

ATTACHMENT A

El Dorado County
Brief Description of Impact Fees charged by the
Planning and Building Department
As required by Government Code Section 66006 (b) (1) (A)

Ecological Preserve Fee

The Ecological Preserve Fee addresses the need for mitigation of impacts of development on the existing rare plant habitat through the purchase of fee interests or conservation easements of land within a designated ecological preserve. Acquisition and restoration of rare plant habitat must be equal to 1.5 times the number of acres developed. The land or development rights purchased must be dedicated to a specified resource protection agency such as the Bureau of Land Management, California State Department of Fish and Wildlife, or a designee of the agency.

For this fee program, the costs of past projects and projected costs of future projects were spread among three areas (See map, figure 1).

The areas that comprise this fee program are:

- ✓ Mitigation Area 0 – Lands within an ecological preserve (Approximately 3,450 acres).
- ✓ Mitigation Area 1 – Lands outside of Mitigation Area 0, but within the area described as the “rare soils study area” (approximately 36,000 acres)
- ✓ Mitigation Area 2 – Lands outside of Mitigation Areas 0 and 1, but within the service area of the El Dorado Irrigation District, excluding parcels served by wells.

Development within Mitigation Area 0 would be encouraged to provide on-site mitigation for impacts to rare plants by either setting aside part of the property and dedicating a perpetual conservation easement for habitat protection, clustering development in the least environmentally sensitive portion of the property and receive a density bonus in return for dedication of a perpetual conservation easement over the remainder of the property (if greater than 5 acres), or purchasing and protecting an amount of habitat in the same ecological preserve in an amount equal to at least 1.5 times the developed acreage.

Development within Mitigation Area 1 would be encouraged to provide off-site mitigation through the payment of the Ecological Preserve Fee, but could opt to participate in the El Dorado County Rare Plant Off-Site Mitigation Program and reduce the impacts of development on rare plants and their habitat to a less than significant level.

Development within Mitigation Area 2 would need to share the cost of mitigating for impacts on rare plant habitat as they have direct or secondary impacts on such rare plant habitat in Western El Dorado County through increased traffic congestion, reduced air quality, and open space uses.

Fees were deposited into the Ecological Preserve Fee special revenue account (3770754), and partially distributed to the Rare Plant Preserve Endowment Fund (3799900), Building Services operating account (3710100), and Planning Services operating account (3720200) as specified in Resolution 205-98.

Oak Woodland Conservation Fee

On May 6, 2008 the Board of Supervisors (Board) adopted the Oak Woodland Management Plan (OWMP) and its implementing ordinance, to be codified as Chapter 17.73 of the County Code (Ord. 4771. May 6, 2008). The primary purpose of this plan is to implement the Option B provisions of Policy 7.4.4.4 and Measure CO-P. These provisions establish an oak conservation in-lieu fee for the purchase of conservation easements for oak woodland in areas identified as Priority Conservation Areas (see map, figure 2) and to monitor and maintain said lands.

A lawsuit was filed in El Dorado Superior Court on June 6, 2008 against the OWMP. On February 2, 2010, the Court ruled to uphold the Board's action to adopt the Plan. However, on appeal, the Appellate Court over-ruled that decision, remanding the case back to Superior Court, with the direction to require the County to prepare an Environmental Impact Report for the OWMP. The OWMP was rescinded on September 4, 2012 (Resolution 123-2012) and its implementing ordinance was rescinded on September 11, 2012 (Ord. No. 4892). For the time being, only Option A of Policy 7.4.4.4 is available to mitigate impacts to oak woodlands.

On October 24, 2017, the Board adopted a General Plan Amendment that revises the biological resources policies and related objectives and implementation measures in the Conservation and Open Space Element of the General Plan. Specifically, this amendment makes changes to the County's OWMP, which subsequently was retitled the Oak Resources Management Plan (ORMP) under Resolution 129-2017 and 130-2017. By way of the Resolutions, the Board approved the Oak Resources Conservation Ordinance, 5061, which became effective on November 23, 2017 and the In-Lieu Mitigation fee which became effective on December 23, 2017.

Fees continue to be deposited into the Oak Woodland Conservation fund (3770755).

Alto, LLC Development Agreement Community Benefit Fee

The Alto development is a tentative subdivision for twenty-three (23) residential lots on an eighty-one (81) acre site identified as Assessor's Parcel Number 126-100-19 approved on May 5, 2009. On June 24, 2014 the Board approved Ordinance 5009 approving Development Agreement (DA) 13-0001 with Alto, LLC. Section 4.01 of the DA required the Alto, LLC to contribute \$30,000.00 for the County to use in its discretion toward a public benefit for the community. County received \$30,000.00 on July 25, 2014 to be used for potential road improvements in the Green Valley Road area. A map (figure 3) depicts the proposed Alto development.

Fees were deposited into the Road Construction Improvement In-Lieu fund (3670704).

Bass Lake Hills Specific Plan – Public Facilities Financing Plan Fee

The Bass Lake Hills Specific Plan (BLHSP) was established November 7, 1995. It consists of 1,414 acres in size and includes 88 individual parcels ranging in size from 1.1 to 96.4 acres. The BLHSP Public Facilities Financing Plan (PFFP) fee was adopted on June 8, 2004. In phases 1, 1A, 2, and 3 of the development, 1,404 units were subject to the PFFP fee. The fee was established to finance the backbone infrastructure and other public facilities for the BLHSP.

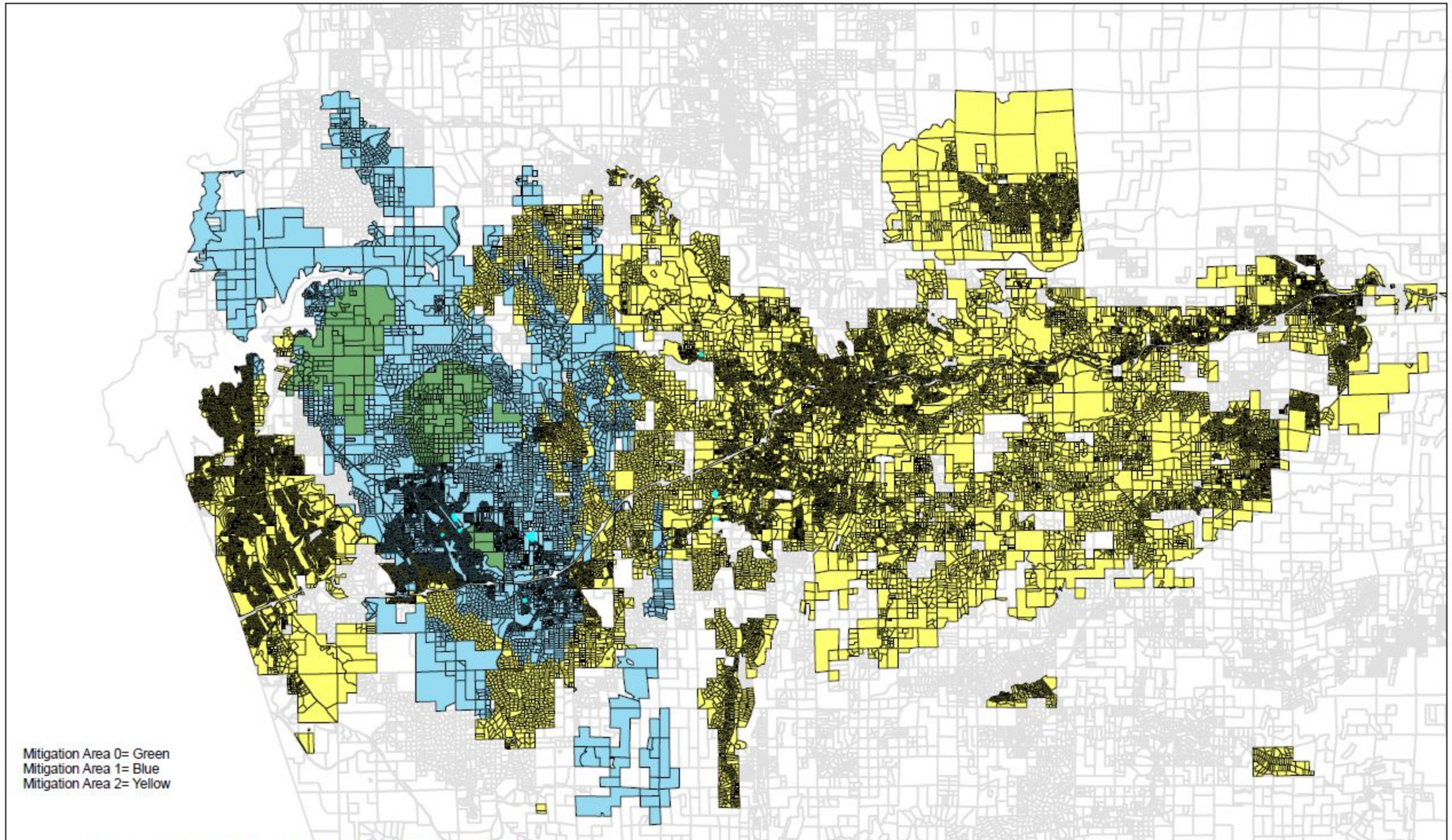
Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner. The BLHSP PFFP fee is collected from new developments within the BLHSP at the time a building permit is issued; however, use of these funds may need to wait until a sufficient fund balance can be accrued.

Fees are deposited into the Bass Lake Hills PFFP fund (7936467).

More information about the fee programs can be found in the enabling resolutions and ordinances for each program and the subsequent updates. Refer to Attachment B for a listing of the resolutions and ordinances.

Ecological Preserve Areas

FIGURE 1



Copyright 2006, Airphoto USA, LLC, All Rights Reserved.

This depiction was compiled from unverified public and private sources and is illustrative only.

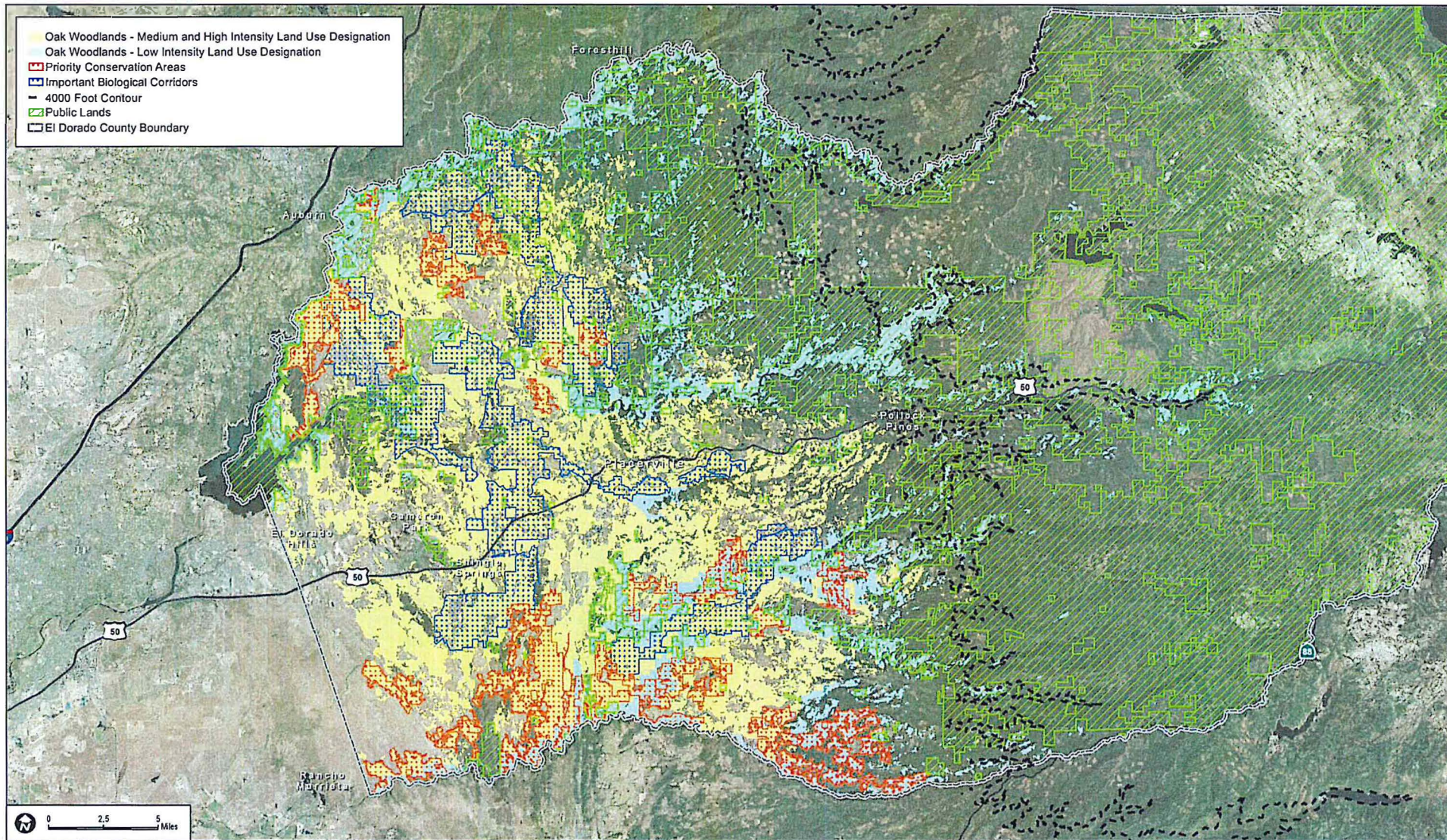
No representation is made as to the accuracy of this information.

Parcel boundaries are particularly unreliable.

Users make use of this depiction at their own risk.

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FIGURE 2



DUDEK

SOURCE: Bing Maps 2014 FRAP 2006, El Dorado County 2014

FIGURE 2
Priority Conservation Areas, Oak Woodlands, and Public Lands in El Dorado County

8229-01

Draft Oak Resources Management Plan

Exhibit E: Tentative Subdivision Map

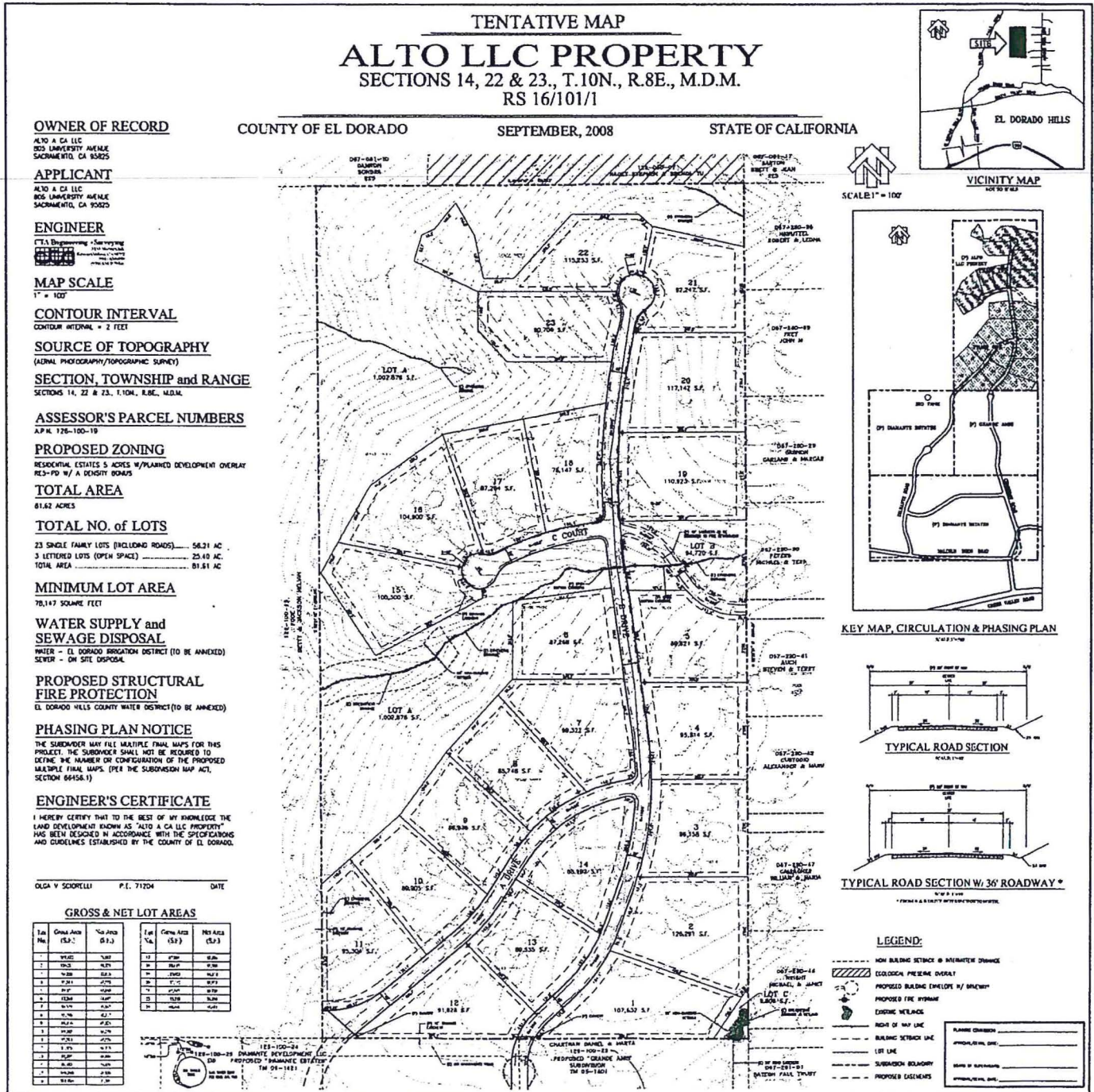
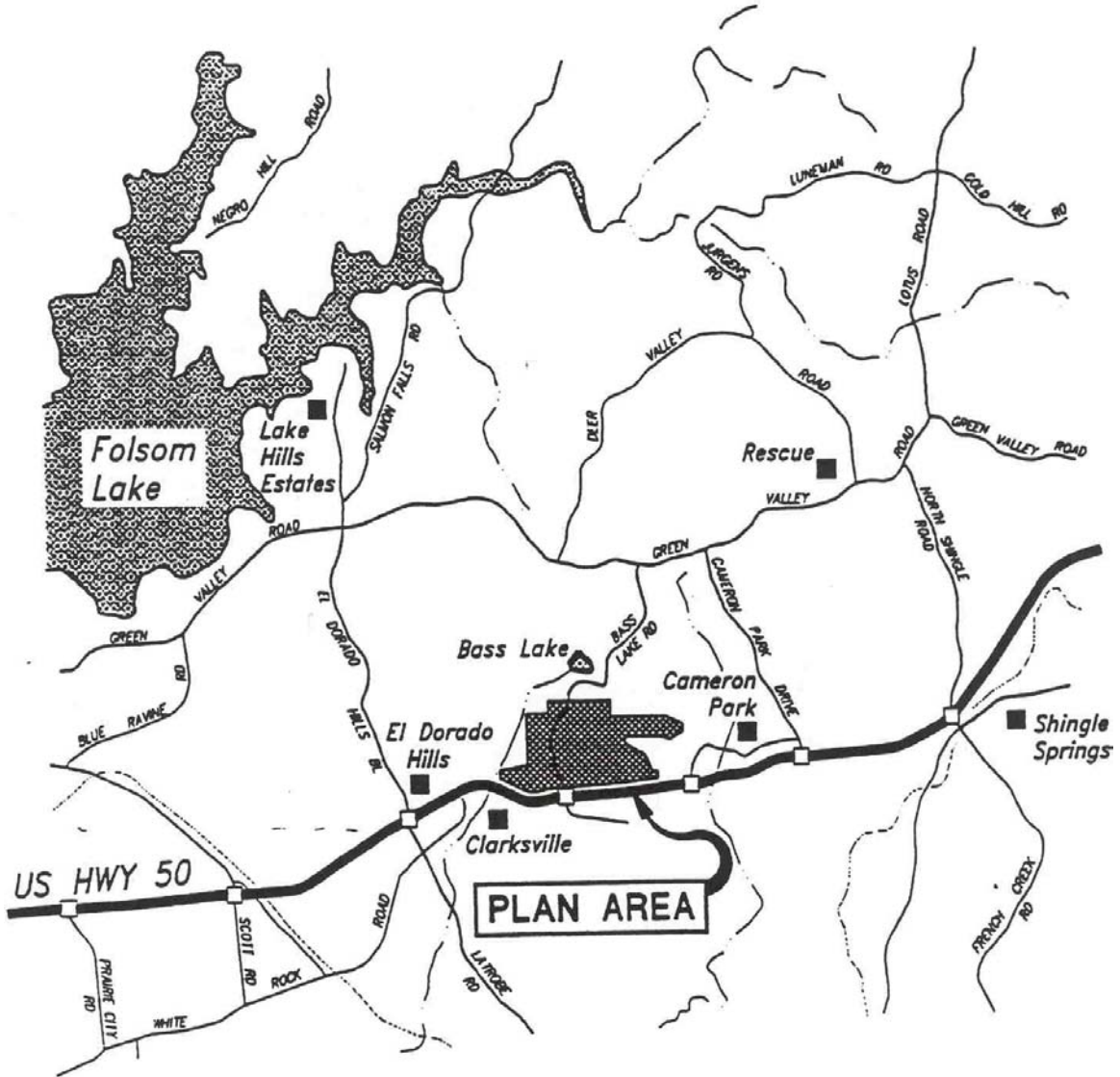


FIGURE 4

Map 1
Bass Lake Hills Specific Plan



BASS LAKE HILLS SPECIFIC PLAN AREA

PROPOSED PFFP PHASING

EL DORADO HILLS, CALIFORNIA
 SCALE: 1"=400'
 JULY, 2003

cta COOPER, THORNE & ASSOCIATES, INC.
 Civil Engineering & Land Surveying
 7333 Mosley Circle, Suite 1
 Rancho Cordova, CA 95742
 (916) 638-0919 / FAX 638-0479

FIGURE 5

LEGEND

SIGNED & EXECUTED DEVELOPMENT AGREEMENT

CIRCULATION NODE

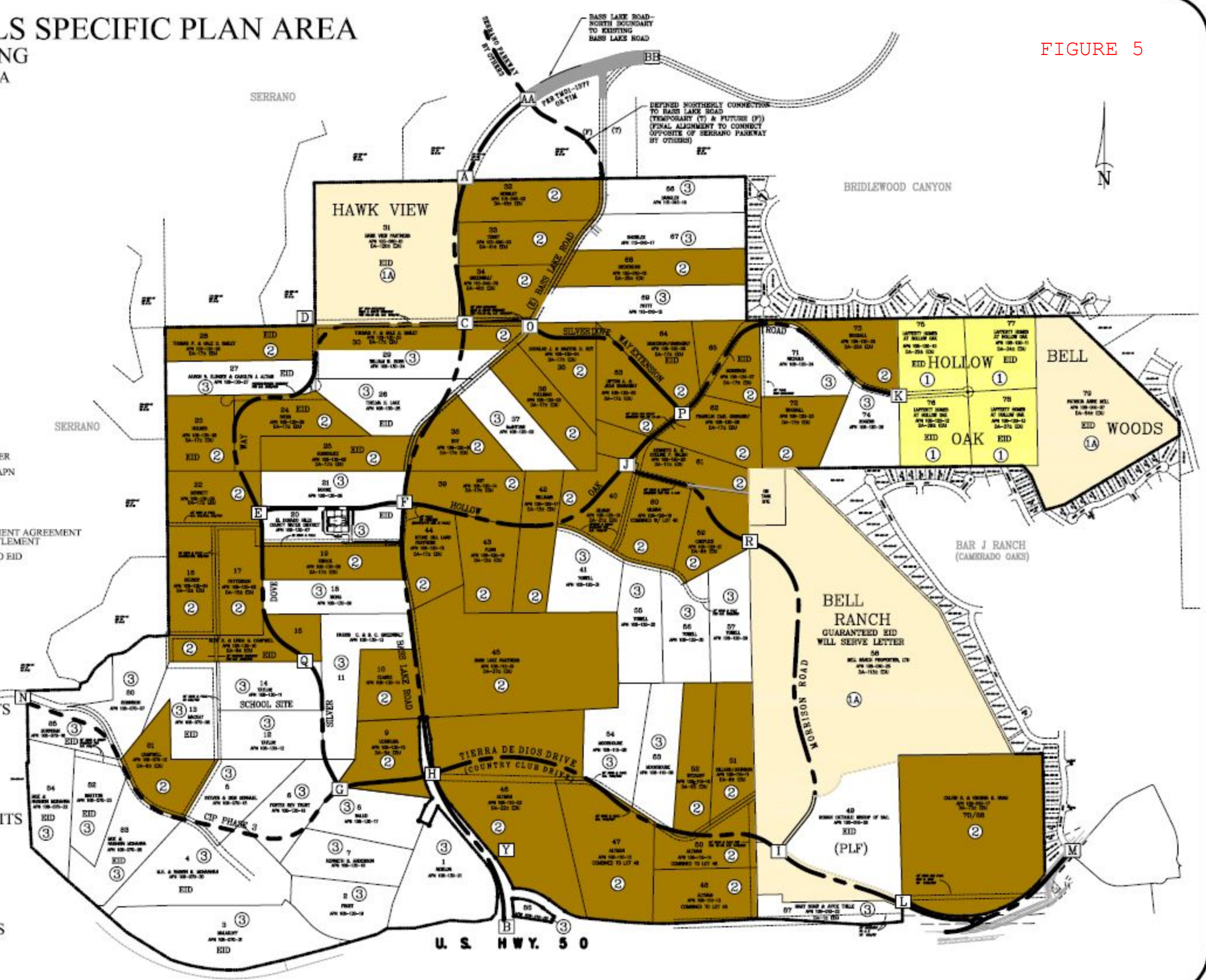
78 PARCEL ID No.
 LAFFERTY HOMES AT HOLLOW OAK
 APN 108-120-13
 DA-274 EDU
 EID CURRENT OWNER
 CURRENT APN
 DEVELOPMENT AGREEMENT ENTITLEMENT
 ANNEXED TO EID
 PHASE

PHASE ①
 HOLLOW OAK (99-UNITS)

PHASE ①A
 APPROXIMATELY 201 UNITS
 HAWK VIEW (116-UNITS)
 BELL WOODS (54-UNITS)
 BELL RANCH (113-UNITS)

PHASE ② & ③
 APPROXIMATELY 1,104 UNITS
 REMAINING UNITS
 TO BUILD OUT

SUB TOTAL	1404 UNITS
HOLY TRINITY PARISH LIFE CENTER (PLF) & SCHOOL	54 UNITS
TOTAL	1458 UNITS



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