

CITY OF PLACERVILLE DEVELOPMENT FEES

Established by Resolution #7625 dated July 8, 2008 — Effective July 19, 2008

This is not a complete list of fees. **Fee Schedule subject to change without notice.**

BUILDING DIVISION: Page 1

PLANNING DIVISION: Pages 2 — 3

ENGINEERING DEPARTMENT: Pages 4 — 7

Updated: 12/7/2023 (nt)

BUILDING DIVISION

Plan Review (valuation cost)	Fee Calculations	Permit (valuation cost)*	Fee Calculations
Up to \$15,999	\$95.00 (minimum)	Up to \$7,999	\$95.00 (minimum)
\$16,000 to \$100,000	0.6% of Valuation	\$8,000 to \$100,000	1.2% of Valuation
\$100,001 & up	\$600+0.3% of Val. Over \$100,000	\$100,001 & up	\$1,200+0.7% of Val. Over \$100,000
Title-24 Plan Check Fee (Windows/HVAC/Reroof)	\$54.00	Water Heater (Change out like for like)	\$60
Revisions to Approved Plans	\$95 min. TBD by Building Official	Backflow Preventer	\$60
Expedited PV Solar ≤ 10kW	\$95	Expedited PV Solar ≤ 10kW	\$105 (plus Green & doc fee)
Manufactured Dwelling Foundation review	Based on valuation of foundation and installation.	Manufacture Dwelling	\$475 (\$95 per inspection for a total of 5 inspections)
Fire Sprinkler Review	\$300.00	Permit to Reestablish an Expired Permit	\$95 per inspection determined by Building Official
Inspections	Fee	Document Fee	Fee
Overtime Inspection	Billable overtime rate and transportation costs	11"x17" plans	\$10
Permit Extension	\$95 per inspection (TBD by the Building Official)	Larger than 11"x17"	\$25
Re-inspection Fee	\$95	Large Projects	TBD by Building Official
Inspection w/out benefit of a permit (Staff time)	\$95 per hr/per. inspection	FIRE DISTRICT IMPACT FEE New SFD Only & COM New / Additions Comm/Industry El Dorado County Fire District (Res. 8968- 7/24/21)	
Other	Fees		
Appeal to Board of Building Appeals	\$300	Residential (SFD)	\$1.03 sf
Notice of Non-Compliance	\$250 (plus recording fees TBD by the EDC Recorder Clerk's Office)	Residential (MFD)	\$1.49 sf
Green Fee – SB 1473(effective Jan. 1, 2009)	\$1.00 per every \$25,000 in permit value or fraction thereof.	Residential (Manufactured Dwelling)	\$1.08 sf
SMIP (State of California Seismic Fee; effective July 1, 2014)	R Group—0.013% of val. C Group—0.028% of val. Min. \$0.50	Retail/Commercial	\$0.87 sf
School District	Fee	Office	\$1.19 sf
Determined by the Office of Education (530-295-2202)	Fees charged for sf ≥ 500 sf	Industrial	\$0.83 sf
Residential	\$4.08 sf	Agriculture	\$0.53 sf
Commercial	\$0.66 sf	Warehouse/Distribution	\$0.69 sf

*Construction valuations tabulated per square foot of new or converted area determined by type of occupancy and construction. Refer to the attached ICC Building Valuation Data Schedule (updated in February and August).

PLANNING FEES:

Airport Land Use Commission:		
Airport Master Plan Consistency	\$ 500.00	
Development Plans	\$ 250.00	
EIR Review	\$ 400.00	
General Plan Updates	\$ 400.00	
Major Subdivisions	\$ 400.00	
Minor Subdivisions	\$ 150.00	
Notice of Preparation	\$ 55.00	
Rezoning	\$ 250.00	
Use Permits	\$ 150.00	
Annexation Fee	Billable Rate/T&M	
Appeals (Staff & Planning)	\$ 400.00	
Burn Down Letter	\$ 60.00	
Certificate of Merge	\$ 150.00 (+\$150 Planning fee = \$300 total)	
Common Driveway	\$ 400.00	
Conditional Use Permit – Major (requires initial study/negative declaration)	\$ 1500.00	
Conditional Use Permit – Minor (categorical/statutory exemption)	\$ 700.00	
CC&R's Review	\$ 575.00	
Development Agreement	Billable Rate/T&M	
Environmental Assessment/Initial Study/ Notice of Exemption	\$ 350.00	
Environmental Assessment/Initial Study/ Neg Dec – Mitigated Neg Dec	\$ 1800.00	
Environmental Impact Report	Actual costs + 15% Admin. Fee	
Final Subdivision Map (# lots _____) County Final Subdivision Map Check	\$ 1500.00 + \$35 each lot over 5 \$ 350.00 est. T&M/Fee established by the County, subject to change w/o notice	
Dept of Fish & Wildlife payable concurrent with:	<u>Effective 01-01-2024</u>	
- Negative Declaration	\$ 2,916.75	
- Mitigated Negative Declaration	\$ 2,916.75	
- Environmental Impact Report	\$ 4,051.25	
- Environmental Document pursuant to a Certified Regulatory Program	\$1,377.25	
- County Clerk Processing Fee	\$ 50.00	
General Plan Amendment	\$2,100.00	
Historic District Review	\$ 400.00	
Landscape Maintenance Agreement	\$ 150.00	
Landscape Plan Review (Plan Com)	\$ 275.00	
Lot Line Adjustment	\$ 250.00 (+\$250 Engineering fee = \$500 total)	
Master Sign Plan	\$ 350.00	

Minor Deviation	\$ 150.00		
Misc research and analysis; production of records and information not requested under the Public Records Act	Billable rate/T&M		
Notice of Determination	\$ 225.00		
County Clerk Processing Fee	\$ 50.00		
Notice of Restriction	\$ 150.00		
Planned Dev Overlay	\$ 1800.00		
Preliminary Plan Review	\$ 525.00		
Sign Permit	Based on valuation		
Sign Package Amendment (Plan Com)	\$ 250.00		
Sign Package Review (Plan Com)	\$ 350.00		
Site Plan Review/Projects under \$100,000.	\$ 500.00		
Projects \$100,000. - \$400,000.	\$ 500.00 + .8% of value over \$100,000.		
Projects \$400,001. and up	\$ 2,900.00 + .6% of value over \$400,000.		
Site Plan Review Major Change	\$ 500.00		
Special Event Signage	\$ 100.00		
Temporary Manuf. Housing/Commercial coach permit	\$ 500.00		
Temporary Use Permit	\$ 200.00		
Tentative Parcel Map	\$ 1,500.00 deposit/Billable rate/T&M		
Tentative Parcel Map Extension	\$ 400.00		
Tentative Subdivision Map (Number of Lots:_____)	\$ 3,000.00 (1 st lot + \$50 ea lot to & including 5 lots + \$30 ea parcel over 5)		
Tentative Subdivision Map Extension	\$ 650.00		
Time Extension (Use Permit/Site Plan Rev)	\$ 500.00		
Variance – Major (initial study/neg dec)	\$ 1,000.00		
– Minor (categ/statutory exempt)	\$ 500.00		
Woodland Alteration Plan/Permit	Billable rate/T&M		
Zone Change (map or text)	\$ 2,000.00		
Zoning Interpretation (Plan Com)	\$ 200.00		
Zoning/Flood Plain Letter	\$ 60.00		

ENGINEERING DEPARTMENT

Sewer Impact – (Resolution # 8355, Effective 11/07/2015)

<u>Application Fee-</u>	\$ 75.00
<u>Residential Capital Improvement Charges-</u>	
Single Family:	\$ 7,350.00
Multi Family:	\$ 5,513.00 Per Unit
Private Sewage Disposal System (Septic):	\$ 20.00
<u>Commercial Capital Improvement Charges-</u>	
Bar:	\$ 8,553.00
Car Wash:	\$ 4,925.00
Church:	\$ 5,186.00
Fairgrounds:	\$ 6,657.00
Fast Food:	\$12,523.00
Fire Station:	\$ 6,149.00
Hall:	\$ 5,184.00
Hospital:	*(See City Engineer)
Hotel / Motel:	*(See City Engineer)
Laundromat:	\$ 5,527.00
Market:	\$ 7,179.00
Mortuary:	\$ 9,929.00
Movie Theater:	\$11,312.00
Restaurant:	\$14,718.00
Rest Home / Boarding Home:	\$ 6,135.00
Retail Office:	\$ 5,806.00
School:	*(See City Engineer)
Service Station:	\$ 6,915.00

Traffic Impact – (Resolution # 8483, effective 3-25-2017; Resolution #8692, effective 3-11-2019; Resolution #8828; effective 4-13-2020; Resolution #8945, effective 05-10-2021; Resolution #9046, 4-11-2022).

<u>Residential TIM Fees-</u>	
Single Family:	\$ 18,409.00 per dwelling unit
Multi Family:	\$ 13,669.00 per dwelling unit
Manufactured Home in Park:	\$ 12,392.00 per dwelling unit
Other Residential Type Land Uses:	\$ 1,822.00 per trip
<u>Commercial TIM Fees-</u>	
Minor Commercial:	\$ 10.03 Per Square Foot
Major Commercial:	\$ 7.31 Per Square Foot
Gas Station:	\$ 16,335 Per Fuel Position (pump)
Industrial:	\$ 2.40 Per Square Foot
Other Commercial or Industrial Land Uses	\$ 436.00 per trip

Water Impact – (Resolution #8414, Effective 07/25/2016)

<u>Application Fee-</u>	\$ 75.00
<u>Capital Improvement Charges-</u>	
Apartments:	75% of CIC Fee (See City Engineer)
5/8" & "3/4":	\$ 21,046.00 (City \$6,867 11/9/15; EID \$14,179 7/23/16)
1":	\$ 39,345.00
1.5":	\$ 56,270.00
2":	\$ 98,362.00
3":	\$211,348.00
4":	\$352,693.00
Meter and Installation Costs (6/26/17)	T&M (Material and Billable hours for installation)
<u>Meter Costs</u>	
1"	\$ 1,000.00
1 1/2"	

Park Development Impact- \$1,320.00 Per Residence			
Plan Review- (Cost Estimate for Site Work Required)			
<u>Grading Plan Review (Residential)</u> <u>Residential Site Improvements-</u> Up to \$100,000.00: \$100,001 and Up: <u>Residential Offsite/Roadway-</u> Up to \$20,000.00: \$20,001.00 and Up: <u>Commercial Site Development-</u> Up to \$100,000.00: \$100,001.00 and Up: <u>"Other" Plan Check-</u> Lot/Boundary Line Adjustment Miscellaneous: Engineered Drainage Calculations: Engineered Retaining Walls: Tenant Improvements w/ Change in Building Occupancy:	\$ 500 T&M Deposit \$ 100.00 + 0.5% of Estimate Add- 0.25% of Estimate over \$100,000 2.5% of Estimate Add- 1% of Estimate over \$100,000 2.5% of Estimate/T&M Deposit if over \$300 Add- 1.5% of Estimate Over \$100,000/ T&M Deposit \$ 250.00 (+\$250 Planning fee = \$500 total) \$150.00 or \$300 T&M Deposit (TBD) \$ 175.00 \$ 125.00 \$ 250.00		
Permits & Inspections- (Engineer's Estimate for Site Work Required)			
<u>Grading Permits-</u> Commercial (Plan Review and Permit): Residential (Permit/Inspections): <u>Construction Inspections-</u> Commercial: Residential: Misc. Inspection: <u>"Other" Permits-</u> Change Orders: Permit Extension: Backflow Preventer: Pressure Reducer Valve: Irrigation Meter App/Permit:	\$ 2,000.00 T&M Deposit 1% of Estimate/T&M Deposit if over \$300 2.5% of Estimate/T&M Deposit if over \$300 \$150.00 (If Not Covered Under Permit) \$50.00 - \$150.00 (TBD Upon Issuance) Billable Rate/ T&M Deposit \$150.00 \$ 60.00 \$ 60.00 \$ 75.00		
Parcel Maps/ Lot Line Adjustments- (Engineer's Estimate for Site Work Required)			
<u>Parcel Maps-</u> Improvement Plan Review: Improvement Construction Inspection: Tentative Parcel Maps: Tentative Parcel Map Extension: Tentative Parcel Map Revisions: Amended Parcel Map: Amended Final Map: Merge & Re-Subdivide 20-1/2 Map: Lot Line Adjustment: Record of Survey /Parcel Map Review: Parcel Map Certificate of Correction:	1.5% of Estimate /T&M Deposit 2% of Estimate /T&M Deposit \$ 1,500.00 T&M Deposit \$ 400.00 Billable Rate/ T&M Deposit \$ 600.00 T&M Deposit \$ 600.00 T&M Deposit \$ 250.00 \$ 250.00 \$ 550.00 (Plus County Surveyor's Fee) \$ 300.00 (Plus County Surveyor's Fee)		

<u>Subdivisions- (Engineers Estimate Required)</u>			
<u>Subdivision Maps-</u> Tentative Subdivision Map: Final Subdivision Map: Amended Subdivision Map: Subdivision Improvement Plan Review: Planned Development Overlay: <u>Subdivision Inspections-</u> Up to \$500,000: \$500,000 and Up:		\$ 2,500.00 + \$50.00 Per Lot T&M Deposit Billable Rate /T&M Deposit Billable Rate/ T&M Deposit 1.5% of Estimate / T&M Deposit \$ 1,100.00 2% of Estimate/ T&M Deposit Add- 1% of Estimate Over \$100,000/ T&M Deposit	
<u>Encroachment Permits-</u>			
Miscellaneous: Commercial Driveway: Parking & Loading: Permit Extension: Pre-Inspection: Residential Driveway: Temporary Parking:		\$ 175.00 \$ 175.00 \$ 75.00 \$ 125.00 \$ 75.00 \$ 175.00 \$ 25.00	
<u>Transportation Permits-</u>			
Single Trip: Annual: City Police Escort:		\$ 16.00 (Per State Vehicle Code) \$ 90.00 (Per State Vehicle Code) \$ 225.00	
<u>Agreements-</u>			
<u>Street Frontage Improvement Agreements-</u> Residential: Commercial / Multi Family: Site Improvement Agreement Review: Private Maintenance Agreement:		\$ 300.00 \$ 500.00 Billable Rate/T&M Deposit \$ 500.00 T&M Deposit	(Continued)
<u>Streets/Addresses-</u>			
Street Name / Re-name Petition: Change of Address:		\$ 300.00 \$ 70.00	
<u>Right-of-Way-</u>			
General Vacation: Summary Vacation of Easement:		\$ 2,800.00 T&M Deposit \$ 650.00	
<u>Certificates-</u>			
Certificate of Compliance: Conditional Certificate of Compliance: Certificate of Merge:		\$ 600.00 \$ 1,950.00 \$ 150.00 (+\$150 Planning fee = \$300 total)	
<u>Misc. Engineering Fees-</u>			
Document Recording Fees: Sewer/Water/Storm Drain Extension: BAD/LLMD Assessment Districts: <u>Document Duplication Fees-</u> Large Maps, Etc: Bound Books & Policies: Large/Detailed Bound Books & Policies: Misc. Copies (8.5" x 11"- 11" x 17"):		\$ 100.00 (Plus County Recorder's Fees) \$ 500.00 /T&M Deposit Billable Rate/T&M Deposit \$ 5.00 Per Sheet \$ 20.00 Per Book \$ 40.00 Per Book \$.10 Per Sheet	

<u>Bond Review -</u> Grading / Completion / Restoration, etc: <u>Parking Garage Dumpster Usage Fees-</u> Restaurants: Retail / Business: <u>Staff Time Fees-</u> Misc research and analysis; production of records and information not requested under the Public Records Act	Billable Rate /T&M Deposit \$ 10.01 Per Month \$ 7.14 Per Month Billable rate/T&M	

The fees for 8-15-5: Traffic Impact Mitigation Fee, found on page 2 of this document, shall remain in effect until the comprehensive permanent traffic impact fee program is adopted. (Ord. 1615, 11-28-2006; amd. Res. 7542, 9-11-2007; Res. 7584, 1-22-2008; Res. 7627, 7-8-2007; Res. 7648, 10-14-2008; Res. 8371, 11-10-2015; Res. 8386, 01-26-16; Res. 8483, 03-25-17; Res. 8692, 3-11-2019; Res. 8828; 4-13-2020; Res.8945, 05-10-2021).

The fees for City Water CIC and Sewer, found on page 2 of this document, were approved under Resolution 8414 on May 24, 2016 by the City of Placerville's City Council. These fees came into effect on July 25, 2016.