available in County Owned, but may be in future at Pilot Hill - Match total cost of P.U.
Niche-double	N/A	1800	-	-	*Double niches do not exist, but may be in future - Priced at 150% of single
Crypt-tandem	N/A	N/A	-	-	
Crypt	N/A	N/A	-	-	
Endow-full	N/A	N/A	-	-	
Endow-double	N/A	N/A	-	-	
Endow-cremain	N/A	N/A	-	-	
Endow-niche	N/A	N/A	-	-	
Endow-crypt	N/A	N/A	-	-	
Non-resid-full	N/A	400	-	-	<- match Placerville Union - GF supports unrecovered costs for cemeteries - need to recover some for County non-residents
Non-resid-cremain	N/A	400	-	-	<- match Placerville Union - GF supports unrecovered costs for cemeteries - need to recover some for County non-residents+
Open/close-full	950	950	0	-	<- Based on contracted rate - Can we leave cost out of resolution? (See note at bottom of page)
***Week-end/holiday-full - additional	275	275	0	-	<- Based on contracted rate
Open/close-cremain	295	295	0	-	<- Based on contracted rate
***Week-end/holiday-cremain - additional	100	100	0	-	<- Based on contracted rate
Open/close-niche	N/A	200	-	-	<- Based on contracted rate
***Week-end/holiday-niche - additional	N/A	100	-	-	<- Based on contracted rate
Open/close-crypt	N/A	N/A	-	-	<- Based on contracted rate
Open/close-child (in partial plot)	N/A	500	-	-	<- No contracted rate currently
***Week-end/holiday-child - additional	N/A	175	-	-	<- No contracted rate currently
Disinterment-niche	200	200	0	-	<- Based on contracted rate
Disinterment-in-ground cremains	400	400	0	-	<- Based on contracted rate
Disinterment-crypts 3rd row & lower	1500	1500	0	-	<- Based on contracted rate
Disinterment-crypts 4th row & higher	2500	2500	0	-	<- Based on contracted rate
Disinterment-casket-in-ground	3500	3500	0	-	<- Based on contracted rate
Memorialization options					
Transfer Fee	50	100	50	100%	Release of interest in plot
Locating/Recording Fee	N/A	100	-	-	Recoup a portion of administrative time needed to schedule interment - approx 8 hours of time spent on each interment per Bonnie
Administration Fee	N/A	100	-	-	To prepare the paperwork and do research for multiple burials in one plot or family plot
Companion Fee	N/A	100	-	-	

Notes:

Resolution 322-2006 for Placerville Union Cemetery does not list the cost of open/closing, disinterments, etc. Rather it says "Fees for opening and closing and/or disinterment of graves, crypts, and niches will be based on the fees charged by the vendor contracted by the County to provide such services". Can we do this on this Resolution so if the contract costs change we would not have to update the resolution each time?

Placerville Union Cemetery

355-2006

	Now	Proposed	Change	% change	Notes:
In-ground plot-full	500	600	100	20%	
Future Care / Maintenance Fee - full*	400	400	0	-	
Future Care / Maintenance Fee - double depth*	N/A	N/A	-	-	
Non-resident fee-full	N/A	400	-	-	
Infant	N/A	N/A	-	-	
In-ground plot-partial	N/A	400	-	-	Placerville Union has partial plots, not 3x3' cremain plots
Future Care / Maintenance Fee - partial*	N/A	200	-	-	
Non-resident fee-cremain	N/A	400	-	-	
In-ground plot-cremain	250	N/A	-	-	Placerville Union has partial plots, not 3x3' cremain plots
Future Care / Maintenance Fee - cremain*	200	N/A	-	-	
Non-resident fee-cremain	N/A	N/A	-	-	
In-ground plot-Veterans cremain	N/A	250	-	-	Placerville Union has small plots for one cremain burial - No rate on Resolution, but currently charging \$200-250
Future Care / Maintenance Fee - cremain*	N/A	200	-	-	
Non-resident fee-cremain	N/A	400	-	-	
Niche-single	600	700	100	17%	
Niche-double	N/A	N/A	-	-	No double niches in Placerville per Bonnie W.
Future Care / Maintenance Fee - niche*	500	500	0	-	
Non-resident fee-niche	N/A	400	-	-	
Crypt-tandem	3000	3500	500	17%	
Crypt	1500	1750	250	17%	
Future Care / Maintenance Fee - crypt*	1000	1000	0	-	
Non-resident fee-crypt	N/A	400	-	-	
Open/close-full	950	950	0	-	<- Based on contracted rate - Can we leave cost out of resolution? (See note at bottom of page)
***Week-end/holiday-full - additional	275	275	0	-	<- Based on contracted rate
Open/close-cremain	295	295	0	-	<- Based on contracted rate
***Week-end/holiday-cremain - additional	100	100	0	-	<- Based on contracted rate
Open/close-niche	200	200	0	-	<- Based on contracted rate
Open/close-crypt (2 lower rows)	300	300	0	-	<- Based on contracted rate
Open/close-crypt (3rd row and higher)	600	600	0	-	<- Based on contracted rate
***Week-end/holiday-crypt - additional	275	275	0	-	<- Based on contracted rate
Open/close-child (in partial plot)	N/A	500	-	-	<- No contracted rate currently
***Week-end/holiday-child - additional	N/A	175	-	-	<- No contracted rate currently
Disinterment-niche	200	200	0	-	<- Based on contracted rate
Disinterment-in-ground cremains	400	400	0	-	<- Based on contracted rate
Disinterment-crypts 3rd row & lower	1500	1500	0	-	<- Based on contracted rate
Disinterment-crypts 4th row & higher	2500	2500	0	-	<- Based on contracted rate
Disinterment-casket-in-ground	3500	3500	0	-	<- Based on contracted rate
Memorialization options					
Transfer Fee	50	100	50	100%	Release of interest in plot Recoup a portion of administrative time needed to schedule interment - approx 8 hours of time spent on each interment per Bonnie
Administration Fee	N/A	100	-	-	each interment per Bonnie
Companion Fee	N/A	100	-	-	To prepare the paperwork and do research for multiple burials in one plot or family plot

*Previously called an "endowment fee"

Notes:

Resolution 322-2006 for Placerville Union Cemetery does not list the cost of open/closing, disinterments, etc. Rather it says "Fees for opening and closing and/or disinterment of graves, crypts, and niches will be based on the fees charged by the vendor contracted by the County to provide such services". Can we do this on this Resolution so if the contract costs change we would not have to update the resolution each time?

Georgetown Cemetery

Analysis of the last 5 complete fiscal years (9/10 through 13/14) shows that the Georgetown Cemetery averages a cost of (\$36) to Fund Balance for EACH burial that occurs there, but the cost per burial in FY13/14 was \$374, largely attributable to the rise in administrative charges from County staff. At the close of FY13/14, fund balance was approximately \$123,788. Because the cemetery's revenue through tax assessments and plot sales has fully supported the expenditures for 5 years, I am recommending that the current rates stay in effect, with several new rate classes added to reflect recent changes of cemetery facilities. In addition, I propose the addition of the Administration Fee as salary costs for County employees are projected to increase which would be reflected in a continuing increase in administrative charges to the Georgetown Cemetery. This fee would help offset this increase in expenditures.

Proposed Fee Schedule:

A. Plot - Full (single or double depth)	
Purchase of right to interment	\$250
Endowment Care	\$200
Administration Fee	\$100
(covers administrative cost of first interment)	
Non-Resident Fee** (if applicable)	\$400
B. Plot – Cremain	
Purchase of right to interment	\$100
Endowment Care	\$100
Administration Fee	\$100
Non-Resident Fee** (if applicable)	\$200
C. Niche	
Purchase of right to interment	\$250
Endowment Care	\$50
Administration Fee	\$100
Non-Resident Fee** (if applicable)	\$100
D. Veteran's Niche	
Purchase of right to interment	\$225
Endowment Care	\$50
Administration Fee	\$100
Non-Resident Fee** (if applicable)	\$100
E. Opening/Closing Costs	
Opening/Closing – Full – Single Depth Plot	\$950*
Opening/Closing – Full - First Burial of Double Depth Plot	\$1,100*
Opening/Closing – Full - Second Burial of Double Depth Plot	\$950*
Opening/Closing – Full - Weekend/Holiday	\$275 additional*
Opening/Closing – Cremaains	\$295*
Opening/Closing – Cremaains - Weekend/Holiday	\$100 additional*
Opening/Closing – Niche	\$200*
Opening/Closing – Veteran's Niche	\$200*
Opening/Closing – Niche - Weekend/Holiday	\$100 additional*
Opening/Closing – Excavation for Oversized Burial	\$500 additional*

F. Miscellaneous Fees

Transfer Fee (To release interest in plot/crypt/niche)	\$100
Companion Fee (Research and prepare paperwork for additional Interments in one plot, crypt, or niche as allowed by County ordinance)	\$100
Disinterment – Casket In-Ground	\$3,500*
Disinterment – In Ground Remains	\$400*
Disinterment – Niche	\$200*

Notes:

* Fees for opening and closing and/or disinterment of graves and niches will be based on the fees charged by the vendor 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.

** Non-Resident fee is applicable to non-residents of the Georgetown Cemetery District.

Information on new fees:

Companion Fee: Georgetown cemetery allow four to six cremated remains to be interred in the same full plot that could be used for a single casket grave. Each interment incurs administrative costs for locating records, marking the grave, collecting opening/closing fees and County permits, processing invoices, and recording the interment. This fee recovers a portion of those costs.

Georgetown Cemetery		302-2001 012-2015				
	Now	Proposed	Change		Notes:	
In-ground plot-full	250	250	0	-		
Non-resident fee-full	400	400	0	-		
In-ground plot-cremain	100	100	0	-		
Non-resident fee-cremain	200	200	0	-		
Infant	N/A	N/A	-	-		
Veteran's Niche	250	250	0	-		Rate established with Resolution 012-2015 - 1/27/15
Non-resident fee-Veteran's Niche	100	100	0	-		
Crypt-tandem	N/A	N/A	-	-		
Crypt	N/A	N/A	-	-		
Endow-full	200	200	0	-		
Endow-double	N/A	N/A	-	-		
Endow-cremain	100	100	0	-		
Endow-veteran's niche	50	50	0	-		
Endow-crypt	N/A	N/A	-	-		
Open/close-full	950	950	0	-		<- Based on contracted rate - <i>Can we leave cost out of resolution? (See note at bottom of page)</i>
***Week-end/holiday-full - Additional	275	275	0	-		<- Based on contracted rate
Open/close-double 1st	1100	1100	0	-		<- Based on contracted rate
***Week-end/holiday-double 1st - Additional	275	275	0	-		<- Based on contracted rate
Open/close-double 2nd	950	950	0	-		<- Based on contracted rate
***Week-end/holiday-double 2nd - Additional	275	275	0	-		<- Based on contracted rate
Open/close-cremain	295	295	0	-		<- Based on contracted rate
***Week-end/holiday-cremain - Additional	100	100	0	-		<- Based on contracted rate
Open/close-veteran's niche	200	200	0	-		<- Based on contracted rate
***Week-end/holiday-veteran's niche - Additional	100	100	0	-		<- Based on contracted rate
Open/close-crypt	N/A	N/A	-	-		<- Based on contracted rate
Open/close-child	N/A	N/A	-	-		<- Based on contracted rate
Disinterment-niche	200	200	0	-		<- Based on contracted rate
Disinterment-in-ground cremains	400	400	0	-		<- Based on contracted rate
Disinterment-crypts 3rd row & lower	1500	1500	0	-		<- Based on contracted rate
Disinterment-crypts 4th row & higher	2500	2500	0	-		<- Based on contracted rate
Disinterment-casket-in-ground	3500	3500	0	-		<- Based on contracted rate
Memorialization options						
Transfer Fee	50	100	50	100%		Release of interest in plot
Locating/Recording Fee	N/A	100	-	-		
Administration Fee	N/A	100	-	-		Recoup a portion of administrative time needed to schedule interment - approx 8 hours of time spent on each interment per Bonnie
Companion Fee	N/A	100	-	-		To prepare the paperwork and do research for multiple burials in one plot or family plot

Notes:

Resolution 322-2006 for Placerville Union Cemetery does not list the cost of open/closing, disinterments, etc. Rather it says "*Fees for opening and closing and/or disinterment of graves, crypts, and niches will be based on the fees charged by the vendor contracted by the County to provide such services*". Can we do this on this Resolution so if the contract costs change we would not have to update the resolution each time?

PROPOSED RATES

County/City:	EDC			Rancho Cordova	City of Woodland	City of Ione	City of Benecia	Mono County	Sacramento County	Nevada County	Placer County	Elk Grove	Sacramento County
Type of Cemetery:	Public	Public	District	Public	Public	Public	Public	Public	District	District	District	District	District
Name of Cemetery:	Placerville Union Cemetery	County Owned Cemeteries	Georgetown Cemetery District	Matthew Kilgore Cemetery	All	Ione Public Cemetery	Benicia City Cemetery	Mt. Morrison Cemetery	Fair Oaks Cem District	All "Natural" Cemeteries	Cemetery District #1	Elk Grove - Cosumnes Cem District	Sylvan Cemetery District
In-ground plot-full	600	1,000	250	not selling	920-1,766	750	300-1575	456	2000-4500	725	700-1700	600-1400	1090-2290
In ground plot-family	-	-	-	-	-	900	-	-	-	-	-	-	-
In-ground plot-cremain/partial	400	600	100	-	650-832	250	804	-	200-300	725 (+375 for each additional interment)	300-500	300 (+200 for 2nd interment)	300-800
Veteran's cremains plot	250	-	-	-	-	-	-	-	-	-	400	-	250
Infant	400 (partial)	600 (partial)	-	-	620-832	-	-	-	-	-	200-300	-	175
Niche-single	700	1,200	-	1,900-2,650	780-1,040	-	-	-	-	-	800-2400	-	1300-1700
Niche-double	-	1,800	-	-	-	-	-	-	-	-	-	-	1900-2300
Veteran's niche	-	-	250	-	-	-	-	-	-	-	-	-	-
Crypt-tandem	3,500	-	-	-	-	-	-	-	-	-	-	-	-
Crypt	1,750	-	-	-	2,100-3,274	1,800	-	-	-	-	-	-	-
Endow/Maint-full	400	-	200	-	580-754	225	-	-	500-700	100	250	250-400	300-375
Endow/Maint-double	-	-	-	-	580-754	-	-	-	-	-	-	-	-
Endow/Maint-cremain/partial	200	-	100	-	580-754	100	-	-	-	100	100	125 (+100 for 2nd interment)	125
Endow/Maint-Veteran's cremains	200	-	-	-	-	-	-	-	-	-	100	-	-
Endow/Maint-niche	500	-	-	500-625	580-754	-	-	-	-	-	-	-	-
Endow/Maint-Veteran's niche	-	-	50	-	-	-	-	-	-	-	-	-	-
Endow/Maint-crypt	1,000	-	-	-	580-754	100	-	-	-	-	-	-	-
Non-resid-full	400	400	400	-	184-1,766**	113	-	-	500-1000	300	400	-	200
Non-resid-cremain	400	400	200	-	130-832**	38	-	-	-	300	400	-	-
Non-resid-niche	400	400	-	475-663	156-1,040**	-	-	-	-	-	-	-	-
Non-resid-Veteran's niche	-	-	100	-	-	-	-	-	-	-	-	-	-
Open/close-full	950	950	950	800-1000	850-1,106	-	586	Client supplied	850	675	600	600	630
Open/close-double 1st	-	-	1,100	-	1,000-1,405	-	-	Client supplied	850	-	-	-	830
Open/close-double 2nd	-	-	950	-	700-938	-	-	Client supplied	850	-	-	-	630
Open/close-cremain	295	295	295	-	550-781	-	inc in plot price	Client supplied	-	325	250	150	-
Open/close-niche	200	200	200	300-375	290-395	-	-	Client supplied	-	-	-	-	200
Open/close-crypt	300-600	-	-	-	895-1,248	-	-	Client supplied	-	-	-	-	-
Open/close-infant	500*	500*	-	-	550-781	-	-	Client supplied	200	-	250	-	-
Week-end/holiday charge-full	275	275	275	1600-2000	425-624	-	420	Client supplied	650-800	400	650	400-800	600
Week-end/holiday charge-cremation	100	100	100	600-750	150-309	-	-	Client supplied	-	275	400	100	300
Disinterment	200-3500	200-3500	200-3500	-	300-3,897	-	-	Client supplied	1,200	-	250-2500	1,000	2,000
Scattering garden	-	-	-	-	-	-	-	-	-	-	200	-	-
Locating/Recording fee	-	100	-	-	23-31 per hr	-	-	-	-	-	-	-	-
Transfer Fee	100	100	100	200-250	-	-	-	-	50	-	-	-	-
Processing/Administration fee	100	100	100	-	-	-	-	-	-	-	-	-	-
Companion Fees	100	100	100	-	-	-	-	-	-	-	-	-	-

*Not on Dario Mancio's contract - proposed cost

**City of Woodland lists non-resident fee of 20%-100%

County Type of Cemetery Name of Cemetery	EDC EDC P'ville Union	EDC EDC Other Co-op	EDC EDC G'town	EDC District Kelsey	EDC District Hap Hom	EDC Private Westwood	EDC Private Green Valley
In-ground plot-full	600	1,000	250	300	1110-1664	1650-2250	2900-9725
In-ground plot-cremain/partial	400	600	100	90	554	175-900	1675-4800
Veteran's cremains plot	250	n/a	n/a				
Infant	400 (partial)	600 (partial)	n/a		445	175	
Niche-single	700	1,200	n/a		440-880	600-800	2500-3975
Niche-double	n/a	1,800	n/a		605-1045	1200-1400	
Veteran's niche	n/a	n/a	250				
Crypt-tandem	3,500	n/a	n/a			3,500	14500-16900
Crypt	1,750	n/a	n/a		1100-1664	1,500	8500-13750
Endow/Maint-full	400	n/a	200	144	348-530	non-endowment	160
Endow/Maint-double	n/a	n/a	n/a			cemetery	
Endow/Maint-cremain/partial	200	n/a	100	36	132-174		100
Endow/Maint-Veteran's cremains	200	n/a	n/a				
Endow/Maint-niche	500	n/a	n/a		176		100
Endow/Maint-Veteran's niche	n/a	n/a	50				
Endow/Maint-crypt	1,000	n/a	n/a		441		250-500
Non-resid-full	400	400	400	600	380		
Non-resid-cremain	400	400	200	180	190		
Non-resid-Veteran's niche	n/a	n/a	100				
Open/close-full	950	950	950		921-1033	710	950
Open/close-double 1st	n/a	n/a	1,100			1,160	1,350
Open/close-double 2st	n/a	n/a	950			710	950
Open/close-cremain	295	295	295		371	270	575
Open/close-niche	200	200	200		270	270	1,050
Open/close-crypt	300-600	n/a	n/a		921	300-500	1,500
Open/close-infant	500	500*	n/a		438	115	
***Week-end/holiday-full	275	275	275		650	350	375
***Week-end/holiday-crem	100	100	100		650	175	375
Disinterment	200-3500	200-3500	200-3500		1,540	1000-2000	1,800
Scattering garden	n/a	n/a	n/a				575
Memorialization options	n/a	n/a	n/a				1695+
Locating/Recording fee	n/a	100	n/a			25	100
Transfer Fee	100	100	100				
Processing/Administration fee	100	100	100	25-100			
Companion Fees	100	100	100			200	