



COUNTY OF EL DORADO, CALIFORNIA

BOARD OF SUPERVISORS POLICY

Subject: SPECIAL DISTRICT IMPACT FEE OFFSET FOR NON-RESIDENTIAL BUSINESS DEVELOPMENT	Policy Number: J-8	Page Number: 1 of 3
	Date Adopted: XX/XX/XXXX	Effective Date: XX/XX/XXXX

I. PURPOSE

The Board of Supervisors adopted a Countywide Strategic Plan in 2016 with the following Mission: *El Dorado County government shall provide efficient, courteous, and effective services and infrastructure for safety, protection, and well-being of our residents, businesses and visitors.*

The Strategic Plan includes five Goals: Good Governance; Healthy Communities; Infrastructure; Public Safety; and Economic Development. The definition of the Economic Development Goal is to *Enable a Prosperous and Vibrant Economy*. Effective Economic Development provides the foundation for the success of all elements within the Plan.

The Economic Development Element of the County General Plan, adopted by the Board of Supervisors on July 19, 2004, includes policies to encourage economic development, including the development of incentives, as specified in Objective 10.1.5.

In support of the General Plan, on April 19, 2016, the Board adopted Policy J-7 – Economic Development Incentives. Section 2(B)(3) of Policy J-7 refers to the Deferral/Reduction of Permit or Impact Fees.

The purpose of this Policy is to:

- A. Provide for the offset of Special District Impact Fees (e.g. those Development Impact Mitigation Fees adopted by the County on behalf of Community Services Districts, Fire Districts, Parks and Recreation Districts, or other Special Districts in accordance with County Ordinance Code Chapter 13.20) for targeted non-residential business development.
- B. Identify targeted non-residential business sectors that offer the highest economic impact through the use of Special District Impact Fee offset incentives.
- C. Establish a formalized procedure and transparent review of Special District Impact Fee offset incentives for businesses starting in, expanding in, or locating to El Dorado County.
- D. Ensure any and all incentives offered to businesses in El Dorado County benefit the goals of the County.

II. POLICY

- A. It is to the benefit of the County to incentivize non-residential business development. Localized business development offers prosperity to our citizens through the creation of new jobs; reduced commute times; improved quality of life; and assured tax base to provide service needs for existing and future residents of the County.



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B. Targeted Business Sectors

The primary focus for Special District Impact Fee offset incentives will be on business sectors that generate high economic impact through job creation, high wage offerings, large capital investments, high export value, or that provide a variety of employment opportunities for County residents, with priority given to existing businesses seeking to expand and remain in the County.

Examples of these sectors include, but are not limited to:

1. Advanced Manufacturing & Technology
2. Research & Development
3. Alternative Energy / Green Technology
4. Health & Wellness

III. PROCEDURE

1. An Application (Attachment A) to request Special District Impact Fee offset incentives shall be submitted by the developer/business to the Chief Administrative Office to initiate the review process.
2. The Chief Administrative Officer may, at his/her discretion, consult with appropriate Department Heads including but not limited to the Auditor-Controller, Planning and Building Director, County Counsel, and Economic Development Staff, or designees, shall convene on a project-by-project basis to review submitted applications and assess the award of incentives.
3. The Chief Administrative Officer reserves the right to request supplemental analysis and documentation from the developer/business, as determined necessary, to make a decision on the appropriateness and/or amount of the incentive award.
4. The Chief Administrative Officer must make a finding that the project will provide a significant community benefit by providing prosperity to the County through the creation of local jobs and/or tax base, including a statement of value, or projected return on investment, from the recipient of the incentive.
5. The Chief Administrative Officer shall have the delegated authority, as provided by the Board of Supervisors through Resolution **xx-2018**, to implement this policy and approve the allocation of up to \$20,000 per project in Special District Impact Fee offsets for non-residential business development that has been determined to generate high economic impact. Offsets in an amount greater than \$20,000 may be considered at the Board's discretion.



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6. Upon approval of the Special District Impact Fee offset incentive, the County Chief Administrative Officer and the recipient/developer/business shall execute an agreement setting forth the terms and conditions of the award.
7. The Chief Administrative Officer shall report the award of Special District Impact Fee offsets to the Board of Supervisors as soon as practicable.
8. Issuance of funds to the Special District account will occur at the time of building permit, verified occupancy, or other similar permit issuance.

IV. REFERENCES

[Countywide Strategic Plan (2016); County General Plan (2004) – Economic Development Element Objective 10.1.5; Board Policy B-3, B-14, J-2, and J-7]

V. RESPONSIBLE DEPARTMENT

Chief Administrative Office
 Economic Development
 Auditor-Controller
 County Counsel
 Planning and Building

VI. DATES ISSUED AND REVISED; SUNSET DATES:

Issue Date:	XX/XX/XXXX	Sunset Review Date:	XX/XX/XXXX
Revision Date:	N/A	Sunset Review Date:	N/A