



EL DORADO COUNTY

Final Report for:

Fee Study – Planning & Building Department

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1. EXECUTIVE SUMMARY

NBS performed a Fee Study (Study) for the El Dorado County Planning & Building Department. This report presents findings regarding maximum allowable cost recovery amounts from the various fee analyses performed as part of the Study and provides the County with the information needed to update and establish user and regulatory fees for service.

Throughout the process, the Study afforded much effort to ensure that fees and charges meet industry standards and uphold the statutory requirements of the State of California. In addition, NBS required significant engagement from County staff to provide information and in some cases conduct time studies.

California cities, counties, and special districts may impose user and regulatory fees for services and activities they provide through provisions set forth in the State Constitution, Article XIII C § 1. Under this legal framework, a fee may not exceed the reasonable cost of providing the service or performing the activity. For a fee to qualify as such, it must relate to a service or activity performed at the request of an individual or entity upon which the fee is imposed, or their actions specifically cause the local government agency to perform additional activities. In this instance, the service or underlying action causing the local agency to perform the service is either discretionary and/or is subject to regulation. As a discretionary service or regulatory activity, the user fees and regulatory fees considered in this Study fall outside of the definition and statutory requirement to impose general taxes, special taxes, and fees as a result of property ownership.

The County's main reason for conducting this Study was twofold: (1) first, to provide the basis needed to establish a fee structure that does not exceed estimated and reasonable service delivery costs; and (2) second, to provide analysis that supports the Board of Supervisors review of cost recovery policies for revisions to the County's fees and charges.

The methods applied by NBS to develop the 100% full cost of service calculations presented in this report rely on industry standard approaches to fee analysis that are quantitative in nature. NBS did not evaluate the effectiveness or efficiency of the County's service delivery or make any judgements as to whether the level of resources, staffing, or time required to provide services is adequate. As discussed further in section 2.2.3 of this report, NBS provided the 100% full cost of service calculation for each fee as well as the policy making framework the County can consider adjusting the amount of cost recovery in accordance with its broader goals as they pertain to code compliance, cost recovery, economic development, and social values.

1.1 Findings

This Study examined all fee programs charged by the Planning and Building Department and identified approximately \$9.1 million in annual revenue collected at current fee amounts, versus \$13.4 million in costs eligible for recovery from fees. The following table provides a summary of the Study's overall results:

Table 1. Report Summary

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus / Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Planning Services	\$ 1,267,906	\$ 2,461,837	\$ (1,193,931)	52%	\$ 2,403,627	98%
Stormwater, Vacation Home Rentals	256,736	719,860	(463,123)	36%	719,860	100%
Building Services	6,778,621	6,527,971	250,650	104%	6,527,971	100%
Technology Fee	205,772	507,052	(301,280)	41%	437,641	86%
General Plan Implementation Fee	150,000	1,513,492	(1,363,492)	10%	378,373	25%
GIS Support Fee	-	220,540	(220,540)	0%	-	0%
Code Enforcement	154,735	348,179	(193,444)	44%	286,660	82%
Airports	266,936	1,067,445	(800,508)	25%	278,444	26%
Cemeteries (Administrative Fees)	4,800	49,214	(44,414)	10%	9,550	19%
Total	\$ 9,085,506	\$ 13,415,589	\$ (4,330,083)	68%	\$ 11,042,127	82%

As shown, the County recovers approximately 68% of the total estimated annual costs associated with providing fee-related services. Should the Board adopt fees at 100% of the maximum full cost recovery amounts determined by this Study, an estimated additional \$4.3 million in costs could be recovered. However, as discussed in Section 2.2.3 of this report, there may be reasons why policy makers chose to adopt fees at less than the calculated full cost recovery amount. As such, Planning and Building Department staff provided initial recommended fee amounts for the Board’s consideration. At initially recommended fee amounts, an additional \$2 million in costs could be recovered, for a cost recovery rate of 82%.

The results of any fee study typically show that across hundreds of individual fees analyzed, there will be a mix of instances that under, over, and approximately recover of 100% of the full cost of providing services. This may be due to a variety of factors, and most important is to implement resulting fee amounts either equal to or below the 100% cost of service outcome. The comprehensive fee analysis performed by NBS re-evaluates the basis for the County’s fees according to current legal parameters and industry standards. The purpose of a fee study is to re-align fee amounts to the County’s current costs of providing services. The County can utilize this analysis to weigh fiscal vs. community benefits priorities, consider updating existing Board of Supervisors cost recovery policies to document level of intentional subsidies provided to fee payors, and update fee structures and amounts based on those policies.

1.2 Report Format

This report documents the analytical methods and data sources used in the Study and presents findings regarding current levels of cost recovery achieved from user and regulatory fees. The report is organized into the following sections:

- Section 2 - Outlines the foundation of the Study and general approach.
- Sections 3 through 8 – Results of the cost of service analysis performed for each fee program.
- Section 9 - Conclusions of the analysis provided in the preceding sections.
- Appendices - Details of the analysis performed and comparison of the fees to selected agencies.

2. INTRODUCTION AND FUNDAMENTALS

2.1 Scope of Study

The following is a summarized list of fees studied for the Planning and Building Department:

- Planning Services
 - Current Planning Application Review and Approvals
 - Review of Building Permits by Planning Staff
 - Vacation Home Rental Permits
 - Stormwater Plan Review and Field Inspection
- Building Services
 - Plan Check
 - Inspection and Permitting
- Systems and Policy Documents
 - Technology Fee
 - General Plan Implementation Fee
 - GIS Support Fee
- Code Enforcement
 - Complaint Verification and Compliance
 - Appeals
- County Airports
- County Cemeteries

The fees examined in this Study specifically exclude development impact fees, fines and penalties, facility rental rates, equipment rental rates, cemetery plot purchases, and any special tax assessments, all of which fall under distinct analytical and procedural requirements different from the body of user/regulatory fees analyzed in this effort.

2.2 Methods of Analysis

There are three phases of analysis completed for each fee program studied:

1. Cost of service analysis
2. Fee establishment
3. Cost recovery evaluation

2.2.1 COST OF SERVICE ANALYSIS

The cost of service analysis is a quantitative effort that compiles the full cost of providing governmental services and activities. There are two primary types of costs considered: direct and indirect costs. Direct costs are those that specifically relate to an activity or service, including the real-time provision of the service. Indirect costs are those that support the provision of services in general but cannot be directly or easily assigned to a singular activity or service.

Direct Costs:

- **Direct personnel costs** – Salary, wages and benefits expenses for personnel specifically involved in the provision of services and activities to the public.
- **Direct non-personnel costs** – Expenses incurred by the Department/Division due to a specific service or activity performed, such as contractor costs, third-party charges, and very specific materials used in the service or activity.

Indirect Costs:

- **Indirect personnel costs** – Personnel expenses supporting the provision of services and activities. This can include line supervision and departmental management, administrative support within a department, and staff involved in technical support activities related to the direct services provided to the public.
- **Indirect non-personnel costs** – Expenses other than labor involved in the provision of services. In most cases, these costs are allocated across all services provided by a department, rather than directly assigned to individual fee/rate categories.
- **Overhead costs** – These are expenses, both labor and non-labor, related to agency-wide support services. Support services include general administrative services such as County Administrative Officer, Auditor, Human Resources, Legal, etc. The amount of costs attributable to the fee programs included in this Study were sourced from the County's annual Cost Allocation Plan.

All cost components in this Study use annual (or annualized) figures, representing a twelve-month cycle of expenses incurred by the County in the provision of all services and activities Countywide. Nearly all the fees under review in this Study require specific actions on the part of County staff to provide the service or conduct the activity. Because labor is the primary underlying factor in these activities, the Study expresses the full cost of service as a fully burdened cost per labor hour. NBS calculates a composite, fully burdened, hourly rate for each department, division, program, or activity, as applicable to the specific organization and needs of each area studied. The rate serves as the basis for further quantifying the average full cost of providing individual services and activities.

Deriving the fully burdened labor rate for each department, and various functional divisions within a department, requires two figures: the full costs of service and the number of hours available to perform those services. The full costs of service are quantified through the earlier steps described in this analysis. NBS derives the hours available from a complete listing of all employees and/or hours of service available from contracted professionals.

The County supplied NBS with the total number of paid labor hours for each employee involved in the delivery of services included in this Study. These available hours represent the amount of productive time available for providing both fee-recoverable and non-fee recoverable services and activities. The productive labor hours divided into the annual full costs of service equals the composite fully burdened labor rate. Some agencies also use the resulting rates for other purposes than setting fees, such as when the need arises to calculate the full cost of general services or structure a cost recovery agreement with another agency or third party.

Fully burdened labor rates applied at the individual fee level estimate an average full cost of providing each service or activity. This step required the development of staff time estimates for the services and activities listed in the County's fee schedule. For all fee programs studied, time tracking records (if available) were useful in identifying time spent providing general categories of service (e.g., administration, plan review, inspection, public information assistance, etc.). For some fee programs, the Planning and Building Department also systematically tracks time spent on individual fee for service projects. Consequently, both actual time tracking information combined with interviews and questionnaires were used to develop the necessary data sets describing estimated labor time. In many cases, the County estimated the average amount of time (in minutes and hours) it would take to complete a typical occurrence of each service or activity considered.

It should be noted that the development of these time estimates was not a one-step process: time tracking information and time estimates received were carefully reviewed by both NBS and departmental management to assess the reasonableness of such estimates. Based on this review, the Department reconsidered its time estimates until both parties were comfortable the fee models reasonably reflected the average service level provided. Then, time estimates were applied to the appropriate fully burdened labor rate to yield an average total cost of the service or activity.

2.2.2 FEE ESTABLISHMENT

Establishing fees includes a range of considerations. The Study's process provided each fee program the opportunity to propose additions and deletions to their fee schedules, as well as rename, reorganize, and clarify fee names and categories. In most cases, the current structure of fees did not change; the focus is to recalibrate the fee amount to match the costs of services. In several cases, however, fee categories and fee names were simplified or re-structured to increase the likelihood of full cost recovery, or to enhance the fairness of how the fee applies to various types of fee payers.

Many such revisions better conform fees to current practices, as well as improve the calculation of fees owed by an individual, the application of fees, and the collection of revenues. Beyond this, some additions to the fee schedule were simply identification of existing services or activities performed by Department staff for which no fee is currently charged.

The fee schedule should include the list of fully burdened rates developed by the Study. Documenting these rates in the fee schedule provides an opportunity for the Board to approve rates for cost recovery under a "time and materials" approach. It also provides clear publication of those rates, so fee payers of any uniquely determined fee can reference the amounts. The fee schedule should provide language that supports special forms of cost recovery for activities and services not contemplated by the adopted master fee schedule. These rare instances use the published rates to estimate a flat fee, or bill on an hourly basis, at the discretion of the Director of Planning and Building.

2.2.3 COST RECOVERY EVALUATION

The NBS fee model compares the existing fee for each service or activity to the average total cost of service quantified through this analysis. A cost recovery rate of 0% identifies no current recovery of costs from fee revenues (or insufficient information available for evaluation). A rate of 100% means that the fee currently recovers the full cost of service. A rate between 0% and 100% indicates partial recovery of the

full cost of service through fees. A rate greater than 100% means that the fee exceeded the full cost of service.

User fees and regulatory fees examined in this Study should not exceed the full cost of service. In other words, the cost recovery rate achieved by a fee should not be greater than 100%. In most cases, charging a fee above this threshold could instead be considered a tax which requires consensus of the voters to implement.

NBS also assists with modeling the “recommended” or “targeted” level of cost recovery for each fee, always established at 100%, or less, than the calculated full cost of service. Targets and recommendations always reflect agency-specific judgments linked to a variety of factors, such as existing policies, agency-wide or departmental revenue objectives, economic goals, community values, market conditions, level of demand, and others.

A general means of selecting an appropriate cost recovery target is to consider the public and private benefits of the service or activity in question.

- To what degree does the public at large benefit from the service?
- To what degree does the individual or entity requesting, requiring, or causing the service benefit?

When a service or activity completely benefits the public at large, there is generally little to no recommended fee amount (i.e., 0% cost recovery), reflecting that a truly public-benefit service is best funded by the general resources of the County, such as General Fund revenues (e.g., taxes). Conversely, when a service or activity completely benefits an individual or entity, there is generally closer to or equal to 100% of cost recovery from fees collected from the individual or entity. An example of a completely private benefit service may be a request for exemption from a County regulation or process.

In some cases, a strict public-versus-private benefit judgment may not be sufficient to finalize a cost recovery target. Any of the following other factors and considerations may influence or supplement the public/private benefit perception of a service or activity:

- If optimizing revenue potential is an overriding goal, is it feasible to recover the full cost of service?
- Will increasing fees result in non-compliance or public safety problems?
- Are there desired behaviors or modifications to behaviors of the service population helped or hindered through the degree of pricing for the activities?
- Does current demand for services support a fee increase without adverse impact to the citizenry served or current revenue levels? (In other words, would fee increases have the unintended consequence of driving away the population served?)
- Is there a good policy basis for differentiating between types of users (e.g., residents and non-residents, residential and commercial, non-profit entities, and business entities)?
- Are there broader County objectives that inform a less than full cost recovery target from fees, such as economic development goals and local social values?

Because this element of the Study is subjective, NBS provides each fee calculation at 100% full cost recovery as well as the framework for the County to adjust recommended fee amounts in accordance with the local goals as pertains to code compliance, cost recovery, economic development, and social values. County staff and elected officials are responsible for localizing the information into a Master Fee Schedule that meets community needs.

2.2.4 COMPARATIVE FEE SURVEY

Appendix B presents the results of the Comparative Fee Survey conducted to supplement the Study. Often policy makers request a comparison of their agency’s fees to surrounding or similar communities. The purpose of a comparison is to provide a sense of the local market pricing for services, and to use that information to gauge the impact of recommendations for fee adjustments.

NBS worked with the Department to choose five comparative agencies, including the counties of Napa, Nevada, Placer, Sacramento, and Yolo. These comparative agencies were used for all fee programs except for Airports and Cemeteries. A comparison of fees to other municipal airports was completed by Department staff, and a comparison of cemeteries required identification of specific locations that provide similar services, including Auburn Public Cemetery District, Elk Grove-Cosumnes Cemetery District, Nevada County Cemetery District, Oroville Cemetery District, and Placer Cemetery.

The following should be noted about the general approach to, and use of, comparative survey data:

- Comparative surveys do not provide information about the cost recovery policies or procedures inherent in each comparison agency.
- A “market based” decision to price services below the full cost of service calculation, is the same as deciding to subsidize that service.
- Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services. NBS did not perform the same level of analysis provided for this Study on the comparative agencies’ fees.
- Comparative fee survey efforts are often non-conclusive for many fee categories.
- Comparison agencies typically use varied terminology for the provision of similar services.

In general, NBS reasonably attempts to source each comparison agency’s fee schedule from the Internet and compile a comparison of fee categories and amounts for the most readily comparable fee items that match the client’s existing fee structure.

2.2.5 DATA SOURCES

The following data sources were used to support the cost of service analysis and fee establishment phases of this Study:

- The County’s adopted budget for Fiscal Year 2022-23.
- A complete listing of all Planning and Building Department personnel, salary/wage rates, regular hours, paid benefits, and paid leave amounts – provided by the Department.
- Various correspondences with the Department staff supporting the adopted budgets and current fees, including budget notes and expenditure detail not shown in the published document.

- Prevailing fee schedules per the Department’s most recent official Master Fee Schedule.
- When available, annual workload data from a prior fiscal year provided by each fee program studied.

The County’s adopted budget is the most significant source of information affecting cost of service results. NBS did not audit or validate the County’s financial management and budget practices. This Study has accepted the adopted budget as a legislatively adopted directive describing the most appropriate and reasonable level of spending. Consultants accept the Board of Supervisor’s deliberative process and ultimate acceptance of the budget plan and further assert that through that legislative process, the County has yielded a reasonable expenditure plan, valid for use in setting cost-based fees.

3. PLANNING FEE PROGRAMS

This Study assessed the Department’s fee programs associated with various planning services. These services are provided by three main divisions within the Department’s organizational structure:

- Planning Services
- Tahoe Planning, Stormwater, and Vacation Home Rentals
- Long Range Planning

Because each Division has varied responsibility for unique areas of the Department’s fee programs, NBS completed a separate analysis for each Division.

3.1 Planning Services Division

Planning Services guides land use and development consistent with the General Plan, Building Codes, and related regulations. This Division is responsible for most planning fees evaluated as part of the Study.

3.1.1 COST OF SERVICE ANALYSIS

NBS calculated the total estimated annual cost of services provided by the Planning Services Division, segregated between costs for activities that are eligible and/or targeted for recovery in fees for service and those that require another funding source other than fees. The costs recoverable through fees were also translated into a fully burdened hourly rate for the purposes of individual fee calculations. Table 2 summarizes the outcomes of the analysis:

Table 2. Planning Services Fully Burdened Hourly Rate

Cost Element	Public Counter / General Information	Direct Services - Current Planning	Total
Labor	\$ 254,939	\$ 723,735	\$ 978,674
Recurring Non-Labor	11,612	32,964	44,576
Countywide/CDA Overhead	70,433	199,949	270,382
Division Admin	408,053	1,158,405	1,566,458
Division Total	\$ 745,036	\$ 2,115,054	\$ 2,860,090
Cost Recovery Targeted from Fees	70%	100%	92%
Amount Targeted for Consideration in Billings/Fees	521,525	2,115,054	2,636,579
Amount Requiring Another Funding Source	223,511	-	223,511
Fully Burdened Hourly Rate			\$ 219
<i>*Figures in table are rounded to nearest dollar</i>	<i>Reference: Direct Hours</i>		12,049

Section 2.2.1, *Cost of Service Analysis*, further describes the types of expenditures and allocated costs considered in the development of the fully burdened hourly rate. The total annual cost of the Planning Services Division per year is approximately \$2.9 million. Approximately \$2.6 million (92%) of the total costs are eligible and/or targeted for recovery in fees, while approximately \$224,000 requires another

funding source. All subsequent cost of service calculations at the individual fee level assumes a fully burdened hourly rate of **\$219**.

The activity cost columns shown in the table above were adapted and summarized from time tracking data maintained by the Department and various Division staff interviews. To assist the reader in understanding the underlying costs and assumptions used to calculate the fully burdened hourly rate, the following provides summary descriptions of each cost category:

- **Public Counter / General Information** – Planning staff respond to phone calls and general information requests that support the development review process. Costs associated with the provision of general public information and public counter services are not only a basic and expected function of governmental services to the public, but also an overall supportive and beneficial service to active and incoming applications and requests for development approval. Planning staff estimated that approximately 70% of these costs support active or incoming land use application review activities and are therefore targeted for recovery in fees for services, while the remaining 30% require another funding source other than fees.
- **Direct Services for Current Planning** – Development review and approval comprises the majority of the Division’s work efforts. 100% of these costs are eligible for recovery from the Division’s fees for service.

3.1.2 FEE ESTABLISHMENT

Appendix A presents the results of the detailed cost recovery analysis of each individual Planning Services Division fee. As a general note about the fee structure and methods of fee collection, the following terminologies as used in the appendix are helpful:

- **Deposit Based Fees:** Fees marked in this report’s appendix as “deposit”, are services for which an initial minimum deposit amount of \$1,000 is currently or proposed to be collected by the Department. Staff track their time against each project and, if needed, invoice applicants on an hourly basis to recover costs of services that exceed the minimum deposit amount collected.
- **Flat Fees:** Fees marked as “flat” in this report’s appendix are services for which a one-time fee is collected as a one-time transaction.
- **Hourly Fees:** A few fees marked as “hourly” indicate services for which an hourly charge is assessed. For these services no minimum or up-front fee payment is required, instead the customer is invoiced for staff hours spent on the project.

The following is a summary of fee schedule changes identified during this Study:

Additions: Fees marked as “NEW” in the “Current Fee / Deposit” column of Appendix A.1 represent recommended additions to the Department’s fee schedule, including:

- SB 9 Review
- Time Extension
- Transportation Improvement Plan Review

Deletions: Fees that were recommended for deletion from the fee schedule include:

- Revisions to Approved Conditional Use Permits
- Fiscal Impact Analysis / Public Facilities Financing Plan
- Reclamation Plan Revisions

Reorganization and/or Restructure:

- Administrative Permits collapsed from many separate individual fees into two fees for projects requiring minor vs major review efforts.
- Environmental Document (EIR) fees for notice of preparation, hearings, staff time and/or consultant charges were eliminated as separate fee categories and assumed to be part of the deposit required on a primary project request for land use decision or entitlement.
- Lot Line Adjustment Review fees were collapsed from two separate Adjustment and Merge fee categories into one fee category.
- Revisions requests for previously approved permits or projects are currently treated as separate deposits/ flat fees. These requests are now considered the same as initiating a new project.
- Temporary Use Permits collapsed from many separate individual fees into one fee.
- Time Extension requests have been removed as individual fees applied to various types of permits and projects and displayed as one deposit required for any time extension request.
- Vacation Home Rentals fees have been moved from Current Planning Services’ fee schedule to the Tahoe, Stormwater, and Vacation Rentals Division’s fee schedule.

3.1.3 COST RECOVERY EVALUATION

Appendix A.1 presents the results of the detailed cost recovery analysis of fees for the Planning Services Division. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

As summarized by the following table, Planning Services Division fees currently recover approximately 52% of the total annual cost of providing services.

Table 3. Cost Recovery Outcomes

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus / Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Planning Services	\$ 1,267,906	\$ 2,461,837	\$ (1,193,931)	52%	\$ 2,403,627	98%

The County collects approximately \$1.3 million per year in revenues at current fee amounts. At full cost recovery fee amounts, the same demand for these services would recover approximately \$2.5 million in costs. Should the Board of Supervisors adopt all fees at 100% of the Cost of Service per Activity amounts shown, cost recovery will increase by approximately \$1.2 million per year.

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, Division staff and Department management, considered initial cost recovery levels at or below that full cost for the Board to consider. The “Recommended Fee / Deposit Level” column in Appendix A.1 displays staff’s initially recommended fee amounts. With the staff’s



recommended adjustments, planning fees are projected to recover an additional \$1.1 million per year in costs, which is approximately 98% of the total costs of providing services.

For more discussion on NBS' overall approach to the Cost Recovery Evaluation, consult section 2.2.3 of the Report.

3.1.4 COMPARISON SURVEY

As discussed in section 2.2.4, *Comparative Fee Survey*, NBS compared the County's current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are often non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency's fee schedule. The results of the comparison are presented in Appendix B.1 to this report.

3.2 Stormwater and Vacation Rental Permits

The Tahoe Planning & Stormwater Management Division (Division) provides the same services described for the Planning Services Division, specific to the entire El Dorado County jurisdiction within the Tahoe Basin. Fees for recovery of those services are part of the Planning Services Division fee schedule.

Two additional areas of this Division's responsibilities are the focus of the fee evaluation performed by NBS. This Division has responsibility for the Stormwater Management program, which assists the County with maintaining compliance with the State's regulatory requirements as well as provides during and post-construction regulation for development projects. The Division also manages the County's Vacation Rental permitting program.

3.2.1 COST OF SERVICE ANALYSIS

NBS calculated the total estimated annual cost of services provided by this Division, segregated between costs for activities that are eligible and/or targeted for recovery in fees for service and those that require another funding source other than fees. The costs recoverable through fees were also translated into a fully burdened hourly rate for the purposes of individual fee calculations. Table 4 summarizes the outcomes of the analysis:

Table 4. Tahoe, Stormwater and VHR Division - Fully Burdened Hourly Rate

Cost Element	Public Counter / General Information	Countywide Stormwater - Other Funding Source	Direct Services	Total
Labor	\$ 95,972	\$ 290,446	\$ 229,729	\$ 616,147
Recurring Non-Labor	21,421	64,828	51,276	137,525
Countywide/CDA Overhead	21,683	65,620	51,902	139,206
Division Admin	92,883	281,099	222,336	596,318
Division Total	\$ 231,959	\$ 701,994	\$ 555,243	\$ 1,489,196
Cost Recovery Targeted from Fees	70%	0%	100%	48%
Amount Targeted for Consideration in Billings/Fees	162,371	-	555,243	717,614
Amount Requiring Another Funding Source	69,588	701,994	-	771,581
Fully Burdened Hourly Rate				\$ 190
<i>*Figures in table are rounded to nearest dollar</i>				<i>Reference: Direct Hours</i>
				3,776

Section 2.2.1, *Cost of Service Analysis*, further describes the types of expenditures and allocated costs considered in the development of the fully burdened hourly rate. The total annual cost of the Tahoe, Stormwater, and VHR Division per year is approximately \$1.5 million. Approximately \$718,000 (48%) of the total costs are eligible and/or targeted for recovery in fees, while approximately \$772,000 requires another funding source. All subsequent cost of service calculations at the individual fee level assumes a fully burdened hourly rate of **\$190**.

The activity cost columns shown in the table above were adapted and summarized from Division staff interviews and time tracking data. To assist the reader in understanding the underlying costs and assumptions used to calculate the fully burdened hourly rate, the following provides summary descriptions of each cost category:

- **Public Counter / General Information** – Staff respond to phone calls and general information requests that support the development review process. Costs associated with the provision of general public information and public counter services are not only a basic and expected function of governmental services to the public, but also an overall supportive and beneficial service to active and incoming applications and requests for development approval. Planning staff estimated that approximately 70% of these costs support active or incoming land use application review activities and are therefore targeted for recovery in fees for services, while the remaining 30% require another funding source other than fees.
- **Countywide Stormwater Program** – Staff are responsible for managing the County’s overall compliance with State stormwater permit regulations. Much of this activity is associated with the County’s policies and procedures for mitigating runoff for existing development and other criteria. 100% of these costs require recovery from a funding source other than fees for services charged to development projects.
- **Direct Services** – Regulation of construction as pertains to stormwater requirements and vacation rental permits comprises a significant portion of the Division’s annual work efforts. 100% of these costs are eligible for recovery from the Division’s fees for service.

3.2.2 FEE ESTABLISHMENT

Appendix A.2 presents the results of the detailed cost recovery analysis of each individual fee. As a general note about this Division’s fee structure and methods of fee collection, the following terminologies as used throughout this report are helpful:

- **Flat Fees:** Almost all fees are marked as “flat” in the appendix and are services for which a one-time fee is collected as a one-time transaction.
- **Hourly Fees:** One fee marked as “hourly” indicates services for which an hourly charge is assessed. For these services no minimum or up-front fee payment is required, instead the customer is invoiced for staff hours spent on the project.

The following is a summary of fee schedule changes identified during this Study:

Additions: Fees marked as “NEW” in the “Current Fee” column of Appendix A.2 represent recommended additions to the Department’s fee schedule, including Stormwater Quality Fees for the regulation of development projects.

Deletions: No existing fees are recommended for deletion.

Reorganization and/or Restructure: No existing fees are recommended for reorganization or restructure.

3.2.3 COST RECOVERY EVALUATION

Appendix A.2 presents the results of the detailed cost recovery analysis of fees for Stormwater and Vacation Home Rental permits. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

This Division’s fees currently recover approximately 36% of the total annual cost of providing services. As shown in the following table, the County collects approximately \$257,000 per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately \$720,000. Should the Board of Supervisors adopt all fees at 100% of the Cost of Service per Activity amounts shown, cost recovery will increase by approximately \$463,000 per year.

Table 5. Cost Recovery Outcomes

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus / Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Stormwater, Vacation Home Rentals	256,736	719,860	(463,123)	36%	719,860	100%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, Division staff and Department management, considered initial cost recovery levels at or below that full cost for the Board’s review. The “Recommended Fee Level” column in Appendix A.2 displays staff’s initial recommended fee amounts. With the staff’s recommended adjustments, fees are projected to recover 100% of the costs of providing services.

For more discussion on NBS’ overall approach to the Cost Recovery Evaluation, consult section 2.2.3 of the Report.

3.2.4 COMPARISON SURVEY

As discussed in section 2.2.4, *Comparative Fee Survey*, NBS compared the County’s current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are often non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency’s fee schedule. The results of the comparison are presented in Appendix B.2 to this report.

3.3 Long Range Planning Division

The Long Range Planning Division is responsible for helping the Board of Supervisors develop plans, policies, ordinances, and programs that support the development approval process and guide complex and diverse land use decisions.

3.3.1 COST OF SERVICE ANALYSIS

The Department requested NBS develop a fully burdened hourly rate calculation for the Long Range Planning Division. The Division does not have any specific fees evaluated during the Study, however, there are instances where the Division needs to charge for services on an hourly basis, such as when consulting other Planning and Building Divisions on projects or consulting with other County departments.

Table 6. Long Range Planning Services Fully Burdened Hourly Rate

Cost Element	Long Range Planning
Labor	\$ 744,596
Recurring Non-Labor	16,294
Countywide Overhead	203,080
Division Admin	709,232
Division Total	\$ 1,673,203
Fully Burdened Hourly Rate	\$ 188
<i>Reference: Direct Hours</i>	8,894
<i>*Figures in Table are rounded to the nearest dollar</i>	

Section 2.2.1, *Cost of Service Analysis*, further describes the types of expenditures and allocated costs considered in the development of the fully burdened hourly rate. The total annual cost of the Long Range Planning Division per year is approximately \$1.7 million. There is no specific cost recovery target for fee for service activities for this Division, and this rate has not been utilized as the basis for calculating any specific fee in the Department’s fee schedule. It is intended to apply on an as-needed basis. Also, see Section 5.2 of this report for a discussion of cost recovery opportunities for this Division in the General Plan Implementation Fee.

4. BUILDING SERVICES

The Building Services Division is responsible for permit processing, plan review, and inspections. The team provides public counter services, plan review for residential projects and commercial projects, and field inspections for code compliance during the construction phase of a project.

4.1 Cost of Service Analysis

NBS calculated the total estimated annual cost of the Building Services Division. 100% of the costs of the Divisions services are considered fee-recoverable costs and are translated into a “fully burdened” hourly rate for purposes of individual fee calculations. Table 7 shows the summary of outcomes from the Cost of Service Analysis:

Table 7. Building Services Division Fully Burdened Hourly Rate

Cost Element	Direct Services - Building
Labor	\$ 3,374,951
Recurring Non-Labor	306,159
Countywide Overhead	540,551
Division Admin	2,725,538
Division Total	\$ 6,947,198
Fully Burdened Hourly Rate	\$ 144
<i>Reference: Direct Hours</i>	48,355
<i>*Figures in Table are rounded to the nearest dollar</i>	

Section 2.2.1, *Cost of Service Analysis*, further describes the types of expenditures and allocated costs considered in the development of the rate. The total annual cost of the Building Services Division per year is approximately \$6.9 million. All subsequent cost of service calculations at the individual fee level assumes a fully burdened hourly rate of **\$144** for the Building Services Division.

4.2 Fee Establishment

The approach to fee calculation for most of the Building Services Division’s fees is to determine a project’s construction value, as determined by the International Code Council valuation data table, and to then apply a multiplier to that construction value as established by the County’s adopted fee schedule. For example, a standard building permit fee is currently calculated at 0.0139 x construction value, with a minimum fee of \$126.

Other methods of fee calculation shown in the current fee schedule include one-time flat fees for individual service requests, such a per solar permit application, and hourly fees for which services do not have a fee listed or require an hourly billing approach.

Overall, NBS recommends that the County restructure its fees away from use of the flat multiplier described above, and instead develop a scaled table of fees applicable to tiers based on construction value. A scaled table is the most common way of structuring construction value-based fee approaches in California and better reflects economies of scale in terms of regulatory effort (and cost) between smaller and larger scopes of projects regulated by the County.

Appendix A.3 presents the results of the detailed cost recovery analysis of each individual fee. Notable changes to the fee structure include:

- **Building Permit & Plan Check Fees** –
 - Scaled tables were developed to include tier breakpoints of project construction value between \$10,000 at the low end and up to and over \$10 million at the high end.
 - Separate fees for trade permits (mechanical, plumbing, electrical) associated with a Building permit were removed from the fee schedule and are reflected in the overall scaled tables' fee calculations.
- **Miscellaneous Minor Permits** – Sections II and III of the fee table shown in Appendix A.3 contain a list of flat fees for minor permits such as road encroachments, solar permits, etc. No new fees were added to this area of the fees schedule, and any suggested restructuring of existing fees was minor.
- **Tahoe Regional Planning Agency Fees** – The majority of Tahoe Regional Planning Agency (TRPA) fees are set by an external agency with the exception of two administrative fees found in Section IV of Appendix A.3. All fees associated with TRPA were excluded from the scope of review.
- **Department Administrative Fees** – Section V of Appendix A.3 provides a list of miscellaneous department-wide administrative fees that are applicable to all fee programs in the Planning and Building Department. These fees are shown here as a placeholder for the Master Fee Schedule. Most of these fees are set by the State or County Counsel and were not evaluated through the Study.

4.3 Cost Recovery Evaluation

Appendix A.3 presents the results of the detailed cost recovery analysis for the Building Services Division's fees. In the Appendix, the "Cost of Service per Activity" column establishes the maximum adoptable fee amount for the corresponding service identified in the "Fee Name" list. The "Cost of Service Per Activity" for each fee item is compared to the County's current fee for each service, and the "Existing Cost Recovery %" shows whether each fee is under, over, or approximately equal to the cost of providing the service.

This Division's fees currently recover approximately 104% of the total annual cost of providing services. As shown in the following table, the County collects approximately \$6.8 million per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately \$6.5 million. Should the Board of Supervisors adopt all fees at 100% of the Cost of Service per Activity amounts shown, annual revenue will decrease by approximately \$251,000 per year.

Table 8. Cost Recovery Outcomes

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus / Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Building Services	6,778,621	6,527,971	250,650	104%	6,527,971	100%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, Division staff and Department management, considered initial cost recovery levels at or below that full cost for the Board’s review. The “Recommended Fee Level” column is not displayed in Appendix A.3 because the Department preferred to address individual fee recommendations through their Staff Report. For purposes of analysis, Table 8 assumes a cost recovery target of 100% for the Building Division’s fee program.

For more discussion on NBS’ overall approach to the Cost Recovery Evaluation, consult Section 2.2.3 of the Report.

4.4 Comparison Survey

As discussed in section 2.2.4, *Comparative Fee Survey*, NBS compared the County’s current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are often non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency’s fee schedule. The results of the comparison are presented in Appendix B.3 to this report.

5. COST RECOVERY FOR SYSTEMS & POLICY DOCUMENTS

The Planning and Building Department currently charges two fees that are assessed as a percentage of each project’s building construction value to recover for the costs of essential technology systems and policy documents:

- Technology Fee
- General Plan Implementation Fee

A third fee for recovery of the Geographic Information Systems support provided by the County Surveyor’s Office to the Planning and Building Department is also proposed.

5.1 Technology Fee

Routine investment in the County’s land management software and systems are key in promoting efficient development approval and processing services. The Technology Fee’s purpose is to recover the costs of the ongoing technology maintenance and enhancement needs of the Department.

5.1.1 COST OF SERVICE ANALYSIS

Table 9 shows the Department’s total annual funding requirement for maintenance of the current land management and permitting systems, as well as for the purchase, licensing, and maintenance of a plan check software/module. As shown, the total annual funding requirement for the Department’s technology needs is approximately \$1.3 million over a five-year period, or \$507,000 per year.

Table 9. Annual Cost of Service Calculation

Technology Requirement	Annual Cost	Life (yrs)	Average Cost / Year
Permit Software			
<i>Ongoing Staff Support</i>	\$ 215,685	1	\$ 215,685
<i>Software Licensing/Maintenance, Professional Services, and related costs</i>	656,833	5	131,367
Plan Check Software/Module			
<i>Purchase</i>	\$ 300,000	5	\$ 60,000
<i>Licensing/Maintenance, Professional Services, and related costs</i>	100,000	1	100,000
TOTAL	\$ 1,272,518		\$ 507,052

5.1.2 FEE ESTABLISHMENT

The Department currently charges a Technology fee of 0.0356% of construction valuation, with a minimum fee of \$3 and maximum fee of \$300 per permit. NBS recommends changing the basis of the fee as a percentage of the permit fee charged, rather than a project’s construction valuation. This way, all types of permits that utilize the system will be charged at the time of the system’s use on a per project basis, as opposed to only projects that result in a building permit that have a reported construction valuation amount. Also, the amount of a permit fee charged has a better correlation to actual use of the

systems needed to approve and process permits, (such as number of time entries, fee entries, extent and number of plan documents reviewed, etc.).

The Permit Software technology needs for the Department are primarily supportive of the Planning, Building, and Stormwater permit programs, and are also tangentially supportive of the other divisions and programs within the Department that do not charge fees for services, as well as external departments and agencies such as Environmental Management, DOT, and local Fire Districts. Though the use of the system by other programs, County departments, and external agencies is minimal, NBS does not recommend a cost recovery target of 100% of the technology costs shown in the table above solely from Planning, Building, and Stormwater activities. As such, 20% of the costs have been removed from the surcharge placed on these fee programs. The following table the calculated Technology Fee amount for the Department’s Permitting Software:

Table 10. Technology Fee – Permitting Software

	80% Cost Recovery
Permitting Software	\$ 277,641
Eligible Permit Fee Revenue¹	
<i>Building</i>	\$ 6,527,971
<i>Planning</i>	2,037,640
<i>Stormwater Activities</i>	119,843
Subtotal	\$ 8,685,454
Technology Surcharge	3.20%

1. Annual Recommended Fee Revenue as shown in report appendices

As shown in the table above, a 3.20% surcharge on various Building, Planning, and Stormwater Permits would recover 80% of associated Permit Software technology costs for the Department. The Plan Check Software/Module needs are specific to the Building Services fee program. Table 11 provides the Technology Fee calculation, which would apply only to Building Services revenue only.

Table 11. Technology Fee – Plan Check Software

	100% Recovery
Plan Check Software/Module	\$ 160,000
Average Eligible Permit Fee Revenue¹	
<i>Building</i>	\$ 6,527,971
Technology Surcharge	2.45%

1. Annual Recommended Fee Revenue as shown in report appendices

5.1.3 COST RECOVERY EVALUATION

As shown in the following table, the County collects approximately \$206,000 per year in revenues at the current Technology Fee amount. At full cost recovery, the fee for these services would recover approximately \$507,000 annually; however, as described above, some of the costs of the Department’s permitting software are attributable to uses that are not recoverable in the Department’s permit fees. The recommended fee amounts for adoption will therefore recover approximately 86% of technology costs.

Table 12. Cost Recovery Outcomes

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus / Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Technology Fee	205,772	507,052	(301,280)	41%	437,641	86%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information to set the Technology Fee at, or below, the recommended fee amount. NBS also recommends the County track these revenues in a separate fund and utilize the funds solely for the purposes identified in this report.

5.1.4 COMPARISON SURVEY

As discussed in section 2.2.4, *Comparative Fee Survey*, NBS compared the County’s current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are sometimes non-conclusive for a number of reasons, NBS made every reasonable attempt to source each comparison agency’s fee schedule. The comparison of technology fees can be found near the bottom of the Building Services Appendix B.3. Only one agency surveyed, County of Yolo, published information regarding a similar fee for service at 6% of permit costs.

5.2 General Plan Implementation Fee

The Long-Range Planning Division is responsible for updating the County’s General Plan on a routine basis. This Plan helps to guide the growth of the community in a consistent manner. Government Code 66014 (b) allows local agencies to, “...include the costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations.” This section of the Government Code supports the inclusion of costs for general plan maintenance and updates in fees for service.

5.2.1 COST OF SERVICE ANALYSIS

As shown in Table 13 below, the annual cost of a comprehensive General Plan update and its associated implementation is approximately \$1.5 million. This amount is based on the Division’s estimate of \$3.4 million in costs required for consulting efforts on comprehensive updates to be performed every 8 - 10 years, plus the annual staffing cost to the County allocated to this task.

Table 13. Annual General Plan Update Costs

Cost Category	Cost per Work Program Element	Update Cycle	Annualized \$
CONSULTANT COSTS:			
General Plan Update¹			
Comprehensive	2,800,000	10	280,000
Safety Element	150,000	10	15,000
Housing Element	210,000	8	26,250
General Plan Reporting¹			
5 yr. Review	175,000	10	17,500
Zoning Ordinance Updates²			
Affordable Housing	35,000	10	3,500
STAFF COSTS:			
LRP Division Cost ³	1,171,242	1	1,171,242
Total	\$ 4,541,242		\$ 1,513,492

1. Estimate provided by County Planning Department

2. Excludes Grant Funded Sources. Includes Net County Cost Only

3. Per County Planning Department: Long Range Planning staff spend an estimated 70% of time on general plan update, maintenance and implementation activities annually

5.2.2 FEE ESTABLISHMENT

The Department currently charges a General Plan Implementation Fee of 0.0267% of construction valuation, with a minimum fee of \$2 and maximum fee of \$300 per permit. NBS recommends changing the basis of the fee to a percentage of the permit fee charged, rather than a project’s construction valuation.

Per industry standards, this fee should apply only to development projects that have a significant impact on the update of the General Plan, or that are subject to specific review and approval pertaining to the policies and requirements therein. Therefore, it is recommended that the General Plan Implementation Fee be assessed on the following list of Planning projects and permits:

- Planning review of Building Permits for:
 - Grading (not associated with a structure)
 - Grading (when associated with a structure)
 - Non-Residential, New Construction (new floor plan)
 - Residential New Dwellings, Second Dwelling Units, Multi-Family, SB 9 Conversion
 - Conditional Use Permit Application*
 - Design Review Applications*
 - Development Agreement Initial Application*
 - Finding of General Plan Consistency
 - General Plan Map Amendment and/or Text Amendment*
 - Parcel Maps: Residential/Commercial, Revisions, Corrections, Waivers or SB9*
 - Planned Development*
 - Subdivision Maps: Preliminary, Tentative, and Corrections*

- Variance
- Williamson Act Contracts*
- Zone Change*

A “*” denotes fees charged by Planning on a deposit rather than fixed fee basis. For deposit based projects, the General Plan Fee will apply to the total hourly billings from staff incurred on the project, excluding any pass through of contract services for special studies such as EIRs. For fixed fee projects, the General Plan Fee will apply as a surcharge to the fee itself.

The General Plan Fee will also apply to all building projects, plan checks, and permit fees with over \$100,000 in construction value.

This method spreads the cost recovery among a reasonable range of permitted projects that are most likely to have required an entitlement or discretionary approval through planning before proceeding to apply for a building permit. Small residential projects, such as re-roofing, small kitchen, bath, and room remodels, water heater replacement projects, etc. would be exempt.

Per the Study’s results, the recommended fee revenue for relevant building permit and plan check types subject to this Surcharge is approximately \$5 million per year, as shown in Table 14, below. The County’s General Plan and associated implementation programs provide the key guidelines, policies, and legal parameters required for the approval of development projects. However, it is recognized that the General Plan has other applications, which the County uses in its continued efforts to serve its existing residents and businesses. Additionally, when adopting a reasonable surcharge amount, policy makers must consider to what degree new development impacts the revision and maintenance efforts of the General Plan, and to what degree the General Plan is required for approval of new development projects. For jurisdictions with large amounts of undeveloped land available, the impact is typically assumed higher than for jurisdictions that are closer to the “build-out” of available land resources.

The following table provides options for surcharge amounts based on various policy-driven cost recovery targets:

Table 14. General Plan Implementation Fee Calculation

Cost Recovery Target	Annual Cost @ Target	% of Recommended Fee Revenue
100%	\$ 1,513,492	30.37%
75%	\$ 1,135,119	22.78%
50%	\$ 756,746	15.19%
25%	\$ 378,373	7.59%
Recommended Fee Revenue		\$ 4,983,393

As shown in the table above, a 30.37% surcharge would recover 100% of the costs associated with update and implementation of the County’s General Plan. For the reasons discussed above, County staff and the Board of Supervisors should agree upon a desired annual cost recovery target for this fee program that is reasonably less than 100%.

5.2.3 COST RECOVERY EVALUATION

As shown in the following table, the County collects approximately \$150,000 per year in revenues at the current General Plan Implementation Fee amount. At full cost recovery, the fee would recover approximately \$1.5 million annually.

Table 15. Cost Recovery Outcomes

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus / Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
General Plan Implementation Fee	150,000	1,513,492	(1,363,492)	10%	378,373	25%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information to set the General Plan Implementation Fee at, or below, the 100% calculated fee amount. Department staff’s initial recommendation is to set this fee at 7.59% (25% cost recovery level amount), at a fee amount similar to agencies shown in the comparison survey. NBS also recommends the County track these revenues in a separate fund and utilize the funds solely for the purposes identified in this report.

5.2.4 COMPARISON SURVEY

As discussed in section 2.2.4, *Comparative Fee Survey*, NBS compared the County’s current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are sometimes non-conclusive for a number of reasons, NBS made every reasonable attempt to source each comparison agency’s fee schedule. The comparison of similar general plan cost recovery fees can be found near the bottom of the Building Services Appendix B.3. Only two agencies surveyed published information regarding a similar fee. The County of Napa charges a 3.3% General Plan Surcharge on top of the hourly rate billed to applicable projects, and the County of Sacramento charges a Long-Range Planning Fee of 7% of total building permit fee and plan review fee for projects that required a review by Planning.

5.3 GIS Support Fee

In addition to responsibility for land surveying and map review and recordation, the Surveyor’s Office also has responsibility for the County’s Geographic Information Systems (GIS) Program, which provides a wide variety of maps and data to the public and supports other County departments by maintaining base layers of GIS data and developing and maintaining GIS enabled applications.

NBS also recently completed a separate Fee Study for the El Dorado County Surveyor’s Office. On May 24, 2022, the Board of Supervisors received the Fee Study Report and provided directions to return with an updated resolution implementing fee increases as well as a \$10 surcharge per building permit to recover a portion of GIS costs. However, when final action was taken in September 2022 to adopt the fees, it was decided the surcharge was to be evaluated as part of the Planning and Building Department Fee Study and included in a future fee resolution.¹

¹ Board of Supervisors Legislation Details (With Text), File # 22-1128

The following information contains excerpts from the Surveyor’s Office Fee Study Report completed by NBS, as well as a resulting GIS Support Fee calculation for consideration.

5.3.1 COST OF SERVICE ANALYSIS

Table 16 below shows the total estimated annual cost of services provided by the Surveyor’s Office. The total annual cost of the Surveyor’s Office is approximately \$2.3 million. The costs of providing the GIS Support services for the purposes of this fee calculation are \$1.4 million.

Table 16. Annual Service Cost – Surveyor’s Office

Cost Element	Public Counter Services	GIS	Surveyor - Other Department Assistance	Direct Surveyor Fee for Service Activities	Total
Labor	\$ -	\$ 833,329	\$ 53,418	\$ 459,878	\$ 1,346,624
Recurring Non-Labor	-	106,688	2,211	19,038	127,938
Overhead Costs	-	243,902	15,634	134,599	394,135
Division Administration	47,309	197,358	11,880	212,661	469,207
Total	\$ 47,309	\$ 1,381,277	\$ 83,143	\$ 826,175	\$ 2,337,904

**Figures in table are rounded to the nearest dollar*

5.3.2 FEE ESTABLISHMENT

The GIS Support Fee is a new fee being recommended through coordination between the Surveyor’s Office and the Planning and Building Department.

To establish the amount of costs associated with providing these services, the Surveyor’s Office estimated the amount of time spent providing services to both internal and external clients, as well as any time spent on individual fees for service requests. The following table shows the breakdown of GIS costs accordingly:

Table 17. GIS Cost Breakdown

Item	County Costs
Countywide GIS Services (non-development)	\$ 1,134,620
Community Development Services Support	\$ 220,540
External Government Agency Clients	\$ 17,411
Direct Fee For Service Activities	\$ 8,706
Total	\$ 1,381,277

As shown, \$221,000 of the total annual costs of GIS are associated with support to the Planning and Building Department (Community Development Services Support). These costs are eligible for recovery as a support cost to the Department’s fee program.

The use of GIS to support review and approval of various development projects and permits is similar in application as described for the General Plan Implementation Fee. Therefore, the GIS Support Fee can be charged to the same list of planning and building projects selected for the General Plan Implementation Fee.

Table 18. GIS Support Fee Calculation

	100% Recovery
Office of Surveyor - GIS Support Costs	\$ 220,540
Applicable Planning and Building Fee Revenue ¹	\$ 4,983,393
GIS Support Fee	4.43%

1. Applies to specific list of Planning project fees and all Building projects >\$100K in valuation

As shown in the table above, a 4.43% surcharge would recover 100% of the costs associated with GIS Support services provided by the County Surveyor’s Office.

5.3.3 COST RECOVERY EVALUATION

As shown in the following table, the County does not currently recover any GIS related support costs through fees. At full cost recovery, the fee would recover approximately \$221,000 annually.

Table 19. Cost Recovery Outcomes

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus / Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
GIS Support Fee	-	220,540	(220,540)	0%	220,540	100%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information to set the Geographic Information Systems (GIS) Fee at, or below, the 100% calculated fee amount. Staff’s initial recommendation is to not implement the fee at this time. Please refer to the Staff Report for further explanation.

5.3.4 COMPARISON SURVEY

As discussed in section 2.2.4, *Comparative Fee Survey*, NBS compared the County’s current list of fees to those of 5 comparison agencies selected by the County. There were no similar fees identified in the comparison survey’s results.

6. CODE ENFORCEMENT

The purpose of Code Enforcement is to protect the health and safety of El Dorado County residents by enforcing minimum standards for property maintenance as well as procedures for abatement of public nuisances. The Code Enforcement Division in the Planning and Building Department is primarily responsible for investigation of complaints and compliance pertaining to building, zoning, grading, cannabis, and vacation rental permits.

6.1 Cost of Service Analysis

NBS developed a composite, fully burdened, hourly rate for the Code Enforcement Division as shown in Table 20 below:

Table 20. Code Enforcement Division Fully Burdened Hourly Rate

Cost Element	Direct
Labor	\$ 723,610
Recurring Non-Labor	165,634
Countywide Overhead	138,157
Division Administration	304,435
Total	\$ 1,331,836
Fully Burdened Hourly Rate	\$ 107
<i>Reference: Direct Hours Only</i>	<i>12,390</i>

The total annual cost of the Code Enforcement Division is approximately \$1.3 million. Section 2.2, *Methods of Analysis*, further describes the types of expenditures and allocated costs considered in the development of the rate. It should be noted that \$1.3 million is not an expected cost recovery target from fees, as the Division handles many reactive enforcement activities that result in administrative penalties or fines, rather than fees for services. The Division charges very few fees for services, as further described below. For the purpose of analyzing the Division’s fees, NBS calculated an average cost per hour. All fee calculations in this report assume a fully burdened hourly rate of **\$107**.

6.2 Fee Establishment

Appendix A.4 presents the results of the detailed cost recovery analysis of each individual fee. As noted in Section 2.1, fees examined in this report specifically exclude evaluation of fines and penalties imposed by the County for violations of its requirements or codes. The focus of NBS’ study of the Code Enforcement services is tailored toward establishment of a fully burdened cost per hour for use in cost recovery applications, where applicable.

Code Enforcement currently has two fees. One fee is an hourly rate for services when applicable toward inspections, investigations, and enforcement actions. The other fee is a fee for processing appeals and holding appeal hearings. The following are notable changes to the fee schedule presented in Appendix A.4:

Additions: Fees marked as “NEW” in the “Current Fee” column of Appendix A.4 represent recommended additions to the Department’s fee schedule, including Vacation Home Rental Permit Complaint Verification, and Pre-Site Inspection fees.

Deletions: No existing fees are recommended for deletion.

Reorganization and/or Restructure: Appeal fees for the Division are recommended to be restructured as two components.

- Appeal Processing fee for Vacation Home Rental Appeal
- Hearing fees that involve a Hearing officer, with separate fees for Vacation Home Rental appeals and Non-Vacation Home Rental Appeals.

6.3 Cost Recovery Evaluation

Appendix A.4 presents the results of the detailed cost recovery analysis of fees for the Code Enforcement Division. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

This Division’s fees currently recover approximately 44% of the total annual cost of providing services. As shown in the following table, the County collects approximately \$155,000 per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately \$348,000. Should the Board of Supervisors adopt all fees at 100% of the Cost of Service per Activity amounts shown, cost recovery will increase by approximately \$193,000 per year.

Table 21. Cost Recovery Outcomes

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus / Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Code Enforcement	154,735	348,179	(193,444)	44%	286,660	82%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, Division staff and Department management, considered initial cost recovery levels at or below that full cost for the Board’s review. The “Recommended Fee Level” column in Appendix A.4 displays staff’s initial recommended fee amounts. With the staff’s recommended adjustments, code enforcement fees are projected to recover 82% of the costs of providing services.

For more discussion on NBS’ overall approach to the Cost Recovery Evaluation, consult Section 2.2.3 of the Report.

6.4 Comparison Survey

As discussed in section 2.2.4, *Comparative Fee Survey*, NBS compared the County’s current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are often non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency’s fee schedule. The results of the comparison are presented in Appendix B.4 to this report.

7. AIRPORTS

The County currently owns and operates two airport facilities, the Placerville and Georgetown airports. The County’s airports provide public facilities for privately owned aircraft and commercial carriers including storage, parking, fuel, maintenance, repairs, and training.

In September 2022 the Airports Advisory Committee received an update via Memorandum from NBS on status pertaining to analysis of the County’s airport fees. While Fee Study for the Planning and Building Department was still in progress overall, the Memorandum shared a preliminary draft of results which were later revised and reviewed again with the AAC in December 2022 at a regularly scheduled meeting. The following presents the results of the analysis, which contain only slight modifications to information previously shared with the AAC.

7.1 Cost of Service Analysis

As shown in Table 22, below, the total annual cost of County airport operations is approximately \$1 million per year.

Table 22. Cost of Service Analysis – Municipal Airport

Cost Element	Airport Operations
Labor	\$ 301,426
Recurring Non-Labor	501,856
Dept. & Countywide Overhead	117,257
Airport Administration	96,565
Division Total	\$ 1,017,104

Section 2.2, *Methods of Analysis*, further describes the types of expenditures and allocated costs considered in the total cost of service calculation. Specific to the Airports, note that one-time capital costs funded by grants or other County resources, as well as costs passed directly through to users under a direct charge such as for fuel purchases, have been excluded from the analysis.

The total annual cost of service shown in Table 22 is modified slightly in Table 23, below, to establish a fully burdened hourly rate for use in cost recovery applications that involve staff time on a per-request basis.

Table 23. Fully Burdened Hourly Rate

Cost Element	Airport Operations
Labor	\$ 301,426
Recurring Non-Labor	158,856
Dept. & Countywide Overhead	117,257
Airport Administration	96,565
Total	\$ 674,104
Fully Burdened Hourly Rate	\$ 171
<i>Reference: Direct Hours</i>	<i>3,950</i>

The total cost of \$674,000 per year differs from Table 22 total because the annualized depreciation of the airport facilities has been removed for purposes of hourly rate calculation. Any fees calculated for specific service requests in subsequent analyses will assume a fully burdened hourly rate of **\$171**.

7.2 Fee Establishment

Appendix A.5 presents the results of the detailed cost recovery analysis of each individual fee. Most fees evaluated in other Sections of this report are regulatory in nature and are thus evaluated on a time and cost per service methodology, in accordance with industry standards, and as described in Section 2. However, the variety of fees charged for airport use and other services are nuanced.

First, all airport fees considered in this Study fall outside requirements for imposition of taxes. Per California Constitution Article XIII C, Section 1(e), a “tax” means any levy, charge, or exaction of any kind imposed by a local government”, except for seven stated exceptions. The types of fees charged for use of the County’s airport facility meet one or more of the seven exceptions to Article XIII C’s definition of a tax.

Table 24. Current Airport Fees Classified Under CA Constitution Article XIII C

Exception No. 1-3 Cost of Service	Exception No. 4
<ul style="list-style-type: none"> • Ground Lease Assignment/Transfer on Sale of Private Hangar • Hangar Waiting List Application Fee • Gate Access Card and/or Remote • Gate Access Reprogramming • Returned Check Fee • Copies/Duplication • Maps/GIS • Miscellaneous Manuals, Etc. • Public Record Requests • Research Records • Witness Fee 	<ul style="list-style-type: none"> • Transient/Visitor Aircraft Parking (Tie down) • Hangars/Ground Lease • Commercial Landing • Commercial Undeveloped Land Lease • Off-Site Operators Permit • Fixed Base Operator Permit • Vehicle Parking

A few of the current fees charged to airport users fall under exceptions 1, 2, and/or 3, which are fees and charges for benefits conferred and privileges granted, services and products provided, or regulatory services. Charges qualifying under these exceptions may not “exceed the reasonable costs to the local government of providing the service or the product.” Most of the fees charged by the Airport, however, are for use or rental of the County’s facility to store, tie-down, and land aircraft. These fees qualify under Article XIIC Exception No. 4, “a charge imposed for entrance to or use of local government property, or the purchase, rental, or lease of local government property.”

Charges qualifying under Exception No. 4 do not include the same specific “reasonable costs limitation” language found in the language of the first three Exceptions. In our professional experience, it is generally accepted for local governments to charge a reasonable market price when setting these types of fees.

The following are notable changes to the fee schedule presented in Appendix A.5:

Additions: Fees marked as “NEW” in the “Current Fee” column of Appendix A.5 represent recommended additions to the Airports fee schedule. County airports also identified fees that are currently charged but not listed in the current Fee Resolution. Table 25 provides a list of these fees and associated recommendations:

Table 25. Consideration of New Fees

Fee Name	Article XIIC, Section 1(e) Exception	NBS Recommendations/Notes
Commercial Landing Fee, per individual landing	4	The current fee is an annual fee for authorization to land twice daily. Recommend utilizing Benchmark Survey to establish a per landing fee amount.
Fuel Flowage Fee, per gallon County Fuel Use of County Fuel Truck Fuel Additive	1	Fees for fuel should be charged at actual cost to the County and will be variable based on economic conditions and price changes. Staff time as applicable can be included at \$171 per hour.

Deletions: Fees for Maps and GIS services were removed as these services are not provided by the Airport staff.

Reorganization and/or Restructure: Fees for fuel and copies/duplication currently include percentage-based mark ups for “handling”. NBS recommends markups be eliminated and charged on a staff time per service basis, where applicable.

The County has several options, or combinations of options, for using the Fee Study’s results to update individual fee amounts for the Airport. Fees qualifying under Exceptions No. 1 – 3 can be updated on an individual fee basis per the cost of service analysis outcomes shown in Appendix A.5. For fees under Exception No. 4, the County can update fees across the board by a reasonable percentage, and/or consult

the Benchmark Study completed by County staff as the general municipal “market” indicator for similar airport fees.

7.3 Cost Recovery Evaluation

The fees evaluated in Appendix A.5 include two types of fees, as described above. Fees qualifying under Exceptions 1 – 3 are evaluated on a cost per service basis and are only a small component of the airports’ total cost recovery picture from fees. Fees qualifying under Exception No. 4 are evaluated on an across-the-board percentage increase for purposes of analysis.

As shown in the following table, the County collects approximately \$267,000 per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately \$1.1 million. Should the Board of Supervisors adopt all service request based fees at 100% of the Cost of Service per Activity and increase fees for use of the airport facility across the board to achieve full recovery, cost recovery would increase by approximately \$801,000 per year.

Table 26. Cost Recovery Outcomes

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus / Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Airports	266,936	1,067,445	(800,508)	25%	278,444	26%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, Division staff and Department management, considered initial cost recovery levels at or below that full cost for the Board’s review. Based on the outcomes presented in this analysis, the County can update airport fees and cost recovery practices going forward. Options for updating fees for use of airport facilities include an across-the-board percentage increase, and/or use of a comparison to market rates for other municipal airports.

Federally obligated airports such as those in El Dorado County must comply with FAA policy on airport rates and charges per the Federal Register United States, Department of Transportation, Federal Aviation Administration, “Policy Regarding Airport Rates and Charges.” Vol.78. #175 (September 10, 2013). Per the rates and charges policy, “Airport proprietors must maintain a fee and rental structure that in the circumstances of the airport makes the airport as financially self-sustaining as possible.” To that end, the “Recommended Fee Level” column in Appendix A.6 displays staff’s recommended 3% annual increase to fee amounts with a goal of increasing cost recovery from 25% to 40% over a period of five years. Please refer to the Department’s Staff Report for additional details regarding recommendations and phasing in increases to airport use fees over a multi-year period.

8. CEMETERIES

The County of El Dorado oversees the maintenance and operation of 17 cemeteries. The County charges a variety of fees for burial services, which were separated into three main categories for purposes of analysis:

- Purchase of cemetery plots, niches, crypts for the right to interment
- Burial Services such as handling, grave open and closing, monument setting, and other services as needed for each burial.
- Miscellaneous fees for administration services to process plot purchases, transfers of interest, and other services that may require County staff’s time on an hourly basis as needed.

Evaluation of plot purchases and right to interment were not part of the Fee Study’s scope of review. Burial services fees were also excluded as the County charges a fee equivalent to the actual cost of a vendor under contract to perform these services. Three miscellaneous fees for services provided by County staff were the focus of the Study’s efforts.

8.1 Cost of Service Analysis

For the purposes of fee analysis, NBS developed a composite, fully burdened, hourly rate for Cemeteries staff as shown in Table 27 below.

Table 27. Cemeteries Fully Burdened Hourly Rate

Cost Element	Total
Labor	\$ 173,700
Recurring Non-Labor	13,255
Countywide Overhead	203,712
Division Administration	75,366
Total	\$ 466,033
Fully Burdened Hourly Rate	\$ 189
<i>Reference: Direct Hours Only</i>	<i>2,462</i>

Section 2.2, *Methods of Analysis*, further describes the types of expenditures and allocated costs considered in the development of the rates. The total annual cost established for the purposes of rates calculations is \$466,000. It should be noted that \$466,000 is not an expected cost recovery target from the few miscellaneous administrative fees evaluated by this Study. The rates shown in the table above reflect a general average cost per hour for services involving labor, as much of staff’s time allocated to the cemeteries are performing a wide variety of responsibilities associated with operations and maintenance needs. Also, one-time capital costs, outsourced maintenance expenses, and outsourced burial services costs have been excluded from the average cost per hour analysis. All fee calculations in this report assume a fully burdened hourly rate of **\$189**.

8.2 Fee Establishment

The only fees evaluated through the scope of the Study were the Administration Fee for County staff to provide coordination of plot purchases and burials, the Transfer Fee for release of interest in a plot/niche, and an hourly service fee for services provided by staff where no current fee exists.

8.3 Cost Recovery Evaluation

Appendix A.6 presents the results of the detailed cost recovery analysis of each individual fee. The “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

This Division’s fees currently recover approximately 10% of the total annual cost of providing services. As shown in the following table, the County collects approximately \$4,800 per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately \$49,000. Should the Board of Supervisors adopt all fees at 100% of the Cost of Service per Activity amounts shown, cost recovery will increase by approximately \$44,000 per year.

Table 28. Cost Recovery Outcomes

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus / Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Cemeteries (Administrative Fees)	4,800	49,214	(44,414)	10%	9,550	19%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, Division staff and Department management, considered initial cost recovery levels at or below that full cost for the Board’s review. The “Recommended Fee Level” column in Appendix A.6 displays staff’s initially recommended fee amounts, through which increases in two administrative fees are projected to recover 19% of the costs of providing services.

For more discussion on NBS’ overall approach to the Cost Recovery Evaluation, consult section 2.2.3 of the Report.

8.4 Comparison Survey

As discussed in section 2.2.4, *Comparative Fee Survey*, NBS compared the County’s current list of fees to those of 5 comparison cemeteries selected by the County. While the results of comparative fee surveys are often non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency’s fee schedule. The results of the comparison are presented in Appendix B.5 to this report.

9. CONCLUSION

Based on the outcomes of the Fee Study presented in this report, the proposed Master Fee Schedule has been prepared for implementation and included in the County's Staff Report.

As discussed throughout this report, the intent of the proposed fee schedule is to improve the County's recovery of costs incurred to provide individual services, as well as adjust fees where the fees charged exceed the average costs incurred. Predicting the amount to which any adopted fee increases will affect County revenues is difficult to quantify. For the near-term, the County should not count on increased revenues to meet any specific expenditure plan. Experience with the revised fee amounts should be gained first before revenue projections are revised. However, unless there is some significant, long-term change in activity levels at the County, proposed fee amendments should enhance the County's cost recovery performance over time, providing it the ability to stretch other resources further for the benefit of the public at-large.

The County's Master Fee Schedule should become a living document but handled with care. A fundamental purpose of the fee schedule is to provide clarity and transparency to the public and to staff regarding fees imposed by the County. Once adopted by the Board of Supervisors, the fee schedule is the final word on the amount and method in which fees should be charged and supersedes all previous fee schedules. If it is discovered that the master document is missing certain fees, those fees will eventually need to be added to the master fee schedule and should not exist outside the consolidated, master framework.

The County should consider adjusting these user fees and regulatory fees on an annual basis to keep pace with cost inflation. For all fees and charges, the County could use a Consumer Price Index adjustment. Conducting a comprehensive user fee Study is not an annual requirement, and only becomes worthwhile over time as shifts in organization, local practices, legislative values, or legal requirements result in significant change.

Disclaimer: In preparing this report and the opinions and recommendations included herein, NBS has relied on a number of principal assumptions and considerations with regard to financial matters, conditions and events that may occur in the future. This information and assumptions, including the County's budgets, time estimate data, and workload information from County staff, were provided by sources we believe to be reliable; however, NBS has not independently verified such information and assumptions. While we believe NBS' use of such information and assumptions is reasonable for the purpose of this report, some assumptions will invariably not materialize as stated herein and may vary significantly due to unanticipated events and circumstances. Therefore, the actual results can be expected to vary from those projected to the extent that actual future conditions differ from those assumed by us or provided to us by others.

APPENDIX A.1

Cost of Service Analysis – Planning Services Division

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis			Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit [1]	Existing Cost Recovery %	Recommended Fee / Deposit Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues		
												Current Fee	Full Cost	Recommended
PLANNING														
1	Administrative Permits													
	Administrative Permit - Minor: includes General, Front Setback Reduction, and Oak Removal	flat		1.75	\$ 219	\$ 383	\$ 140	37%	\$ 383	100%	1,644	\$ 230,144	\$ 629,702	\$ 629,702
	Administrative Permit - Major: includes 10% Relief, Agricultural/Mineral Resources Setbacks, Riparian Setbacks, Commercial Building Permit Pre-Submittal Review, and Ranch Marketing or Winery Specific Uses	flat		7.25	\$ 219	\$ 1,586	\$ 680	43%	\$ 1,586	100%	11	\$ 7,479	\$ 17,451	\$ 17,451
2	Appeals	flat		27.01	\$ 219	\$ 5,910	\$ 239	4%	\$ 450	8%	6	\$ 1,434	\$ 35,462	\$ 2,700
3	Bass Lake Hills Specific Plan - Supplemental Tentative Map Submittal Fee	per parcel	[3]				\$ 99		\$ 99					
4	Building Permits													
	Grading (not associated with a structure)	flat		2.00	\$ 219	\$ 438	\$ 186	43%	\$ 438	100%	519	\$ 96,534	\$ 227,138	\$ 227,138
	Grading (when associated with a structure)	flat		2.00	\$ 219	\$ 438	\$ 1,000	228%	\$ 438	100%	-	\$ -	\$ -	\$ -
	Non-Residential, New Construction (new floor plan)	flat		4.00	\$ 219	\$ 875	\$ 496	57%	\$ 875	100%	10	\$ 4,960	\$ 8,753	\$ 8,753
	Tenant improvements with a change in use or occupancy	flat		2.50	\$ 219	\$ 547	\$ 288	53%	\$ 547	100%	2	\$ 576	\$ 1,094	\$ 1,094
	Tenant improvements with no change in use or occupancy	flat		1.50	\$ 219	\$ 328	\$ 169	51%	\$ 328	100%	2	\$ 338	\$ 656	\$ 656
	Wall signs and misc. other non-residential	flat		1.50	\$ 219	\$ 328	\$ 131	40%	\$ 328	100%	32	\$ 4,192	\$ 10,504	\$ 10,504
	Miscellaneous: Plan check revisions, and review of 2nd corrections	per revision		1.00	\$ 219	\$ 219	\$ 125	57%	\$ 219	100%	40	\$ 4,995	\$ 8,753	\$ 8,753
	Residential													
	New Dwellings, Second Dwelling Units, Multi-Family, SB 9 Conversion	flat		2.50	\$ 219	\$ 547	\$ 294	54%	\$ 547	100%	88	\$ 25,872	\$ 48,141	\$ 48,141
	Accessory Structures, Expansion of Existing Structures, AG Buildings, Pools	flat		1.50	\$ 219	\$ 328	\$ 144	44%	\$ 328	100%	223	\$ 32,112	\$ 73,196	\$ 73,196
	Minor Permit Review (permits requiring limited review)	flat		1.00	\$ 219	\$ 219	\$ 77	35%	\$ 219	100%	-	\$ -	\$ -	\$ -
	Special Zoning Review (Additional fee for flood zone, development eligibility review, TRPA MOU, or similar)	flat		1.00	\$ 219	\$ 219	\$ 94	43%	\$ 219	100%	77	\$ 7,238	\$ 16,849	\$ 16,849
5	Certificate of Compliance													
	Discretionary - Hearing Required	deposit		40.00	\$ 219	\$ 8,753	\$ 4,894	56%	\$ 1,000	11%	1	\$ 4,894	\$ 8,753	\$ 1,000
	Discretionary - No Hearing Required	deposit		7.00	\$ 219	\$ 1,532	\$ 839	55%	\$ 1,000	65%	4	\$ 3,356	\$ 6,127	\$ 4,000
	Major Revisions to Approved Certificate	deposit		20.00	\$ 219	\$ 4,376	\$ 1,000	23%	\$ 1,000	23%	1	\$ 1,000	\$ 4,376	\$ 1,000
	Minor Revisions to Approved Certificate (no changes to environmental document)	flat		10.00	\$ 219	\$ 2,188	\$ 1,223	56%	\$ 2,188	100%	-	\$ -	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis			Cost Recovery Analysis				Annual Estimated Revenue Analysis				
				Estimated Average Labor Time per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit [1]	Existing Cost Recovery %	Recommended Fee / Deposit Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues			
												Current Fee	Full Cost	Recommended	
6	Conditional Use Permit														
	Application	deposit		70.00	\$ 219	\$ 15,318	\$ 1,000	7%	\$ 1,000	7%	8	\$ 8,000	\$ 122,541	\$ 8,000	
	Spectrum Act Eligibility Review	deposit		2.00	\$ 219	\$ 438	\$ 140	32%	\$ 438	100%	51	\$ 7,140	\$ 22,320	\$ 22,320	
7	Design Review														
	Application - Minor	deposit		42.50	\$ 219	\$ 9,300	\$ 1,000	11%	\$ 1,000	11%	13	\$ 13,000	\$ 120,900	\$ 13,000	
	Application - Major	deposit		80.00	\$ 219	\$ 17,506	\$ 1,000	6%	\$ 1,000	6%	-	\$ -	\$ -	\$ -	
	Revisions to Approved Design Review Plan	deposit		15.43	\$ 219	\$ 3,376	\$ 1,000	30%	\$ 1,000	30%	6	\$ 6,000	\$ 20,259	\$ 6,000	
	SB 35	deposit		40.00	\$ 219	\$ 8,753	\$ 1,000	11%	\$ 1,000	11%	-	\$ -	\$ -	\$ -	
8	Development Agreement														
	Initial Application	deposit		20.00	\$ 219	\$ 4,376	\$ 1,000	23%	\$ 1,000	23%	1	\$ 1,000	\$ 4,376	\$ 1,000	
	Annual Reporting Fee - New DA	deposit		5.00	\$ 219	\$ 1,094	\$ 1,000	91%	\$ 1,000	91%	3	\$ 3,000	\$ 3,282	\$ 3,000	
	Annual Reporting Fee - Existing DA Established	flat		5.00	\$ 219	\$ 1,094	\$ 1,000	91%	\$ 1,000	91%	3	\$ 3,000	\$ 3,282	\$ 3,000	
9	Finding of General Plan Consistency (Planning Commission)	flat		6.00	\$ 219	\$ 1,313	\$ 719	55%	\$ 1,313	100%	1	\$ 719	\$ 1,313	\$ 1,313	
10	General Plan														
	Map Amendment (See "Zone Change" when submitted with a Zone Change)	deposit		30.00	\$ 219	\$ 6,565	\$ 1,000	15%	\$ 1,000	15%	1	\$ 1,000	\$ 6,565	\$ 1,000	
	Text Amendment, Minor (CEQA exempt)	deposit		10.00	\$ 219	\$ 2,188	\$ 1,000	46%	\$ 1,000	46%	-	\$ -	\$ -	\$ -	
	Text Amendment, Major (Not CEQA exempt)	deposit		20.00	\$ 219	\$ 4,376	\$ 1,000	23%	\$ 1,000	23%	-	\$ -	\$ -	\$ -	
11	Hearing Continuation Off-Calendar, Requested by Applicant	flat		4.00	\$ 219	\$ 875	\$ 419	48%	\$ 875	100%	-	\$ -	\$ -	\$ -	
12	Lot Line Adjustment Review	flat		1.00	\$ 219	\$ 219	\$ 351	161%	\$ 219	100%	81	\$ 28,462	\$ 17,725	\$ 17,725	
13	Mitigation Monitoring and Reporting Program (MMRP), Conditions of Approval (COA)	deposit		10.00	\$ 219	\$ 2,188	\$ 500	23%	\$ 1,000	46%	8	\$ 4,000	\$ 17,506	\$ 8,000	
14	Model Water Efficient Landscape Ordinance (MWELo)														
	MWELo Application/Master Plan Verification Review	flat		0.25	\$ 219	\$ 55	\$ 35	64%	\$ 55	100%	3	\$ 105	\$ 164	\$ 164	
	MWELo Perspective Review (500-2500 s.f.)	flat		2.00	\$ 219	\$ 438	\$ 140	32%	\$ 438	100%	3	\$ 420	\$ 1,313	\$ 1,313	
	MWELo Performance Review (2501+ s.f.)	flat		3.50	\$ 219	\$ 766	\$ 280	37%	\$ 766	100%	-	\$ -	\$ -	\$ -	
	MWELo Master Plan Review	deposit		5.00	\$ 219	\$ 1,094	\$ 500	46%	\$ 1,000	91%	7	\$ 3,500	\$ 7,659	\$ 7,000	

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis			Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit [1]	Existing Cost Recovery %	Recommended Fee / Deposit Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues		
												Current Fee	Full Cost	Recommended
15	Parcel Maps													
	Residential/Commercial Parcel Map	deposit		80.00	\$ 219	\$ 17,506	\$ 9,743	56%	\$ 1,000	6%	14	\$ 136,402	\$ 245,082	\$ 14,000
	Minor Revision to Approved Parcel Map	deposit		20.00	\$ 219	\$ 4,376	\$ 2,436	56%	\$ 1,000	23%	5	\$ 12,180	\$ 21,882	\$ 5,000
	Major Revision to Approved Parcel Map	deposit		60.00	\$ 219	\$ 13,129	\$ 7,307	56%	\$ 1,000	8%	-	\$ -	\$ -	\$ -
	Corrections to Recorded Final / Parcel Map	deposit		17.50	\$ 219	\$ 3,829	\$ 2,117	55%	\$ 1,000	26%	-	\$ -	\$ -	\$ -
	Parcel Map Waiver	deposit		8.00	\$ 219	\$ 1,751	\$ 706	40%	\$ 1,000	57%	1	\$ 706	\$ 1,751	\$ 1,000
	SB 9	deposit		40.00	\$ 219	\$ 8,753	NEW	%	\$ 1,000	11%	-	\$ -	\$ -	\$ -
16	Planned Development													
	Commercial / Industrial / Residential	deposit		80.00	\$ 219	\$ 17,506	\$ 1,000	6%	\$ 1,000	6%	3	\$ 3,000	\$ 52,518	\$ 3,000
17	Pre-Application Review													
	Minor	flat		7.89	\$ 219	\$ 1,727	\$ 1,103	64%	\$ 1,727	100%	17	\$ 18,751	\$ 29,351	\$ 29,351
	Major	flat		30.13	\$ 219	\$ 6,593	\$ 4,213	64%	\$ 6,593	100%	1	\$ 4,213	\$ 6,593	\$ 6,593
	SB 35, SB 330, or other projects per current government code	deposit		30.00	\$ 219	\$ 6,565	T&M	%	\$ 1,000	15%	-	\$ -	\$ -	\$ -
18	Reactivation or Revision to Application		[2]											
	Reactivation	deposit		20.00	\$ 219	\$ 4,376	\$ 1,000	23%	\$ 1,000	23%	-	\$ -	\$ -	\$ -
	Revision	deposit		20.00	\$ 219	\$ 4,376	\$ 1,000	23%	\$ 1,000	23%	59	\$ 59,000	\$ 258,211	\$ 59,000
19	Reclamation													
	Reclamation Plan	deposit		80.00	\$ 219	\$ 17,506	\$ 1,000	6%	\$ 1,000	6%	-	\$ -	\$ -	\$ -
	Annual Inspection Report	deposit		5.00	\$ 219	\$ 1,094	\$ 1,000	91%	\$ 1,000	91%	-	\$ -	\$ -	\$ -
20	Research Requests and Zoning Letters													
	Reconstruction After Burn-Down Letter, Zone Verification Letter, Flood Determination Letter	flat		1.50	\$ 219	\$ 328	\$ 140	43%	\$ 328	100%	1	\$ 140	\$ 328	\$ 328
	ABC License Verification, DMV Zoning, and HCD Compliance	flat		1.00	\$ 219	\$ 219	\$ 70	32%	\$ 219	100%	16	\$ 1,120	\$ 3,501	\$ 3,501
	Public Convenience and Necessity	flat		3.00	\$ 219	\$ 656	\$ 350	53%	\$ 656	100%	-	\$ -	\$ -	\$ -
	Unlisted Services and Research	deposit		2.00	\$ 219	\$ 438	\$ 140	32%	\$ 438	100%	-	\$ -	\$ -	\$ -
21	Reversion to Acreage	flat		4.00	\$ 219	\$ 875	\$ 210	24%	\$ 875	100%	-	\$ -	\$ -	\$ -
22	Specific Plans and Revisions													
	County Staff	deposit		120.00	\$ 219	\$ 26,259	\$ 1,000	4%	\$ 26,259	100%	1	\$ 1,000	\$ 26,259	\$ 26,259
	Consultant						Actual Cost		Actual Cost					
23	Subdivision Maps													
	Preliminary Map	deposit		20.00	\$ 219	\$ 4,376	\$ 1,000	23%	\$ 1,000	23%	-	\$ -	\$ -	\$ -
	Tentative Map													
	Public (Sewer and Water)	deposit		100.00	\$ 219	\$ 21,882	\$ 1,000	5%	\$ 1,000	5%	-	\$ -	\$ -	\$ -
	0-99 Lots	deposit		100.00	\$ 219	\$ 21,882	\$ 1,000	5%	\$ 1,000	5%	-	\$ -	\$ -	\$ -
	100+ Lots	deposit		120.00	\$ 219	\$ 26,259	\$ 1,000	4%	\$ 1,000	4%	-	\$ -	\$ -	\$ -
	Final Map	flat		25.00	\$ 219	\$ 5,471	\$ 2,796	51%	\$ 5,471	100%	11	\$ 30,756	\$ 60,176	\$ 60,176
	Corrections to Recorded Map	deposit		20.00	\$ 219	\$ 4,376	\$ 2,117	48%	\$ 4,376	100%	-	\$ -	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis			Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit [1]	Existing Cost Recovery %	Recommended Fee / Deposit Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues		
												Current Fee	Full Cost	Recommended
24	Temporary Use Permit	flat		4.50	\$ 219	\$ 985	\$ 482	49%	\$ 985	100%	5	\$ 2,410	\$ 4,924	\$ 4,924
25	Time Extension	deposit + T&M		20.00	\$ 219	\$ 4,376	NEW	%	\$ 1,000	23%	4	\$ -	\$ 17,506	\$ 4,000
26	Variance	flat		25.00	\$ 219	\$ 5,471	\$ 3,076	56%	\$ 5,471	100%	6	\$ 18,456	\$ 32,823	\$ 32,823
27	Williamson Act Contracts (Agricultural Preserve)													
	Establish Williamson Act Contract	deposit		35.00	\$ 219	\$ 7,659	\$ 1,000	13%	\$ 1,000	13%	-	\$ -	\$ -	\$ -
	Amendment to Williamson Act Contract	deposit		12.00	\$ 219	\$ 2,626	\$ 1,376	52%	\$ 1,000	38%	1	\$ 1,376	\$ 2,626	\$ 1,000
	Immediate Cancellation (no fee for notice of non-renewal)	deposit		25.00	\$ 219	\$ 5,471	\$ 1,000	18%	\$ 1,000	18%	-	\$ -	\$ -	\$ -
28	Zone Change	deposit		15.00	\$ 219	\$ 3,282	\$ 1,000	30%	\$ 1,000	30%	5	\$ 5,000	\$ 16,412	\$ 5,000
29	Transportation Improvement Plan Review	deposit		5.00	\$ 219	\$ 1,094	NEW	%	\$ 1,000	91%	-	\$ -	\$ -	\$ -
30	For services requested of County staff which have no fee listed in this fee schedule													
	Current Planning	per hour		1.00	\$ 219	\$ 219	\$ 140	64%	\$ 219	100%	42	\$ 5,872	\$ 9,191	\$ 9,191
RECON	Reconciliation - Deposit (T&M) Projects	per hour		1.00	\$ 219	\$ 219	\$ 140	64%	\$ 219	100%	2,873	\$ 402,247	\$ 628,721	\$ 628,721
TOTAL												\$ 1,208,099	\$ 2,864,016	\$ 2,037,640

Notes

- Per Planning and Building Department Policies & Procedures, all fees marked as T&M/Deposit are minimum fees; also note there are discounts for multiple entitlements required for a single project
- [1] 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 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.
 - [2] Fee set by County policy. NBS did not evaluate.

APPENDIX A.2

Cost of Service Analysis – Stormwater and Vacation Rental Permits

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis			Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Planning	Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Recommended Fee Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues		
				\$ 190								Current Fee	Full Cost	Recommended
VHR / STORMWATER														
1	Vacation Home Rentals													
	Permit Application Fee	flat		4.00	4.00	\$ 760	\$ 190	25%	\$ 760	100%	506	\$ 96,140	\$ 384,623	\$ 384,623
	Permit Renewal Fee	flat		2.00	2.00	\$ 380	\$ 178	47%	\$ 380	100%	583	\$ 103,774	\$ 221,577	\$ 221,577
	VHR Tech Fee	flat		n/a	n/a	\$ 31	NEW	%	\$ 31	100%	583	\$ -	\$ 18,196	\$ 18,196
	Permit Modification	flat		0.50	0.50	\$ 95	\$ 35	37%	\$ 95	100%	46	\$ 1,610	\$ 4,371	\$ 4,371
	Waitlist Fee	flat		1.00	1.00	\$ 190	\$ 140	74%	\$ 190	100%	-	\$ -	\$ -	\$ -
2	Stormwater Quality Fees													
	Minor Project Plan Review	flat		0.50	0.50	\$ 95	NEW	%	\$ 95	100%	-	\$ -	\$ -	\$ -
	Major Project Plan Review/Field Inspection for Department of Transportation	hourly		1.00	1.00	\$ 190	\$ 115	61%	\$ 190	100%	479	\$ 55,212	\$ 91,093	\$ 91,093
	Project CEQA Review	flat		1.00	1.00	\$ 190	NEW	%	\$ 190	100%	-	\$ -	\$ -	\$ -
	Permit Plan Review - Small Projects 2,500-4,999 sf Impervious Surface	flat		0.50	0.50	\$ 95	NEW	%	\$ 95	100%	-	\$ -	\$ -	\$ -
	Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface (Includes Operation and Maintenance)	flat		1.00	1.00	\$ 190	NEW	%	\$ 190	100%	-	\$ -	\$ -	\$ -
	Permit Field Inspection or Re-Inspection	flat		1.00	1.00	\$ 190	NEW	%	\$ 190	100%	-	\$ -	\$ -	\$ -
3	For services requested of County staff which have no fee listed in this fee schedule	hourly		1.00	1.00	\$ 190	\$ -	0%	\$ 190	100%	-	\$ -	\$ -	\$ -
TOTAL											\$ 256,736	\$ 719,860	\$ 719,860	

Notes

- [1] Sourced from: "7b. Revised FY 21-22 Fee Schedule_Executed Resolution 089-2021 - Redline.pdf" provided by County
- [2] Per Sec. 9.02.380 of the EDC Muni Code

APPENDIX A.3

Cost of Service Analysis – Building Services

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis				Cost Recovery Analysis		Annual Estimated Revenue Analysis			
				Processing	Plan Check	Inspection	Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues	
				\$ 144	\$ 144	\$ 144						Current Fee	Full Cost
BUILDING													
I. Building Permit / Plan Check Fees													
1	Building Permit & Inspection (Includes Trade Permits)							.0139 x valuation, minimum \$126					
	Less than \$10,000 / minimum fee	per project		0.00	1.75	1.25	3.00	\$ 431	\$ 126	29%	2,052	\$ 258,552	\$ 884,440
\$	10,000	base fee @ \$10,000		0.00	1.75	1.25	3.00	\$ 431	\$ 139	32%	2,186	\$ 303,854	\$ 942,196
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.033	0.017	0.05	\$ 7.18	\$ 13.90	n/a	12,869	\$ 178,879	\$ 92,445
\$	25,000	base fee @ \$25,000		0.00	2.25	1.50	3.75	\$ 539	\$ 348	64%	901	\$ 313,098	\$ 485,429
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.000	0.020	0.02	\$ 2.87	\$ 13.90	n/a	8,604	\$ 119,596	\$ 24,723
\$	50,000	base fee @ \$50,000		0.00	2.25	2.00	4.25	\$ 611	\$ 695	114%	594	\$ 412,830	\$ 362,698
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.015	0.015	0.03	\$ 4.31	\$ 13.90	n/a	11,476	\$ 159,516	\$ 49,463
\$	100,000	base fee @ \$100,000		0.00	3.00	2.75	5.75	\$ 826	\$ 1,390	168%	484	\$ 672,760	\$ 399,837
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.013	0.008	0.02	\$ 2.87	\$ 13.90	n/a	57,516	\$ 799,472	\$ 165,268
\$	500,000	base fee @ \$500,000		0.00	8.00	5.75	13.75	\$ 1,975	\$ 6,950	352%	37	\$ 257,150	\$ 73,093
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.023	0.012	0.03	\$ 4.88	\$ 13.90	n/a	7,008	\$ 97,411	\$ 34,233
\$	1,000,000	base fee @ \$1,000,000		0.00	19.25	11.50	30.75	\$ 4,418	\$ 13,900	315%	12	\$ 166,800	\$ 53,015
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.001	0.002	0.00	\$ 0.51	\$ 13.90	n/a	7,370	\$ 102,443	\$ 3,772
\$	5,000,000	base fee @ \$5,000,000		0.00	25.00	20.00	45.00	\$ 6,465	\$ 69,500	1075%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.004	0.023	0.03	\$ 3.97	\$ 13.90	n/a	-	\$ -	\$ -
\$	10,000,000	base fee @ \$10,000,000		0.00	46.00	137.25	183.25	\$ 26,328	\$ 139,000	528%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.005	0.014	0.02	\$ 2.63	\$ 13.90	n/a	-	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis				Cost Recovery Analysis		Annual Estimated Revenue Analysis			
				Processing	Plan Check	Inspection	Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues	
				\$ 144	\$ 144	\$ 144						Current Fee	Full Cost
2	Building Master Plan												
	Initial Master Plan Check	per project		0.00	12.00	n/a	12.00	\$ 1,724	.0035 x valuation (25% of permit)	%	-	\$ -	\$ -
	Master Plan Check - Options Fee	per option		0.00	1.00	n/a	1.00	\$ 144	\$ 126	88%	50	\$ 6,300	\$ 7,184
	Site Specific Plan Check/Permit & Inspection (Repeat Housing)								.0104 x valuation, (75% of permit)				
	Less than \$10,000 / minimum fee	per project		0.00	1.00	0.00	1.00	\$ 144	\$ 126	88%	-	\$ -	\$ -
	\$ 10,000	base fee @ \$10,000		0.00	1.00	0.00	1.00	\$ 144	\$ 104	72%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.000	0.100	0.10	\$ 14.37	\$ 1.04	n/a	-	\$ -	\$ -
	\$ 25,000	base fee @ \$25,000		0.00	1.00	1.50	2.50	\$ 359	\$ 260	72%	5	\$ 1,300	\$ 1,796
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.000	0.210	0.21	\$ 30.17	\$ 10.40	n/a	113	\$ 1,175	\$ 3,409
	\$ 50,000	base fee @ \$50,000		0.00	1.00	6.75	7.75	\$ 1,113	\$ 520	47%	19	\$ 9,880	\$ 21,156
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.000	0.065	0.07	\$ 9.34	\$ 10.40	n/a	535	\$ 5,564	\$ 4,996
	\$ 100,000	base fee @ \$100,000		0.00	1.00	10.00	11.00	\$ 1,580	\$ 1,040	66%	382	\$ 397,280	\$ 603,706
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.000	0.018	0.02	\$ 2.51	\$ 10.40	n/a	86,644	\$ 901,098	\$ 217,844
	\$ 500,000	base fee @ \$500,000		0.00	1.00	17.00	18.00	\$ 2,586	\$ 5,200	201%	34	\$ 176,800	\$ 87,927
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.000	0.001	0.00	\$ 0.07	\$ 10.40	n/a	1,010	\$ 10,504	\$ 73
	\$ 1,000,000	base fee @ \$1,000,000		0.00	1.00	17.25	18.25	\$ 2,622	\$ 10,400	397%	2	\$ 20,800	\$ 5,244
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.001	0.017	0.02	\$ 2.62	\$ 10.40	n/a	6,181	\$ 64,282	\$ 16,207

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis				Cost Recovery Analysis		Annual Estimated Revenue Analysis			
				Processing	Plan Check	Inspection	Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues	
				\$ 144	\$ 144	\$ 144						Current Fee	Full Cost
3	Grading Plan Check & Inspection Fee												
	Less than \$25,000 / minimum fee	per project		0.00	2.00	1.00	3.00	\$ 431	\$ 272	63%	1,017	\$ 276,624	\$ 438,341
\$	25,000	base fee @ \$25,000		0.00	3.00	1.50	4.50	\$ 647	\$ 500	77%	6	\$ 3,000	\$ 3,879
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.100	0.070	0.17	\$ 24.42	\$ 20.00	n/a	97	\$ 1,940	\$ 2,369
\$	50,000	base fee @ \$50,000		0.00	5.50	3.25	8.75	\$ 1,257	\$ 1,000	80%	106	\$ 106,000	\$ 133,255
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.090	0.185	0.28	\$ 39.51	\$ 20.00	n/a	203	\$ 4,060	\$ 8,020
\$	100,000	base fee @ \$100,000		0.00	10.00	12.50	22.50	\$ 3,233	\$ 2,000	62%	8	\$ 16,000	\$ 25,861
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.053	0.021	0.07	\$ 10.60	\$ 20.00	n/a	848	\$ 16,960	\$ 8,985
\$	500,000	base fee @ \$500,000		0.00	31.00	21.00	52.00	\$ 7,471	\$ 10,000	134%	1	\$ 10,000	\$ 7,471
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.034	0.031	0.07	\$ 9.34	\$ 20.00	n/a	6	\$ 120	\$ 56
\$	1,000,000	base fee @ \$1,000,000		0.00	48.00	36.50	84.50	\$ 12,140	\$ 20,000	165%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.014	0.002	0.02	\$ 2.31	\$ 20.00	n/a	-	\$ -	\$ -
\$	5,000,000	base fee @ \$5,000,000		0.00	105.00	43.75	148.75	\$ 21,371	\$ 100,000	468%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.000	0.021	0.009	0.03	\$ 4.27	\$ 20.00	n/a	-	\$ -	\$ -
4	Residential Pool/Spa Grading	flat		0.00	2.00	1.00	3.00	\$ 431	\$ 630	146%	90	\$ 56,700	\$ 38,791
II. Flat Fees													
5	Road Encroachment Fee												
	Application	each		0.50	n/a	n/a	0.50	\$ 72	\$ 126	175%	90	\$ 11,340	\$ 6,465
	Inspections												
	On improved County Road w/curb and gutter or with an approved drainage facility (Site Review, Final)	each		0.00	0.50	1.00	1.50	\$ 216	\$ 252	117%	81	\$ 20,412	\$ 17,456
	Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	each		0.00	0.50	2.00	2.50	\$ 359	\$ 378	105%	13	\$ 4,914	\$ 4,669
	Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	each		0.00	0.50	3.00	3.50	\$ 503	\$ 504	100%	-	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis				Cost Recovery Analysis		Annual Estimated Revenue Analysis			
				Processing	Plan Check	Inspection	Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues	
				\$ 144	\$ 144	\$ 144						Current Fee	Full Cost
6	Solar Permit Fees												
	Residential Ground Mount												
	Application												
	First 15 kW	per permit		0.00	2.00	0.00	2.00	\$ 287	\$ 172	60%	173	\$ 29,756	\$ 49,710
	Each additional kW	per KW		0.00	0.09	0.09	0.18	\$ 26	\$ 15	58%	80	\$ 1,200	\$ 2,069
	Inspection	each		0.00	0.00	1.10	1.10	\$ 158	\$ 252	159%	173	\$ 43,596	\$ 27,341
	Residential Roof Mount												
	Application												
	First 15 kW	per permit		0.00	2.00	0.00	2.00	\$ 287	\$ 154	54%	1,839	\$ 283,206	\$ 528,423
	Each additional kW	per KW		0.00	0.09	0.09	0.18	\$ 26	\$ 15	58%	512	\$ 7,674	\$ 13,231
	Inspection	each		0.00	0.00	1.20	1.20	\$ 172	\$ 126	%	1,839	\$ 231,714	\$ 317,054
	Non-Residential Ground Mount												
	Application												
	First 50 kW	per permit		0.00	5.00	0.00	5.00	\$ 718	\$ 364	51%	2	\$ 728	\$ 1,437
	For each kw between 51-250 kW	per KW		0.00	0.03	0.01	0.04	\$ 5	\$ 7	128%	104	\$ 729	\$ 568
	For each kw over 250 kW	per KW		0.00	0.04	0.01	0.05	\$ 7	\$ 5	70%	-	\$ -	\$ -
	Inspection	each		0.00	0.00	2.00	2.00	\$ 287	\$ 252	%	2	\$ 504	\$ 575
	Non-Residential Roof Mount												
	Application												
	First 50 kW	flat		0.00	5.00	0.00	5.00	\$ 718	\$ 206	29%	12	\$ 2,472	\$ 8,620
	For each kw between 51-250 kW	per permit		0.00	0.03	0.01	0.04	\$ 5	\$ 7	128%	121	\$ 848	\$ 661
	For each kw over 250 kW	each		0.00	0.04	0.01	0.05	\$ 7	\$ 5	70%	-	\$ -	\$ -
	Inspection	each		0.00	0.00	1.00	1.00	\$ 144	\$ 126	%	12	\$ 1,512	\$ 1,724
	Master Plan Solar												
	Plan Review Fee	flat		0.00	1.00	0.00	1.00	\$ 144	\$ 126	88%	-	\$ -	\$ -
	Site Specific Application	per site		1.00	0.00	0.00	1.00	\$ 144	\$ 126	88%	-	\$ -	\$ -
	Site Specific Permit Inspection	per site		0.00	0.00	3.00	3.00	\$ 431	\$ 77	18%	371	\$ 28,567	\$ 159,906
7	State / Mitigation / Impact Fees		[5]										
	Community Service District Fee	flat							per permit basis				
	Fire District Fee	flat							per permit basis				
	Green Building Fee	flat							per permit basis				
	Parks and Recreation Fee	flat							per permit basis				
	Planning Mitigation Fee	flat							per permit basis				
	School District Fee	flat							per permit basis				
	Strong Motion Instrumentation & Seismic Hazard Mapping (SMIP) Fee	flat							per permit basis				
	Traffic Impact Mitigation Fee	flat							per permit basis				
	Tahoe Regional Planning Agency	flat							Fees set by TRPA				

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis				Cost Recovery Analysis		Annual Estimated Revenue Analysis			
				Processing	Plan Check	Inspection	Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues	
				\$ 144	\$ 144	\$ 144						Current Fee	Full Cost
8	Mobile Home												
	Permanent Mobile Home - Plan Check	flat		4.00	0.00	0.00	4.00	\$ 575	\$ 998	174%	42	\$ 41,900	\$ 24,137
	Permanent Mobile Home - Inspection	flat		0.00	0.00	3.00	3.00	\$ 431	\$ 901	209%	35	\$ 31,536	\$ 15,085
	Temporary Commercial Modular on Construction Site - Plan Check	flat		0.00	2.00	0.00	2.00	\$ 287	\$ 216	75%	7	\$ 1,512	\$ 2,011
	Temporary Mobile Home for Residential Use - Plan Check	flat		0.00	1.00	0.00	1.00	\$ 144	\$ 478	333%	26	\$ 12,428	\$ 3,735
	Temporary Mobile Home or Commercial Modular Inspection	flat		0.00	1.00	4.00	5.00	\$ 718	\$ 269	37%	28	\$ 7,532	\$ 20,114
III. Miscellaneous Fees													
9	Plan Reviews - Revised and Resubmittals	T&M/per hour		n/a	1.00	n/a	1.00	\$ 144	\$ 94	65%	649	\$ 61,064	\$ 93,243
10	For additional inspections												
	During Business Hours	per hour		n/a	n/a	1.00	1.00	\$ 144	\$ 126	88%	44	\$ 5,544	\$ 6,322
	After Business Hours	per hour (min of 2 hours)		n/a	n/a	1.00	1.00	\$ 167	\$ 189	113%	-	\$ -	\$ -
11	Renewal Fee												
	Permits not based on valuation	flat		0.00	n/a	1.00	1.00	\$ 144	\$ 126	88%	44	\$ 5,544	\$ 6,322
	Permits based on valuation - Original valuation x 0.005 x % remaining work, or \$126, whichever is greater			0.00	n/a	1.00	1.00	\$ 144	\$ 479	333%	14	\$ 6,708	\$ 2,011
12	Inspection Exempt Barn	flat		0.00	1.00	n/a	1.00	\$ 144	\$ 126	88%	55	\$ 6,930	\$ 7,902
13	Technology Fee (Placeholder)	each							0.0356% of valuation (\$3 min, \$300 max)				
14	General Plan Implementation Fee (Placeholder)	each							0.0267% of valuation (\$2 min, \$300 max)				
15	For services requested of County staff which have no fee listed in this fee schedule												\$ -
	During Business Hours	per hour		n/a	n/a	1.00	1.00	\$ 144	\$ 126	88%	-	\$ -	\$ -
	After Business Hours	per hour		n/a	n/a	1.00	1.00	\$ 167	\$ 189	113%	-	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis				Cost Recovery Analysis		Annual Estimated Revenue Analysis			
				Processing	Plan Check	Inspection	Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues	
				\$ 144	\$ 144	\$ 144						Current Fee	Full Cost
IV. TRPA Fees (Selected fees only)													
16	Administration Fees												
	Allocation Admin (County Administrative Fee)	flat	[4]						\$ 300				
	Allocation Deposit (Reservation of Allocation Fee)	flat	[2]						\$ 1,000				
V. Department Administrative Fees (Placeholder for MFS - NBS did not evaluate)													
17	Copies/Duplication		[5]										
	Copy Fee	per page							\$0.15 or "printer cost"				
	Handling Fee	flat							5%				
18	Scanning Fee		[5]										
	Scanning Fee	per page							\$0.10 or "scan cost"				
	Handling Fee	flat							5%				
	Size A (8.5" x 11")	per page							\$ 5				
	Size B (11" x 17")	per page							\$ 7.50				
	Size C (18" x 24")	per page							\$ 10				
	Size D (24" x 36")	per page							\$ 15				
	Each additional s.f. over 6 s.f.	per sf							\$ 2.50				
19	Returned Check Fee	each	[5]						\$ 25				
20	Public Record Requests	per page	[5]						\$ 0.15				
21	Research Requests	T&M							\$ 31				
22	Revenue Recovery Referral Charge	per page	[4]						14% of amount sent to collections				
23	Witness Subpoena Fee	T&M	[7]						\$275 per day; T&M				
TOTAL										\$ 6,778,621	\$ 6,527,971		

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis				Cost Recovery Analysis		Annual Estimated Revenue Analysis			
				Processing	Plan Check	Inspection	Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues	
				\$ 144	\$ 144	\$ 144						Current Fee	Full Cost

Notes

- [1] Sourced provided by County from:
 "7b. Revised FY 21-22 Fee Schedule_Executed Resolution 089-2021 - Redline.pdf"
- [2] Deposit is applied toward the plan check fee
- [3] Penalty Fee. NBS did not evaluate.
- [4] Fee set by County. NBS did not evaluate.
- [5] Fee set by State and County Counsel. NBS did not evaluate.
- [6] Refundable
- [7] Fee is limited by State code. NBS did not evaluate.

APPENDIX A.4

Cost of Service Analysis – Code Enforcement

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Recommended Fee Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues		
				\$	107						Current Fee	Full Cost	Recommended
CODE ENFORCEMENT FEES													
1	Vacation Home Rentals												
	Complaint Verification	flat		0.75	\$ 81	NEW	%	\$ -	0%	359	\$ -	\$ 28,942	\$ -
2	Appeals		[2]										
	Vacation Home Rental Officer Hearing												
	a. Vacation Home Rental Appeal Application	per request		0.75	\$ 81	included in hearing fees shown below	%	\$ 200	n/a	15	\$ -	\$ 1,209	\$ 3,000
	b. Hearing Fee	per hearing		5.50	\$ 591								
	County Staff				\$ 1,600								
	Hearing Officer												
	Subtotal			5.50	\$ 2,191	\$ 200	9%	\$ 1,000	46%	16	\$ 3,200	\$ 35,059	\$ 16,000
	Non-Vacation Home Rental Hearing												
	a. Vacation Home Rental Appeal Application	per request		0.75	\$ 81	included in hearing fees shown below	%	\$ 200	n/a	7	\$ -	\$ 564	\$ 1,400
	b. Hearing Fee	per hearing		7.50	\$ 806								
	County Staff				\$ 2,500								
	Hearing Officer												
	Subtotal			7.50	\$ 3,306	\$ 630	19%	\$ 1,000	30%	7	\$ 4,410	\$ 23,143	\$ 7,000
3	Pre-Site Inspection	flat		1.00	\$ 107	NEW	%	\$ 107	100%	-			
4	Penalties		[3]										
	Investigative Fee					Equal to the amount of the permit fee		Equal to the amount of the permit fee					
	Administrative Citations					per County Citation Schedule		per County Citation Schedule					
5	For services requested of County staff which have no fee listed in this fee schedule												
	During Business Hours	hourly		1.00	\$ 107	\$ 61	57%	\$ 107	100%	2,412	\$ 147,125	\$ 259,260	\$ 259,260
	After Business Hours	hourly		1.00	\$ 126	\$ 61	49%	\$ 126	100%	-	\$ -	\$ -	\$ -
TOTAL											\$ 154,735	\$ 348,179	\$ 286,660

Notes

- [1] Based on average hourly rate of employee classification's providing service.
- [2] Per Sec. 9.02.380 of the EDC Muni Code
- [3] NBS did not evaluate fines or penalties
- [4] Projected revenue results are not shown for this fee because this is an alternate approach to charging by the hour as shown in fee #6 as current practice

APPENDIX A.5

Cost of Service Analysis – Airports

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee	Existing Cost Recovery %	Recommended Fee Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
				\$ 171									
Transient/Visitor Aircraft Parking (Tie Down)													
1	Single Engine & Small Helicopter	per night		\$ 32	\$ 8	25%	\$ 8	26%	89	\$ 712	\$ 2,847	\$ 733	
2	Twin Engine & Small Helicopter	per night		\$ 36	\$ 9	25%	\$ 9	26%	3	\$ 27	\$ 108	\$ 28	
3	Heavy Twin Turbine/Cabin Class & Medium Helicopter	per night		\$ 40	\$ 10	25%	\$ 10	26%	-	\$ -	\$ -	\$ -	
4	Large Turbine (Non-transport) Jet	per night		\$ 76	\$ 19	25%	\$ 20	26%	-	\$ -	\$ -	\$ -	
5	Large Turbine Helicopter	per night		\$ 100	\$ 25	25%	\$ 26	26%	-	\$ -	\$ -	\$ -	
Transient/Visitor Aircraft Parking (Tie Down)													
1	Single Engine & Small Helicopter	per month		\$ 264	\$ 66	25%	\$ 68	26%	406	\$ 26,796	\$ 107,154	\$ 27,600	
2	Twin Engine & Small Helicopter	per month		\$ 356	\$ 89	25%	\$ 92	26%	12	\$ 1,068	\$ 4,271	\$ 1,100	
3	Heavy Twin Turbine/Cabin Class & Medium Helicopter	per month		\$ 460	\$ 115	25%	\$ 118	26%	-	\$ -	\$ -	\$ -	
4	Large Turbine (Non-transport) Jet	per month		\$ 836	\$ 209	25%	\$ 215	26%	-	\$ -	\$ -	\$ -	
5	Large Turbine Helicopter	per month		\$ 1,100	\$ 275	25%	\$ 283	26%	-	\$ -	\$ -	\$ -	
Hangars/Ground Lease													
1	County Owned Rental	per month		\$ 900	\$ 225	25%	\$ 232	26%	120	\$ 27,000	\$ 107,970	\$ 27,810	
2	Single "T" Hangar Ground Lease	per year		\$ 3,167	\$ 792	25%	\$ 816	26%	42	\$ 33,264	\$ 133,019	\$ 34,262	
3	Twin "T" Hangar Ground Lease	per year		\$ 4,271	\$ 1,068	25%	\$ 1,100	26%	20	\$ 21,360	\$ 85,416	\$ 22,001	
4	Heavy Twin/Cabin Class Ground Lease	per year		\$ 5,522	\$ 1,381	25%	\$ 1,422	26%	2	\$ 2,762	\$ 11,045	\$ 2,845	
5	Rectangular Hangar Ground Lease	per sf/ per month		\$ 0.328	\$ 0.082	25%	\$ 0.084	26%	1,210,908	\$ 99,294	\$ 397,066	\$ 102,273	
6	Commercial Use	per sf/ per month		\$ 0.656	\$ 0.164	25%	\$ 0.169	26%	12,816	\$ 2,102	\$ 8,405	\$ 2,165	
Other Airport Activities and Charges													
1	Commercial Landing (Twice Daily)	per year		\$ 4,551	\$ 1,138	25%	\$ 1,172	26%	-	\$ -	\$ -	\$ -	
1	Commercial Landing	per landing			NEW		\$ 25		-	\$ -	\$ -	\$ -	
2	Commercial Undeveloped Land Lease	per sf/ per month		\$ 0.656	\$ 0.164	25%	\$ 0.169	26%	-	\$ -	\$ -	\$ -	
3	Off-site Operators Permit	per month		\$ 343.9	\$ 86	25%	\$ 89	26%	-	\$ -	\$ -	\$ -	
4	Fixed Based Operator (FBO) Permit	negotiated rental rate	[3]	\$ 49,624	\$ 12,410	25%	\$ 12,782	26%	4	\$ 49,638	\$ 198,496	\$ 51,127	
5	Ground Lease Assignment/Transfer on Sale of Private Hangar	each		6.00	\$ 1,024	\$ 312	30%	\$ 1,024	100%	4	\$ 1,248	\$ 4,096	\$ 4,096
6	Hangar Waiting List Application	each	[2]	1.00	\$ 171	\$ 25	15%	\$ 28	16%	3	\$ 75	\$ 512	\$ 84
7	Short Term Vehicle Parking (NTE 7 days)	per night		\$ 20	\$ 5	25%	\$ 5	26%	-	\$ -	\$ -	\$ -	
8	Long Term Vehicle Parking - paid in advance	per month		\$ 120	\$ 30	25%	\$ 31	26%	53	\$ 1,590	\$ 6,358	\$ 1,638	
9	Long Term Vehicle Parking - paid in advance	per year		\$ 1,200	\$ 300	25%	\$ 309	26%	-	\$ -	\$ -	\$ -	
10	Gate Access Card - Initial Issue	at cost			at cost		at cost		17	\$ -	\$ -	\$ -	
11	Gate Access Card - Replacement	at cost			at cost		at cost		-	\$ -	\$ -	\$ -	
12	Gate Access Remote - Initial Issue	at cost			at cost		at cost		-	\$ -	\$ -	\$ -	
13	Gate Access Remote - Replacement	at cost			at cost		at cost		-	\$ -	\$ -	\$ -	
14	Gate Access - Reprogramming	at cost			at cost		at cost		-	\$ -	\$ -	\$ -	

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee	Existing Cost Recovery %	Recommended Fee Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
15	Delinquencies - Ground Lease Payments	penalty		\$ 171		10% of monthly delinquent amount		10% of monthly delinquent amount		-	\$ -	\$ -	\$ -
16	Fuel Fees												
	Fuel Flowage fee, per gallon	at cost	[1]			NEW		.10/per gallon		-	\$ -	\$ -	\$ -
	County Fuel	at cost	[1]			at cost + 10%		at cost + 10%		-	\$ -	\$ -	\$ -
	Use of County Fuel Truck	at cost	[1,5]			NEW		25 cents extra per gallon		-	\$ -	\$ -	\$ -
	Fuel Additive	at cost	[1,6]			NEW		25 cents extra per gallon		-	\$ -	\$ -	\$ -
Airports Division Additional Fees													
1	Returned Check Fee	per check				Max Allowed by State - \$25		Max. Allowed by State - \$25 first check; \$35 each add'l. check		-	\$ -	\$ -	\$ -
2	Copies/Duplication	per copy	[1]			15 cents per page or "printer cost" plus 5% handling fee		\$0.15 per page		-	\$ -	\$ -	\$ -
3	Miscellaneous Manuals, etc.	per item				at cost		at cost		-	\$ -	\$ -	\$ -
4	Public Record Requests	per request/copy	[4]			Per Evidence Code 1563		\$0.15 per page		-	\$ -	\$ -	\$ -
5	Research of Records	hourly		1.00	\$ 171	T&M	%	\$ 171	100%	4	\$ -	\$ 683	\$ 683
6	Revenue Recovery Referral Charge	penalty	[1]			14% of amount sent to collections		14% of amount sent to collections		-	\$ -	\$ -	\$ -
7	Witness Subpoena Fee	per request	[4]			Per Evidence Code 1563		\$275 per day; T&M		-	\$ -	\$ -	\$ -
TOTAL											266,936	1,067,445	278,444

[Notes]

- [1] Set per City policy / NBS did not evaluate.
- [2] Fee is \$125; \$25 non-refundable. Balance applied to 1st mo. Rent.
- [3] Negotiated per agreement. Current fee is average FBO fee.

APPENDIX A.6

Cost of Service Analysis – Cemeteries

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Recommended Fee Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues		
											Current Fee	Full Cost	Recommended
				\$ 189									
CEMETERY													
County Operated Cemeteries (Excluding Georgetown Cemeteries)													
1	Plot - Full (Single Depth)												
	Purchase of right to interment	flat				\$ 1,000		\$ 1,000					
	Non-Resident Fee (if applicable)	flat	[3]			\$ 400		\$ 400					
2	Plot - Cremains		[5]										
	Purchase of right to interment	flat				\$ 350		\$ 350					
	Non-Resident Fee (if applicable)	flat	[3]			\$ 400		\$ 400					
3	Niche (Single)												
	Purchase of right to interment	flat				\$ 1,200		\$ 1,200					
	Non-Resident Fee (if applicable)	flat	[3]			\$ 400		\$ 400					
4	Cremains Plot in Veteran's Urn Garden at Placerville Union Cemetery												
	Purchase of right to interment	flat				\$ 450		\$ 450					
	Non-Resident Fee (if applicable)	flat	[3]			\$ 400		\$ 400					
5	Crypt (Single)												
	Purchase of right to interment	flat				\$ 2,750		\$ 2,750					
	Non-Resident Fee (if applicable)	flat	[3]			\$ 400		\$ 400					
6	Crypt (Double)												
	Purchase of right to interment	flat				\$ 4,500		\$ 4,500					
	Non-Resident Fee (if applicable)	flat	[3]			\$ 400		\$ 400					
7	Opening/Closing												
	Full	flat				\$ 1,300		\$ 1,300					
	Full - Weekend/Holiday	flat				\$ 1,575		\$ 1,575					
	Cremains (in ground)	flat				\$ 295		\$ 295					
	Cremains - Weekend/Holiday	flat				\$ 395		\$ 395					
	Crypt												
	2 Lower Rows	flat				\$ 300		\$ 300					
	3rd Row or Higher	flat				\$ 600		\$ 600					
	Crypt - Weekend/Holiday	flat				\$ 875		\$ 875					
	Niche	flat				\$ 200		\$ 200					
	Niche - Weekend/Holiday	flat				\$ 300		\$ 300					
	Excavation for Oversized Burial	flat				\$ 500		\$ 500					

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis				
				Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Recommended Fee Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues			
											Current Fee	Full Cost	Recommended	
				\$ 189										
Georgetown Cemeteries														
1	Plot - Full (Single or Double Depth)													
	Purchase of right to interment	flat				\$ 250		\$ 250						
	Endowment Care (Excludes Georgetown Pioneer)	flat				\$ 200		\$ 200						
	Non-Resident Fee (if applicable)	flat	[4]			\$ 400		\$ 400						
2	Plot - Cremains		[5]											
	Purchase of right to interment	flat				\$ 100		\$ 100						
	Endowment Care (Excludes Georgetown Pioneer)	flat				\$ 100		\$ 100						
	Non-Resident Fee (if applicable)	flat	[4]			\$ 200		\$ 200						
3	Public Niche													
	Purchase of right to interment	flat				\$ 250		\$ 250						
	Endowment Care (Excludes Georgetown Pioneer)	flat				\$ 50		\$ 50						
	Non-Resident Fee (if applicable)	flat	[4]			\$ 100		\$ 100						
4	Veteran's Niche													
	Purchase of right to interment	flat				\$ 225		\$ 225						
	Endowment Care (Excludes Georgetown Pioneer)	flat				\$ 50		\$ 50						
	Non-Resident Fee (if applicable)	flat	[4]			\$ 100		\$ 100						
7	Opening/Closing		[2]											
	Full - Single Depth Plot	flat				\$ 1,300		\$ 1,300						
	Full - First Burial of Double Depth Plot	flat				\$ 1,600		\$ 1,600						
	Full - Second Burial of Double Depth Plot	flat				\$ 1,300		\$ 1,300						
	Full - Weekend/Holiday	flat				\$ 1,575		\$ 1,575						
	Cremains (in ground)	flat				\$ 295		\$ 295						
	Cremains - Weekend/Holiday	flat				\$ 395		\$ 395						
	Public Niche	flat				\$ 200		\$ 200						
	Veteran's Niche	flat				\$ 200		\$ 200						
	Niche - Weekend/Holiday	flat				\$ 300		\$ 300						
	Excavation for Oversized Burial	flat				\$ 500		\$ 500						
Miscellaneous Cemetery Fees														
1	Administration Fee	flat		5.50	\$ 1,041	\$ 100	10%	\$ 200	19%	47	\$ 4,700	\$ 48,930	\$ 9,400	
2	Disinterment		[2]											
	Casket In-Ground	flat				\$ 3,500		\$ 3,500						
	In Ground Cremains	flat				\$ 400		\$ 400						
	Niche	flat				\$ 200		\$ 200						
	Crypt													
	3rd Row or Lower	flat				\$ 1,500		\$ 1,500						
	4th Row or Higher	flat				\$ 2,500		\$ 2,500						
3	Permanent Marker Installation Deposit	flat	[6]			\$ 500		\$ 500						

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity (hours)	Cost of Service Per Activity	Current Fee [1]	Existing Cost Recovery %	Recommended Fee Level	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues		
											Current Fee	Full Cost	Recommended
				\$ 189									
4	Transfer Fee (to release interest in plot/niche)	flat		1.50	\$ 284	\$ 100	35%	\$ 150	53%	1	\$ 100	\$ 284	\$ 150
5	For services requested of County staff which have no fee listed in this fee schedule												
	During Business Hours	hourly		1.00	\$ 189	\$ -	0%	\$ 189	100%	-	\$ -	\$ -	\$ -
	After Business Hours	hourly		1.00	\$ 252	\$ -	0%	\$ 252	100%	-	\$ -	\$ -	\$ -
TOTAL											\$ 4,800	\$ 49,214	\$ 9,550

Notes

- [1] Sourced from "El Dorado County Fee Schedule for Building and Planning.pdf" provided by County
- Fees for opening and closing and/or disinterment of graves, crypts, and niches, and marker purchase and installation, will be based on the fees charged by the vendors contracted by the County to provide such services. Rates shown are as of the date of fee resolution, but may change based on future contracts with cemetery service providers. Prepayment of open/close for future interments are not accepted.
- [2] Non-Resident fee is applicable to persons not living in or owning property in El Dorado County
- [3] Non-Resident fee is applicable to persons not living in or owning property in the Georgetown Cemetery Zone of Benefit.
- [4] Interment of the cremated remains of one person, or cremated remains of two people interred at the same time, if field conditions allow.
- [5] At the time of each interment, a deposit is required for a permanent marker and marker installation (installation required within one year of interment). Refunds, except for a \$50 non-refundable administrative fee, will be processed upon County verification of marker installation.

APPENDIX B.1

Comparative Fee Survey – Planning Services

County of El Dorado							Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee / Deposit	Full Cost Recovery	Rec Fee Level / Deposit	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
PLANNING											
1	Administrative Permits										
	Administrative Permit - Minor: includes General, Front Setback Reduction, and Oak Removal	flat		\$ 140	\$ 383	\$ 383	\$154 - \$308		\$ 77		
	Administrative Permit - Major: includes 10% Relief, Agricultural/Mineral Resources Setbacks, Riparian Setbacks, Commercial Building Permit Pre-Submittal Review, and Ranch Marketing or Winery Specific Uses	flat		\$ 680	\$ 1,586	\$ 1,586	\$ 924	\$ 514	\$ 784	\$ 259	Administrative Site Plan Review: \$688
2	Appeals	flat		\$ 239	\$ 5,910	\$ 450	\$ 1,000	\$ 1,713	\$ 688	\$ 3,106	\$ 1,179
3	Bass Lake Hills Specific Plan - Supplemental Tentative Map Submittal Fee			\$ 99	\$ 99	\$ 99	no comparison	no comparison	no comparison	no comparison	no comparison
4	Building Permits										
	Grading (not associated with a structure)	flat		\$ 186	\$ 438	\$ 438	Hourly : \$177	\$171.30 Minimum fee	no comparison	no comparison	no comparison
	Grading (when associated with a structure)	flat		\$ 1,000	\$ 438	\$ 438					
	Non-Residential, New Construction (new floor plan)	flat		\$ 496	\$ 875	\$ 875	no comparison	Improvement Plan Review: \$171.30 Minimum fee	no comparison	no comparison	no comparison
	Tenant improvements with a change in use or occupancy	flat		\$ 288	\$ 547	\$ 547					
	Tenant improvements with no change in use or occupancy	flat		\$ 169	\$ 328	\$ 328					
	Wall signs and misc. other non-residential	flat		\$ 131	\$ 328	\$ 328	no comparison	Minor BP Review (Req. up to 1 hr, incl TI's, Signs, Minor Antennas: \$171.30	no comparison	no comparison	no comparison
	Miscellaneous: Plan check revisions, and review of 2nd corrections	per revision			\$ 219	\$ 219					
	Residential						no comparison	no comparison	no comparison	no comparison	no comparison
	New Dwellings, Second Dwelling Units, Multi-Family, SB 9 Conversion	flat		\$ 294	\$ 547	\$ 547					
	Accessory Structures, Expansion of Existing Structures, AG Buildings, Pools	flat		\$ 144	\$ 328	\$ 328					
	Minor Permit Review (permits requiring limited review)	flat		\$ 77	\$ 219	\$ 219					
	Special Zoning Review (Additional fee for flood zone, development eligibility review, TRPA MOU, or similar)	flat		\$ 94	\$ 219	\$ 219					
5	Certificate of Compliance										
	Discretionary - Hearing Required	flat		\$ 4,894	\$ 8,753	\$ 1,000	Conditional or Amended: \$552	\$342.60 Conditional: \$685.20	\$ 973	no comparison available	Minor: \$1,307 Major: \$1,780
	Discretionary - No Hearing Required	flat		\$ 839	\$ 1,532	\$ 1,000					
	Major Revisions to Approved Certificate	deposit		\$ 1,000	\$ 4,376	\$ 1,000					
	Minor Revisions to Approved Certificate (no changes to environmental document)	flat		\$ 1,223	\$ 2,188	\$ 2,188	Unconditional: Hourly				

County of El Dorado							Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee / Deposit	Full Cost Recovery	Rec Fee Level / Deposit	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
6	Conditional Use Permit										
	Application	deposit		\$ 1,000	\$ 15,318	\$ 1,000					
	Spectrum Act Eligibility Review	deposit		\$ 140	\$ 438	\$ 438	no comparison available	no comparison available	\$ 5,190	no comparison available	no comparison available
7	Design Review										
	Application - Minor	deposit		\$ 1,000	\$ 9,300	\$ 1,000					
	Application - Major	deposit		\$ 1,000	\$ 17,506	\$ 1,000					
	Revisions to Approved Design Review Plan	deposit		\$ 1,000	\$ 3,376	\$ 1,000	no comparison available	\$ 343	Type A & B: \$5,086 Type C: \$2,445 Type D: \$966	\$ 3,010 \$ 1,090	no comparison available
	SB 35	deposit		\$ 1,000	\$ 8,753	\$ 1,000			\$ 3,450	no comparison available	no comparison available
8	Development Agreement										
	Initial Application	deposit		\$ 1,000	\$ 4,376	\$ 1,000	Hourly- \$177	\$685.20 + Attorney Fee	\$ 4,646	\$ 13,499	\$ 7,740
	Annual Reporting Fee - New DA	deposit		\$ 1,000	\$ 1,094	\$ 1,000	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Annual Reporting Fee - Existing DA Established	flat		\$ 1,000	\$ 1,094	\$ 1,000	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
9	Finding of General Plan Consistency (Planning Commission)	flat		\$ 719	\$ 1,313	\$ 1,313	Airport Land Use Consistency Determination: \$4,835	\$ 343	no comparison available	no comparison available	\$ 1,155
10	General Plan										
	Map Amendment (See "Zone Change" when submitted with a Zone Change)	deposit		\$ 1,000	\$ 6,565	\$ 1,000	\$ 695	\$ 3,426	General Plan Amendment: \$4,646 GPA + Rezoning: \$5,268	\$ 23,334	Major General Plan Amendment: \$15,730
	Text Amendment, Minor (CEQA exempt)	deposit		\$ 1,000	\$ 2,188	\$ 1,000	no comparison available	\$ 3,426			
	Text Amendment, Major (Not CEQA exempt)	deposit		\$ 1,000	\$ 4,376	\$ 1,000	no comparison available	no comparison available			
				\$ -							
11	Hearing Continuation Off-Calendar, Requested by Applicant	flat		\$ 419	\$ 875	\$ 875	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
12	Lot Line Adjustment Review	flat		\$ 351	\$ 219	\$ 219	\$ 816	\$ 428	Minor Boundary Line Adjustment (Per Adjustment): \$1,133	\$ 536	\$ 2,065
13	Mitigation Monitoring and Reporting Program (MMRP), Conditions of Approval (COA)	deposit		\$ 500	\$ 2,188	\$ 1,000	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
14	Model Water Efficient Landscape Ordinance (MWELO)										
	MWELO Application/Master Plan Verification Review	flat		\$ 35	\$ 55	\$ 55					
	MWELO Perspective Review (500-2500 s.f.)	flat		\$ 140	\$ 438	\$ 438					
	MWELO Performance Review (2501+ s.f.)	flat		\$ 280	\$ 766	\$ 766	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	MWELO Master Plan Review	deposit		\$ 500	\$ 1,094	\$ 1,000					

County of El Dorado							Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee / Deposit	Full Cost Recovery	Rec Fee Level / Deposit	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
				\$ -							
15	Parcel Maps			\$ -		\$ -					
	Residential/Commercial Parcel Map	flat		\$ 9,743	\$ 17,506	\$ 1,000	\$ 695				
	Minor Revision to Approved Parcel Map	flat		\$ 2,436	\$ 4,376	\$ 1,000	\$ 695	Tentative Parcel Map (4 Lots or fewer): \$3,083.40 Tentative Final Maps (5 Lots or more): \$4,796.40 Amendment to Approved Tentative Map: \$1,027.80	Minor Land Division - Parcel Map (per resulting parcel): \$1,772	Parcel Map - SRC: \$8,297	Final Parcel Map: \$2,174 Amendment: \$1,175
	Major Revision to Approved Parcel Map	flat		\$ 7,307	\$ 13,129	\$ 1,000					
	Corrections to Recorded Final / Parcel Map	flat		\$ 2,117	\$ 3,829	\$ 1,000					
	Parcel Map Waiver	flat		\$ 706	\$ 1,751	\$ 1,000					
	SB 9	flat		NEW	\$ 8,753	\$ 1,000	no comparison available				
16	Planned Development										
	Commercial / Industrial / Residential	deposit		\$ 1,000	\$ 17,506	\$ 1,000	no comparison available	Commercial/Industrial/Multi-family Permits: \$856.50	no comparison available	no comparison available	\$ 3,870
17	Pre-Application Review										
	Minor	flat		\$ 1,103	\$ 1,727	\$ 1,727	\$ 696				
	Major	flat		\$ 4,213	\$ 6,593	\$ 6,593	Site Visit: \$1,000	\$ 514	Pre-Development Meeting: \$1,481	Pre-Application Meeting: \$674	\$ 414
	SB 35, SB 330, or other projects per current government code	T&M		T&M	\$ 6,565	\$ 1,000	no comparison available				
18	Revision to Application		[2]								
	Reactivation	deposit		\$ 1,000	\$ 4,376	\$ 1,000	Permit Alteration/Revision: Commercial: \$306 Residential: \$167	no comparison available	Reapplication of Expired Entitlement: 1/3 current base fee	no comparison available	Revision: \$494
	Revision	deposit		\$ 1,000	\$ 4,376	\$ 1,000					
				\$ -		\$ -					
19	Reclamation										
	Reclamation Plan	deposit		\$ 1,000	\$ 17,506	\$ 1,000	no comparison available	\$ 4,454	no comparison available	\$ 12,981	\$ 11,620
	Annual Inspection Report	deposit		\$ 1,000	\$ 1,094	\$ 1,000	no comparison available	\$ 1,713	no comparison available	no comparison available	no comparison available
20	Research Requests and Zoning Letters										
	Reconstruction After Burn-Down Letter, Zone Verification Letter, Flood Determination Letter	flat		\$ 140	\$ 328	\$ 328	no comparison available	Misc. Services and Research: \$85.65 1/2hr min. fee	no comparison available	no comparison available	Zoning/Nonconformance Letter: \$435
	ABC License Verification, DMV Zoning, and HCD Compliance	flat		\$ 70	\$ 219	\$ 219					
	Public Convenience and Necessity	flat		\$ 350	\$ 656	\$ 656					
	Unlisted Services and Research	deposit		\$ 140	\$ 438	\$ 438					
21	Reversion to Acreage	flat		\$ 210	\$ 875	\$ 875	no comparison available	\$ 685	no comparison available	no comparison available	\$ 1,940
22	Specific Plans and Revisions										
	County Staff Consultant	deposit		\$ 1,000	\$ 26,259	\$ 26,259	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
				Actual Cost	Actual Cost	Actual Cost					

County of El Dorado							Comparison Agencies					
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee / Deposit	Full Cost Recovery	Rec Fee Level / Deposit	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo	
23	Subdivision Maps											
	Preliminary Map	deposit		\$ 1,000	\$ 4,376	\$ 1,000	no comparison available	no comparison available	no comparison available	1-25 Lots: \$11,564 26-100 Lots, Addtl. Fee: \$1,035 Ea. 100 Over 1st 100: \$518	no comparison available	
	Tentative Map											
	Public (Sewer and Water)	deposit		\$ 1,000	\$ 21,882	\$ 1,000					Tentative Map: \$1,743	\$ 7,740
	0-99 Lots	deposit		\$ 1,000	\$ 21,882	\$ 1,000						
	100+ Lots	deposit		\$ 1,000	\$ 26,259	\$ 1,000						
	Final Map	flat		\$ 2,796	\$ 5,471	\$ 5,471	\$ 695	no comparison available			\$ 2,180	
	Corrections to Recorded Map	flat		\$ 2,117	\$ 4,376	\$ 4,376	\$ 695	Modification: \$1,817			\$ 2,122	
24	Temporary Use Permit	flat		\$ 482	\$ 985	\$ 985	Hourly	Minor Residential Use Permit: \$856.50	Temporary Outdoor Event: \$562	\$ 259	\$ 1,333	
25	Time Extension	flat		NEW	\$ 4,376	\$ 1,000	no comparison available	Extension of time (TM/DP/UP) - ZA/PC: \$325 Extension of Time Admin: \$163.47	no comparison available	Subdivision Extension of Time: \$8,458	Permit Extension Request: \$101	
26	Variance	flat		\$ 3,076	\$ 5,471	\$ 5,471	\$ 4,378	Variance to zoning standards: \$1,713	\$ 1,769	\$ 10,393	\$ 1,013	
27	Williamson Act Contracts (Agricultural Preserve)											
	Establish Williamson Act Contract	deposit		\$ 1,000	\$ 7,659	\$ 1,000	Agricultural Preserve Contract: Rescind & Replace: \$2,009	\$ 856	New Williamson Act Contract: \$1,243	Application: \$5,335 Withdraw: \$9,476 Non-Renewal: \$1,035	no comparison available	
	Amendment to Williamson Act Contract	deposit		\$ 1,376	\$ 2,626	\$ 1,000		\$ 1,199				
	Immediate Cancellation (no fee for notice of non-renewal)	deposit		\$ 1,000	\$ 5,471	\$ 1,000		\$ 1,713	Split Williamson Act Contract: \$1,523		\$ 7,740	
28	Zone Change	flat		\$ 1,000	\$ 3,282	\$ 1,000	Hourly		Rezoning/Zoning Text Amendment: \$3,948	Rezone: \$19,193	Minor: \$3,080 Major: \$6,976	
29	Transportation Improvement Plan Review	deposit		NEW	\$ 1,094	\$ 1,000	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available	
30	For services requested of County staff which have no fee listed in this fee schedule											
	Current Planning	per hour		\$ 140	\$ 219	\$ 219	\$ 177	\$ 171	no comparison available	no comparison available	Principal Planner: \$254/hr Senior Planner: \$221/hr	

Notes

- [1] Per Planning and Building Department Policies & Procedures, all fees marked as T&M/Deposit are minimum fees; also note there are discounts for multiple entitlements required for a single project
- [2] 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 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.

APPENDIX B.2

Comparative Fee Survey – Stormwater and Vacation Rental

County of El Dorado							Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Full Cost Recovery	Rec Fee Level	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
VHR / STORMWATER / TRPA											
1	Vacation Home Rentals										
	Permit Application Fee	flat		\$ 190	\$ 760	\$ 760	no comparison available	no comparison available	\$ 306	STR Permit & Business license: \$452.66	no comparison available
	Permit Renewal Fee	flat		\$ 178	\$ 380	\$ 380	no comparison available	no comparison available	\$ 306	\$ 271	no comparison available
	Permit Modification	flat		\$ 35	\$ 95	\$ 95	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Waitlist Fee	flat		\$ 140	\$ 190	\$ 190	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
2	Stormwater Quality Fees										
	Minor Project Plan Review	flat		NEW	\$ 95	\$ 95	no comparison	no comparison available	no comparison available	Storm Water General Permit under 10 acres: \$238 Storm Water General Permit 10 acres & over: \$321	Storm Water Permit: \$662 Storm Water Permit Evaluation: \$63
	Major Project Plan Review/Field Inspection for Department of Transportation	T&M		NEW	\$ 190	\$ 190		no comparison available	no comparison available		
	Project CEQA Review	flat		NEW	\$ 190	\$ 190		no comparison available	no comparison available		
	Permit Plan Review - Small Projects 2,500-4,999 sf Impervious Surface	flat		NEW	\$ 95	\$ 95		no comparison available	no comparison available		
	Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface (Includes Operation and Maintenance)	flat		NEW	\$ 190	\$ 190		no comparison available	no comparison available		
	Permit Field Inspection or Re-Inspection	flat		NEW	\$ 190	\$ 190	Stormwater Re-inspection for Compliance Failure: \$187 Post Construction Stormwater Inspection for BMP: \$187 Stormwater Quality Inspection: \$187	no comparison available	no comparison available		
3	For services requested of County staff which have no fee listed in this fee schedule	hourly		\$ -	\$ 190	\$ 190	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available

APPENDIX B.3

Comparative Fee Survey – Building Services

County of El Dorado						Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Full Cost Recovery	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
BUILDING										
I. Building Permit / Plan Check Fees										
1	Building Permit & Inspection (Includes Trade Permits)			.0139 x valuation						
	Less than \$10,000 / minimum fee	minimum fee		\$ 126	\$ 431	\$ 401		Res. \$43; Comm/Ind. \$278	R/D3/U/S/Accessory: \$719	\$ 246
	\$ 10,000	base fee @ \$10,000		\$ 139	\$ 431	\$ 745	no comparison available - fee calculations do not use construction value approach	Res. \$80; Comm/Ind \$278	R/D3/U/S/Accessory: \$1,139 Other: \$1,806	\$ 414
	\$ 25,000	base fee @ 25,000		\$ 348	\$ 539	\$ 918		Res. \$200; Comm/Ind \$314	R/D3/U/S/Accessory: \$1,823 Other: \$2,827	\$ 2,242
	\$ 50,000	base fee @ \$50,000		\$ 695	\$ 611	\$ 2,123		Res. \$400; Comm/Ind \$489	R/D3/U/S/Accessory: \$2,963 Other: \$4,530	\$ 1,185
	\$ 100,000	base fee @ \$100,000		\$ 1,390	\$ 826	\$ 3,846		Res. \$800; Comm/Ind \$839	R/D3/U/S/Accessory: \$5,243 Other: \$6,739	\$ 1,424
	\$ 500,000	base fee @ \$500,000		\$ 6,950	\$ 1,975	\$ 5,913		Res. \$4,000; Comm/Ind \$4,000	R/D3/U/S/Accessory: \$16,692 Other: \$24,415	\$ 6,993
	\$ 1,000,000	base fee @ \$1,000,000		\$ 13,900	\$ 4,418	\$ 8,591		Res. n/a; Comm/Ind \$6,200	R/D3/U/S/Accessory: \$31,003 Other: \$39,699	\$ 13,048
	\$ 5,000,000	base fee @ \$1,000,000		\$ 69,500	\$ 6,465	\$ 22,735		Res. n/a; Comm/Ind \$19,000	R/D3/U/S/Accessory: \$145,491 Other: \$161,971	\$ 34,498
	\$ 10,000,000	base fee @ 5,000,000		\$ 139,000	\$ 26,328	\$ 40,415		Res. n/a; Comm/Ind \$35,000	R/D3/U/S/Accessory: \$288,601 Other: \$314,811	\$ 61,311
2	Building Master Plan									
	Initial Master Plan Check	per project		.0035 x valuation (25% of permit)	\$ 1,724	no comparison available	no comparison available	Res.: \$21 - \$1,750 Comm/Ind.: \$69 - \$1,750	No reduction for plan review fee for first building or structure. Standard Plan Review Fee applies as 40% of the total building permit fee up to \$40M in construction valuation	\$97 - \$5,140
	Master Plan - Options	per option		\$ 126	\$ 144	no comparison available	no comparison available	no comparison available	no comparison available	\$149 per hour

County of El Dorado						Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Full Cost Recovery	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
	Site Specific Plan Check/Permit & Inspection (Repeat Housing)			.0104 x valuation (75% of permit)						
	Less than \$10,000 / minimum fee	per project		\$ 126	\$ 144	no comparison available	no comparison available	Res. \$4; Comm/Ind. \$14	Reduced to 50% of Plan Check Fee	Pln Review Fee - Master plan development after model approval - \$149 per hour
\$	10,000	base fee @ \$10,000		\$ 104	\$ 144			Res. \$7; Comm/Ind. \$14		
\$	25,000	base fee @ 25,000		\$ 260	\$ 359			Res. \$18; Comm/Ind. \$18		
\$	50,000	base fee @ \$50,000		\$ 520	\$ 1,113			Res. \$35; Comm/Ind. \$35		
\$	100,000	base fee @ \$100,000		\$ 1,040	\$ 1,580			Res. \$70; Comm/Ind. \$70		
\$	500,000	base fee @ \$500,000		\$ 5,200	\$ 2,586			Res. \$350; Comm/Ind. \$350		
\$	1,000,000	base fee @ \$1,000,000		\$ 10,400	\$ 2,622			Res. n/a; Comm/Ind. \$543		
3	Grading Plan Check & Permit Fee			.02 x valuation						
	Less than \$25,000 / minimum fee	minimum fee		\$ 272	\$ 431	no comparison available	Grading - Inspection Required - Rough Grade and final: Two site visits: \$321.48 Each addtl': \$160.74 Grading Plan Review Fees: 0-1000 c.y. - 153 minutes x hourly rate: \$409.89 1,000 + c.y. - 252 minutes x hourly rate: \$675.11	no comparison available	no comparison available	Grading Fee Grading Inspection - Flat Fees 1-10,000 C.Y. - \$290 10,001-100,000 C.Y. - \$434 100,000 C.Y. + - \$579 Manufactured Home Fee Permit inspection - \$455 per permit
\$	25,000	base fee @ \$25,000		\$ 500	\$ 647					
	each additional \$1,000 or fraction thereof	each add'l \$1,000		\$ 20	\$ 24					
\$	50,000	base fee @ \$50,000		\$ 1,000	\$ 1,257					
	each additional \$1,000 or fraction thereof	each add'l \$1,000		\$ 20	\$ 40					
\$	100,000	base fee @ \$100,000		\$ 2,000	\$ 3,233					
	each additional \$1,000 or fraction thereof	each add'l \$1,000		\$ 20	\$ 11					
\$	500,000	base fee @ \$500,000		\$ 10,000	\$ 7,471					
	each additional \$1,000 or fraction thereof	each add'l \$1,000		\$ 20	\$ 9					
\$	1,000,000	base fee @ \$1,000,000		\$ 20,000	\$ 12,140					
	each additional \$1,000 or fraction thereof	each add'l \$1,000		\$ 20	\$ 2					
\$	5,000,000	base fee @ 5,000,000		\$ 100,000	\$ 21,371					
	each additional \$1,000 or fraction thereof	each add'l \$1,000		\$ 20	\$ 4					
4	Residential Pool/Spa Grading	flat		\$ 630	\$ 431	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available

County of El Dorado						Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Full Cost Recovery	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
II. Flat Fees										
5	Road Encroachment Fee									
	Application	each		\$ 126	\$ 72	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Inspections									
	On improved County Road w/curb and gutter or with an approved drainage facility (Site Review, Final)	each		\$ 252	\$ 216	no comparison available	Road Encroachment Residential: Inspections required: Sub-grade and final, two site visits \$321.48	no comparison available	no comparison available	no comparison available
	Permit with non-improved road with stamped plans (Site Review, Sub Grade, Final)	each		\$ 378	\$ 359					
	Permit with non-improved road with unstamped plans (Site Review, Sub Grade, Rock Grade, Final)	each		\$ 504	\$ 503					
6	Solar Permit Fees									
	Residential Ground Mount									
	Application									
	First 15 kW	per permit		\$ 172	\$ 287	Solar Permit Residential (15kW or Less): \$450 Residential (> 15kW): \$450 + \$15 per kW > 15	no comparison available	\$ 329	1 to 10kW: \$812 11kW to 1.0 MW: \$812 + 1 hourly unit for each additional 10kW or portion thereof 1MW and greater: \$12296 + 25 hourly units for each additional MW or portion thereof	Application Fee: \$33 Residential - Ground Mounted: \$145
	Each additional kW	per kW		\$ 15	\$ 26					
	Inspection	each		\$ 252	\$ 158					
	Residential Roof Mount									
	Application									
	First 15 kW	per permit		\$ 154	\$ 287	Solar Permit Residential (15kW or Less): \$450 Residential (> 15kW): \$450 + \$15 per kW > 15	no comparison available	\$ 190	1kW-8kW: \$232 for 1kW plus \$35 for each additional system kW up to 8kW 9kW - 15kW : \$477 16kW and greater: \$477 plus \$15 per additional kW over 15kW	Application Fee: \$33 Residential - Roof Mounted: \$290
	Each additional kW	per kW		\$ 15	\$ 26					
	Inspection	each		\$ 126	\$ 172					

County of El Dorado						Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Full Cost Recovery	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
	Non-Residential Ground Mount Application									
	First 50 kW	per permit		\$ 364	\$ 718	Solar permit Commercial (50kW or less): \$1,000 Commercial (51kW-250kW): \$1,000 + \$7 per kW > 50 Commercial (>250kW): \$1,000 + \$5 per kW >250	no comparison available	1% of Valuation	1 to 10kW: \$812 11kW to 1.0 MW: \$812 + 1 hourly unit for each additional 10kW or portion thereof 1MW and greater: \$12296 + 25 hourly units for each additional MW or portion thereof	Application Fee: \$33 Commercial - Ground Mounted: \$145
	For each kw between 51-250 kW	per KW		\$ 7	\$ 5					
	For each kw over 250 kW	per KW		\$ 5	\$ 7					
	Inspection	each		\$ 252	\$ 287					
	Non-Residential Roof Mount Application									
	First 50 kW	flat		\$ 206	\$ 718	Solar permit Commercial (50kW or less): \$1,000 Commercial (51kW-250kW): \$1,000 + \$7 per kW > 50 Commercial (>250kW): \$1,000 + \$5 per kW >250	no comparison available	1% of Valuation	1kW-17kW: \$348 for 1kW plus \$35 for each additional system kW up to 17kW 18kW - 50kW : \$943 51kW and above: \$943 plus \$7 for each additional kW up to 250kW 251kW and greater: \$2343 plus \$5.00 for each additional system kW over 250kW	Application Fee: \$33 Commercial - Roof Mounted: \$434
	For each kw between 51-250 kW	per permit		\$ 7	\$ 5					
	For each kw over 250 kW	each		\$ 5	\$ 7					
	Inspection	each		\$ 126	\$ 144					
	Master Plan Solar									
	Plan Review Fee	each		\$ 126	\$ 144	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Site Specific Application	per site		\$ 126	\$ 144	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Site Specific Permit Inspection	per site		\$ 77	\$ 431	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
7	State / Mitigation / Impact Fees		[1]							
8	Mobile Home									
	Permanent Mobile Home - Plan Check	flat		\$ 998	\$ 575	CCR Title 25, Division 1, Chapter 2, Article 1, Section 1020.1	no comparison available	Foundation \$ 446.68 Piers \$309.79	no comparison available	no comparison available
	Permanent Mobile Home - Inspection	flat		\$ 901	\$ 431					
	Temporary Commercial Modular on Construction Site - Plan Check	flat		\$ 216	\$ 287	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Temporary Mobile Home for Residential Use - Plan Check	flat		\$ 478	\$ 144	no comparison available	\$ 201	\$ 274	no comparison available	no comparison available
	Temporary Mobile Home or Commercial Modular Inspection	flat		\$ 269	\$ 718	no comparison available			no comparison available	no comparison available

County of El Dorado						Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Full Cost Recovery	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
III. Miscellaneous Fees										
9	Plan Reviews - Revised and Resubmittals	T&M/per hour		\$ 94	\$ 144	no comparison available	\$ 80	\$ 139	Directly billed based upon current labor rates	\$ 149
10	For additional inspections									
	During Business Hours	per hour		\$ 126	\$ 144	See valuation above	Half hour increments: \$80.37	\$ 139	\$ 174	\$ 145
	After Business Hours	per hour (min of 2 hours)		\$ 189	\$ 167	\$ 306	no comparison available	\$ 208	\$405 /hr. min. 3 units OT	no comparison available
11	Renewal Fee									
	Permits not based on valuation	flat		\$ 126	\$ 144	\$ 102				
	Permits based on valuation - Original valuation x 0.005 x % remaining work, or \$126, whichever is greater			\$ 479	\$ 144	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
				\$ -						
12	Inspection Exempt Barn	flat		\$ 126	\$ 144	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
13	Technology Fee (Placeholder)	each		0.0356% of valuation (\$3 min, \$300 max)	6.09% of permit fee charged	no comparison available	no comparison available	no comparison available	no comparison available	6% of permit cost
14	General Plan Implementation Fee (Placeholder)	each		0.0267% of valuation (\$2 min, \$300 max)	30.37% of permit fee charged	Hourly rate + 3.3% General Plan Surcharge: \$210.78	no comparison available	no comparison available	Long Range Planning fee of 7% of total permit fee and plan review fee for projects that required a review by Planning	no comparison available
15	For services requested of County staff which have no fee listed in this fee schedule									
	During Business Hours	per hour		\$ 126	\$ 144	\$ 204	\$ 161	\$ 139	\$ 116	\$ 145
IV. TRPA Fees										
16	Administration Fees		[1]							
	Allocation Admin (County Administrative Fee)	flat		\$ 300						
	Allocation Deposit (Reservation of Allocation Fee)	flat		\$ 1,000						

County of El Dorado						Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Full Cost Recovery	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
V. Department Administrative Fees (Placeholder for MFS - NBS did not evaluate)										
26	Copies/Duplication		[1]							
	Copy Fee	per page		\$0.15 or "printer cost"						
	Handling Fee	flat		5%						
27	Scanning Fee		[1]							
	Scanning Fee	per page		\$0.10 or "scan cost"						
	Handling Fee	flat		5%						
	Size A (8.5" x 11")	per page		\$ 5						
	Size B (11" x 17")	per page		\$ 8						
	Size C (18" x 24")	per page		\$ 10						
	Size D (24" x 36")	per page		\$ 15						
	Each additional s.f. over 6 s.f.	per sf		\$ 3						
28	Returned Check Fee	each	[1]	\$ 25						
29	Miscellaneous Manuals, etc.	each	[1]	\$ 0.25						
30	Public Record Requests	per page	[1]	\$ 0.15						
31	Research Requests	T&M	[1]	\$ 31						
32	Revenue Recovery Referral Charge	per page	[1]	14% of amount sent to collections						
33	Witness Subpoena Fee	T&M	[1]	\$275 per day; T&M						

Notes
 [1] Fees set by State and/or County Counsel. NBS did not evaluate.

APPENDIX B.4

Comparative Fee Survey – Code Enforcement

County of El Dorado							Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Full Cost Recovery	Rec Fee Level	County of Napa	County of Nevada	County of Placer	County of Sacramento	County of Yolo
CODE ENFORCEMENT FEES											
1	Vacation Home Rentals										
	Complaint Verification	flat		NEW	\$ 81	\$ -	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
2	Appeals										
	Vacation Home Rental Officer Hearing										
	a. Vacation Home Rental Appeal Application	per request		included in hearing fees shown below	\$ 81	\$ 200	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	b. Hearing Fee	per hearing									
	County Staff										
	Hearing Officer										
	Subtotal			\$ 200	\$ 2,191	\$ 1,000	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Non-Vacation Home Rental Hearing										
	a. Vacation Home Rental Appeal Application	per request		included in hearing fees shown below	\$ 81	\$ 200					
	b. Hearing Fee	per hearing									
	County Staff										
	Hearing Officer										
	Subtotal			\$ 630	\$ 3,306	\$ 1,000	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
3	Pre-Site Inspection	flat		NEW	\$ 107	\$ 107	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
4	Penalties										
	Investigative Fee			Equal to the amount of the permit fee		Equal to the amount of the permit fee	Hourly / 400% of building inspection fee	no comparison available	no comparison available	no comparison available	no comparison available
	Administrative Citations			per County Citation Schedule		per County Citation Schedule	no comparison available	no comparison available	no comparison available	up to \$1,000 per violation per day	no comparison available
5	For services requested of County staff which have no fee listed in this fee schedule										
	During Business Hours	hourly		\$ 61	\$ 107	\$ 107	no comparison available	\$ 137	no comparison available	no comparison available	no comparison available
	After Business Hours	hourly		\$ 61	\$ 126	\$ 126	no comparison available	\$ 137	no comparison available	no comparison available	no comparison available

APPENDIX B.5

Comparative Fee Survey – Cemeteries

County of El Dorado					Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Auburn Public Cemetery District	Elk Grove-Cosumnes Cemetery District	Nevada County Cemetery District	Oroville Cemetery District	Placer Cemetery
CEMETERY									
County Operated Cemeteries (Excluding Georgetown Cemeteries)									
1	Plot - Full (Single Depth)								
	Purchase of right to interment	flat		\$ 1,000	In District/ Out of District Flat Marker: \$1,600 / \$2,100 Upright Marker: \$2,100/ \$2,600 Veteran Section: \$1,040 / 1,365 Infant Section: \$165 / \$220	Interment Rights: \$1,200 Endowment fee: \$500	Natural Cemeteries 4'x10' Plot Fee: \$840 Endowment Care: \$220 2nd / 3rd interment: \$455	Plot: \$1247 Endowment Care: \$480	Manzanita/Sheridan: \$700 Lincoln: \$800 Santa Clara: \$1,000-\$1,700 Veteran: \$800
	Non-Resident Fee (if applicable)	flat		\$ 400	no comparison available	\$ 1,000	\$ 500	\$ 946	no comparison available
2	Plot - Cremins								
	Purchase of right to interment	flat		\$ 350	In District/ Out of District In Ground: \$775 / \$1,275	Interment Rights: \$600 Endowment fee: \$250	no comparison available	Plot: \$618 Endowment Care: \$237	Manzanita/Sheridan: \$300 Lincoln: \$400 & \$600 Santa Clara: \$500-\$700 Veteran: \$400
	Non-Resident Fee (if applicable)	flat		\$ 400	no comparison available	\$ 1,000		\$ 946	no comparison available
3	Niche (Single)								
	Purchase of right to interment	flat		\$ 1,200	In District/ Out of District Levels 1,2: \$1580 / \$2,080 Levels 3: \$1750 / \$2,250	no comparison available	no comparison available	Row 1: \$783 Row 2: \$1,100 Row 3: \$1,431 Row 4: \$1,744 Row 5: \$2,068 Endowment Care: \$237	Lincoln: \$900 - \$1,900 Santa Clara: \$1,200 - \$1,700 Veteran: \$800
	Non-Resident Fee (if applicable)	flat		\$ 400	no comparison available			\$ 946	no comparison available
4	Cremins Plot in Veteran's Urn Garden at Placerville Union Cemetery								
	Purchase of right to interment	flat		\$ 450	In District/ Out of District Veteran Section: \$500 / \$825	no comparison available	no comparison available	no comparison available	no comparison available
	Non-Resident Fee (if applicable)	flat		\$ 400	no comparison available				
5	Crypt (Single)								
	Purchase of right to interment	flat		\$ 2,750	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Non-Resident Fee (if applicable)	flat		\$ 400	no comparison available				
6	Crypt (Double)								
	Purchase of right to interment	flat		\$ 4,500	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Non-Resident Fee (if applicable)	flat		\$ 400	no comparison available				

County of El Dorado					Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Auburn Public Cemetery District	Elk Grove-Cosumnes Cemetery District	Nevada County Cemetery District	Oroville Cemetery District	Placer Cemetery
7	Opening/Closing				In District / Out of District				
	Full	flat		\$ 1,300	\$1,695 / \$2,195	\$ 900	\$ 795	\$ 480	
	Full - Weekend/Holiday	flat		\$ 1,575	\$ 1,000	\$ 900 / \$1,500	\$ 500	no comparison available	Adult: \$650
	Cremaains (in ground)	flat		\$ 295	\$ 795 / \$1,295	\$ 350	\$ 400	\$ 545	All Others: \$251
	Cremaains - Weekend/Holiday	flat		\$ 395	\$ 500	\$ 450	\$ 375	no comparison available	
	Crypt								
	2 Lower Rows	flat		\$ 300					
	3rd Row or Higher	flat		\$ 600					
	Crypt - Weekend/Holiday	flat		\$ 875	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Niche	flat		\$ 200					
	Niche - Weekend/Holiday	flat		\$ 300					
	Excavation for Oversized Burial	flat		\$ 500				\$ 1,529	
	Georgetown Cemeteries								
1	Plot - Full (Single or Double Depth)								
	Purchase of right to interment	flat		\$ 250	no comparison available	no comparison available	Deer Creek Lawn Cemetery 4'x10' Plot Fee: \$1820 2nd / 3rd interment: \$865 Elster Memorial Lawn 4'x10' Plot fee: \$1,330 - \$1,785 2nd/3rd interment: \$865	no comparison available	Manzanita/Sheridan: \$700 Lincoln: \$800 Santa Clara: \$1,000-\$1,700 Veteran: \$800
	Endowment Care (Excludes Georgetown Pioneer)	flat		\$ 200			\$ 220		Adult: \$300 All Others: \$200
	Non-Resident Fee (if applicable)	flat		\$ 400			\$ 500		no comparison available
2	Plot - Cremaains								
	Purchase of right to interment	flat		\$ 100	Block 1 Cremation Garden In District/Out of District Pillar: Single - \$720 / \$1220 16x8: Single \$675 / \$1,175	no comparison available	Deer Creek Lawn 2'2' Plot Fee: \$455 2nd interment : \$455 Elster Memorial Lawn 2'2' Plot Fee: \$715 2nd interment : \$455	no comparison available	Manzanita/Sheridan: \$300 Lincoln: \$400 & \$600 Santa Clara: \$500-\$700 Veteran: \$400
	Endowment Care (Excludes Georgetown Pioneer)	flat		\$ 100	\$ 360		\$ 220		Adult: \$300 All Others: \$200
	Non-Resident Fee (if applicable)	flat		\$ 200	no comparison available		\$ 500		no comparison available
3	Public Niche								
	Purchase of right to interment	flat		\$ 250	Block 1 Cremation Garden In District/Out of District Niches Level 1,2: \$1580/\$2080 Niches Level 3: \$1,750/\$2,050	no comparison available	Deer Creek Lawn & Elster Memorial Lawn Upper level: \$1840 - Mid-Level: \$1610 - Lower Level \$1380 2nd interment: \$455	no comparison available	Lincoln: \$900 - \$1,900 Santa Clara: \$1,200 - \$1,700
	Endowment Care (Excludes Georgetown Pioneer)	flat		\$ 50	\$ 360		\$ 220		Adult: \$300 All Others: \$200
	Non-Resident Fee (if applicable)	flat		\$ 100	no comparison available		\$ 500		no comparison available

County of El Dorado					Comparison Agencies				
Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee	Auburn Public Cemetery District	Elk Grove-Cosumnes Cemetery District	Nevada County Cemetery District	Oroville Cemetery District	Placer Cemetery
4	Veteran's Niche								
	Purchase of right to interment	flat		\$ 225					\$ 800
	Endowment Care (Excludes Georgetown Pioneer)	flat		\$ 50	no comparison available	no comparison available	no comparison available	no comparison available	Adult: \$300 All Others: \$200
	Non-Resident Fee (if applicable)	flat		\$ 100					no comparison available
5	Opening/Closing								
	Full - Single Depth Plot	flat		\$ 1,300	In District/OUT OF DISTRICT		\$ 795		
	Full - First Burial of Double Depth Plot	flat		\$ 1,600	Pillar: Single or Companion - \$325 / \$425		no comparison available		
	Full - Second Burial of Double Depth Plot	flat		\$ 1,300			no comparison available		
	Full - Weekend/Holiday	flat		\$ 1,575	16x8: Single \$795 / \$1,295		\$ 500		Adult: \$650 All Others: \$250
	Cremaains (in ground)	flat		\$ 295	24x12: Companion \$795 / \$1,295	no comparison available	\$ 400	no comparison available	Saturday Service: Full \$650 Cremation \$400
	Cremaains - Weekend/Holiday	flat		\$ 395			\$ 375		
	Public Niche	flat		\$ 200	Boulder Companion \$325/\$425		no comparison available		
	Veteran's Niche	flat		\$ 200			no comparison available		
	Niche - Weekend/Holiday	flat		\$ 300	Niches Level 1 2 3: \$325/\$425		no comparison available		
	Excavation for Oversized Burial	flat		\$ 500	no comparison available		no comparison available		no comparison available
	Miscellaneous Cemetery Fees								
1	Administration Fee	flat		\$ 100	\$ 125	no comparison available	no comparison available	\$ 405	no comparison available
2	Disinterment								
	Casket In-Ground	flat		\$ 3,500	\$ 1,715			\$ 3,249	\$ 2,500
	In Ground Cremaains	flat		\$ 400	\$ 750			\$ 550	\$ 350
	Niche	flat		\$ 200	\$ 750	\$ 2,000	no comparison available	\$ 400	\$ 250
	Crypt								
	3rd Row or Lower	flat		\$ 1,500	no comparison available			no comparison available	no comparison available
	4th Row or Higher	flat		\$ 2,500					
3	Permanent Marker Installation Deposit	flat		\$ 500	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
4	Transfer Fee (to release interest in plot/niche)	flat		\$ 100	no comparison available	no comparison available	no comparison available	\$ 120	no comparison available
5	For services requested of County staff which have no fee listed in this fee schedule								
	During Business Hours	hourly		\$ -	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	After Business Hours	hourly		\$ -	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	**Scattering Grounds Fee	TBD		NEW	no comparison available	no comparison available	\$ 365	no comparison	\$ 200
	**Ossuary Fees	TBD		NEW	In District: \$200 / Out of District: \$400	no comparison available	\$ 315	\$ 300	no comparison available