

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8:00 AM to 4:00 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

MEMORANDUM

DATE: March 28, 2008
TO: Board of Supervisors
FROM: Peter N. Maurer, Principal Planner
SUBJECT: Economic Analysis - OWMP

Policy 10.1.2.5 of the 2004 General Plan directs staff to prepare and present an analysis of the economic effect and taking implications of a proposed rule or regulation on private property and private property rights. Unfortunately, this requirement was overlooked in the effort to prepare the final draft Oak Woodlands Management Plan (OWMP) to the Planning Commission, until it was brought up by a member of the public.

Insufficient time is available to prepare a complete analysis, however, we have prepared a spreadsheet (Attachment 1) showing the basic costs to an individual homebuilder utilizing several different scenarios. While it is not possible to analyze all of the possible variations of oak canopy coverage and lot sizes, the examples used provide a reasonable range, and represent typical single family lots in El Dorado County.

Staff looked at three lot sizes: a quarter-acre lot, and parcels of one acre and five acres. On each of these, total oak canopy coverage is considered at 50 percent, 75 percent, and 100 percent coverage. With each of these coverage scenarios, staff calculated the costs associated with removing 50, 75, or 100 percent of oak canopy within the disturbed area. Staff assumed a 3,000 square foot building with a total of 5,000 square feet of disturbed area. Staff had to also assume that the oak canopy was evenly distributed across the parcel, and that there would be no attempts at minimizing the canopy loss by relocating disturbed areas outside of the canopy. If the latter were to occur, which is really the intent of the policy, the costs would be reduced. Also, the required replanting provisions under Option A of Policy 7.4.4.4 was satisfied by paying the 1:1 in-lieu fee as provided under the proposed OWMP and ordinance. For the canopy removed in excess of the amount permitted under Table 1 of Policy 7.4.4.4, the Option B, 2:1 ratio fee was applied.

These scenarios resulted in oak canopy removal ranging from 2,500 to 5,000 square feet with the oak woodland mitigation fee ranging from \$270 to \$962 per lot. As the table shows, the highest cost would apply to smaller parcels on heavily canopied sites. On larger parcels (most parcels over an acre) it is possible to satisfy the requirement solely using Option A. The fee for replacement would typically be \$270 to about \$600. The fee could be avoided entirely if the

builder opted to replant the lost canopy rather than pay the in-lieu fee. On parcels of five acres or greater, due to the percentage of canopy that can be removed under Option A, the land owner has a great deal of flexibility, with canopy removal permitted in the range of half an acre to several acres, depending on parcel size and percent of canopy cover that exists on the parcel.

To put this into perspective, the typical costs for a permit for a single family home runs from about \$32,000 to \$59,000, depending on the TIM fee zone in which the structure would be located. At the highest rate, the additional \$962 would add 1.6 to 3 percent to the cost of permits. This does not include the approximately \$30,000 for water and sewer fees for El Dorado Irrigation District (EID) or any park fees charged by the Community Services Districts. With EID fees included, the increase could be as low as 0.3 percent or as high as 1.5 percent. When compared to the cost of construction, which can run from \$175-225 per square foot, the additional cost is about one tenth of one percent for a 3,000 square foot home.

Also attached is a discussion of the potential benefits to property owners who sell to the County conservation easements prepared by the County's economic consultant hired to assist in the preparation of the OWMP. While there is no quantitative analysis, generally such easements have a positive economic effect for the owners of land with conservation easements. Please see Attachment 2.