



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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Date: May 2, 2024

To: Tiffany Schmid, Chief Administrative Officer

From: Karen L. Garner, Planning and Building Department, Director

Subject: Fee Waiver Request – American River Conservancy - El Dorado Ranch Trail Head

Elena DeLacy of the American River Conservancy (ARC) has requested a fee waiver in the amount of \$9,473.91 for the Fees related to a Grading Permit for the construction of a trail head and parking lot adjacent to Highway 49 on Assessor's Parcel Number (APN) 092-040-068.

In 2013, ARC began the phased acquisition of the approximately 7,500-acre El Dorado Ranch property, located along the west side of Highway 49 and north of the Cosumnes River. Upon completion of acquisition which is anticipated to by 2025-2026, the property will transfer to the California Department of Fish and Wildlife (CDFW) to establish the El Dorado Ranch Wildlife Area, which will be open to the public for hiking, hunting, wildlife viewing, etc. ARC is responsible for the construction of a trailhead and parking lot adjacent to Highway 49 prior to the property being transferred to CDFW.

The construction of the El Dorado Ranch Trail Head requires the need for a Grading Permit for \$9,473.91 through the Planning and Building Department.

Pursuant to Board of Supervisors Policy B-2, section II, B(3), the Department is recommending that the request for the fee waiver associated with this project be granted for all but a portion of the estimated fees as the project is proposed by a non-profit organization that will provide a substantial public benefit.

Policy B-2 fee waiver does not apply to the State mandated fees (SMIP and Green fees), which are estimated to total \$16.00. Additional fees not recommended to be waived include the Technology and General Plan Implementation fees, which are estimated to total \$1,070.27. These fees are not recommended to be waived because they are nominal on a project level, and their accumulated collection from all projects is essential to broader County operations. As such, the Planning and Building Director, along with the County Surveyor and Director of Transportation are in concurrence in recommending the Chief Administrative Office consider this request to waive the remaining \$8,387.64 in Grading Permit fees for this fee waiver.

Fee	Amount
Grading Plan Check	\$3,863.32
Grading Inspection	\$3,863.32
Stormwater Quality Permit Plan Review	\$95.00
Planning MWELO Fee	\$55.00
Planning Grading Review Fee	\$438.00
Surveyor's Office Addressing Fee	\$73.00
Total Fees	\$8,387.64

This proposed waiver will result in reduced revenues for the affected Departments/Divisions for Fiscal Year 2023/24 or 2024/25 dependent on when the permits are pulled. At the time of this memo, the Building Division is on track to exceed their projected revenues for the current fiscal year.

Per Policy B-2, Section III (B), *The Chief Administrative Officer shall have the discretion and authority to waive all or a portion of the fees for projects that meet these criteria up to \$1,000. Fee waivers over \$1,000 shall require the approval of the Board of Supervisors.* As such, the Department, with concurrence of the Chief Administrative Office, is recommending the Board consider waiving the \$8,387.64 in fees, as the project is proposed by a non-profit organization that will provide a substantial public benefit, pursuant to Section II, B(3) of the Policy.

Attachments: Fee Waiver Request
Planning and Building Fee Schedule

c: Tom Burnette, Deputy Director of Building/Building Official
Brian Frazier, County Surveyor