

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) for the Ecological Preserve Fee
Program and Oak Woodland Conservation Fee Program

Ecological Preserve Fee

Since the establishment of the Ecological Fee Program in 1998, through Ordinance 4500 and Resolution 205-98, the Ecological Preserve Fee (Rare Plant Fee) has been collected for the purpose of protecting eight special-status gabbro soils plant species, many of which are state and / or federally listed or listed in the California Native Plant Society rare plant inventory (i.e., El Dorado bedstraw, Layne's butterweed, Pine Hill ceanothus, Pine Hill flannel bush, Stebbins' morning glory, Bisbee Peak rush rose, El Dorado mule ears, Red Hills soaproot) through property acquisition, conservation easements, and management within five designated ecological preserves that comprise Pine Hill Preserve: Salmon Falls, Martel Creek, Pine Hill, Cameron Park, Penny Lane Ridge. The land or development rights purchased is then managed by a specified resource protection agency such as the Bureau of Land Management, California State Department of Fish and Wildlife, or another designee of the agencies.

The County has established three Mitigation Areas to protect gabbro soils rare plants through on-site and off-site mitigation requirements and options. The fee program is based on Mitigation Areas 1 and 2. The Mitigation Areas are described as follows and are shown on the attached map (Figure 1).

- Mitigation Area 0 – Lands within one of the five ecological preserves that comprise Pine Hill Preserve (i.e., Salmon Falls, Martel Creek, Pine Hill, Penny Lane Ridge, Cameron Park). The Mitigation Area 0 boundaries are coterminous with the General Plan Ecological Preserve overlay. (Approximately 3,450 acres).
- Mitigation Area 1 – Lands outside of Mitigation Area 0 that contain gabbro soils rare plant habitat (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 mitigate 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 dedication of a perpetual conservation easement over the remainder of the property (if greater than 5 acres), or providing an independent mitigation plan that meets CEQA requirements, such as 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. Properties within Mitigation Area 0 are not subject to the Ecological Preserve Fee mitigation program but are required to engage in on-site preservation.

Development within Mitigation Area 1 would be required to provide off-site mitigation through the payment of the Ecological Preserve Fee for Mitigation Area 1. Currently, the Board has not adopted a Rare Plant Off-Site Mitigation Program.

Development within Mitigation Area 2 would be required to pay the Ecological Preserve Fee for Mitigation Area 2 in order to mitigate the potential direct and indirect impacts of new development that require public water through El Dorado Irrigation District (EID). Therefore, new development using EID water is required to share the cost of mitigation for impacts on rare plant habitat.

The Ecological Preserve Fee is determined by calculating the County's contribution towards the local share of the cost, along with interest, of acquiring Cameron Park Preserve (315 acres); the County's contribution towards the local share of the cost of acquiring conservation easements in the Martel Creek and Pine Hill Preserve units; the cost of establishing a Rare Plant Preserve Endowment Fund for operating and maintenance expenses of the acquired lands; and administrative costs. The funds collected are deposited using the appropriate cost allocation factor as described in the resolution.

Fees are 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

The Oak Woodland Conservation fee has been collected since establishment in 2008 through implementing Ordinances 4771 (2008) and 5061 (2017) for the purpose of protection of oak woodlands and establishment of development project mitigation standards for oak tree removal. The fee is collected at time of issuance of building permits or grading permits and is used to acquire, monitor and maintain preserved oak woodlands. The fees are only collected on permits that remove oak resources, including oak woodland and individual native oak trees, with certain exceptions in the Ordinance for: existing single-family parcels of one acre or less that cannot be further subdivided, affordable housing, defensible space, agricultural cultivation, public road and utility projects, emergency operations, CalFire permitted timber harvest plans, dead/dying/diseased oak trees and limited removal of specified oak species for personal use.

In general, the fee is based on a parcel-specific determination of both the number and type of oak resources impacted by a specific development (e.g., impacts to oak woodland and/or impacts to individual native oak trees). Fee payment for impacts to oak woodlands is based on the percent of on-site oak woodlands impacted by proposed development as shown on Table 3 below.

Table 3 (ORMP)
Oak Woodland Mitigation Ratios

Percent of Oak Woodland Impact	Oak Woodland Mitigation Ratio
0-50%	1:1
50.1-75%	1.5:1
75.1-100%	2:1

Fee payment for development impacts to individual native oak trees (including individual Heritage Trees or Valley Oak trees as defined in Ordinance 5061) is based on the total cost per

inch as shown on Table 6 of the ORMP as shown below.

Table 6 (ORMP)
Individual Oak Tree In-Lieu Fee

Activity	Cost Per Inch
Acquisition and Planting	\$31.90
Initial Management & Monitoring (Years 1-7)	\$113.40
Administration (5%)	\$7.27
Total Cost per Inch (non-Heritage Trees) (rounded to nearest whole dollar)	\$153
Total Cost Per Inch (Heritage Trees - 311 Ratio)	\$459

Source: New Economics & Advisory Oak Resource In-Lieu Fee Nexus Study (June 2016)

The amount of the fee is based on an estimate of land values, both easement and in fee title, acquisitions for oak woodland, long and short-term management of the acquisitions, and monitoring. The fee is based on a land price of \$8,285 per acre.

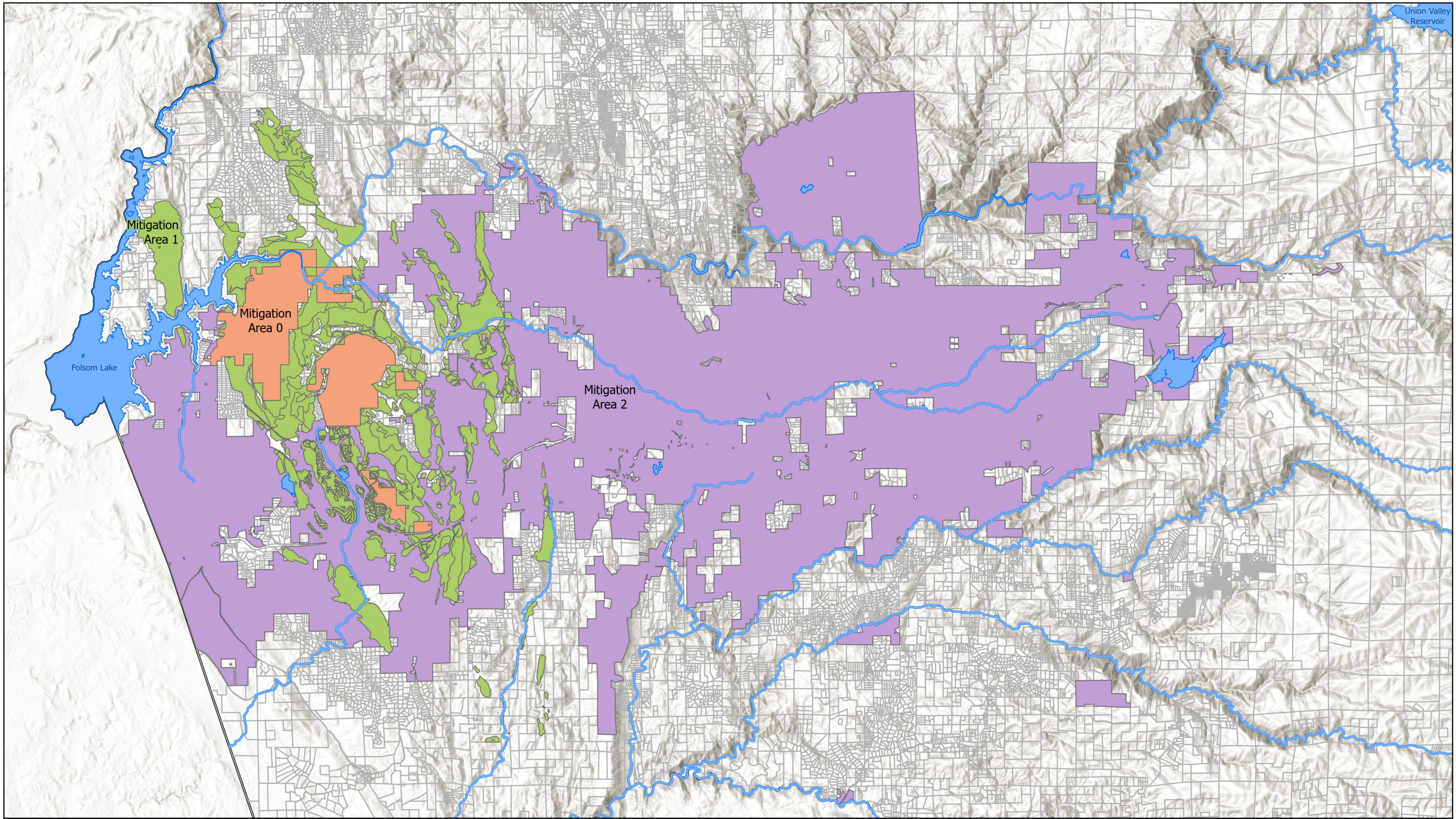
Fees are deposited into the Oak Woodland Conservation fund (Account 3770755).

On December 13, 2022, the Board approved the Compromise Settlement Conservation Agreement and Release (Agreement) between the American River Conservancy and the County of El Dorado. This agreement, in conjunction with Resolution 130-2017, outlines a one-time transfer of \$250,000 to a set-aside account for conservation acquisitions authorized by the Agreement. In FY 22/23, this set-aside transfer was executed into account 3770756. Furthermore, the Agreement authorizes that 20% of total fees collected under the ORMP be transferred for the period of July 1, 2021 to June 30, 2035. Therefore, the fees from July 1, 2021 through June 30, 2023 were also transferred to account 3770756 in FY 22/23.

Additionally, the County takes responsibility as administrator. A 5% administrative fee is included to help with the costs associated with the tasks. This account is held separately, keeping the revenues and costs associated with administering the fund more transparent. Segregating the 5% in its own fund ensures that the funds are only utilized for which they are intended. According to the Resolution, the 5% admin fee responsibilities include, “calculate, collect and deposit fees, transfer revenues to managing conservation efforts, implement annual inflation updates, update the Nexus study, prepare reports and track location of IOTs planted using GIS.”

The 5% admin fee is allocated quarterly to fund 3770759.

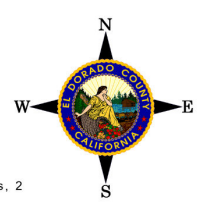
More information about the fee programs can be found in the enabling resolutions and ordinances for each program and the subsequent updates. Refer to Attachment B for a listing of the resolutions and ordinances.



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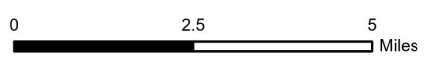
NOTES:
 LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.
 PREPARED AT THE REQUEST OF: Anna Quan. DATE: 11/03/2023
 MAP PREPARED BY: EDC GIS. DATE: 11/07/2023
 G.I.S. PROJECT ID: see0075004/NB3H231178 RELATED REPORT: N/A
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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Several parcels within Mitigation Area 2, east of the shown area, are not depicted in this map (i.e., publicly owned parcels, 2 existing subdivisions in Echo Lake) for ease of review.



El Dorado County Rare Plant Mitigation Areas

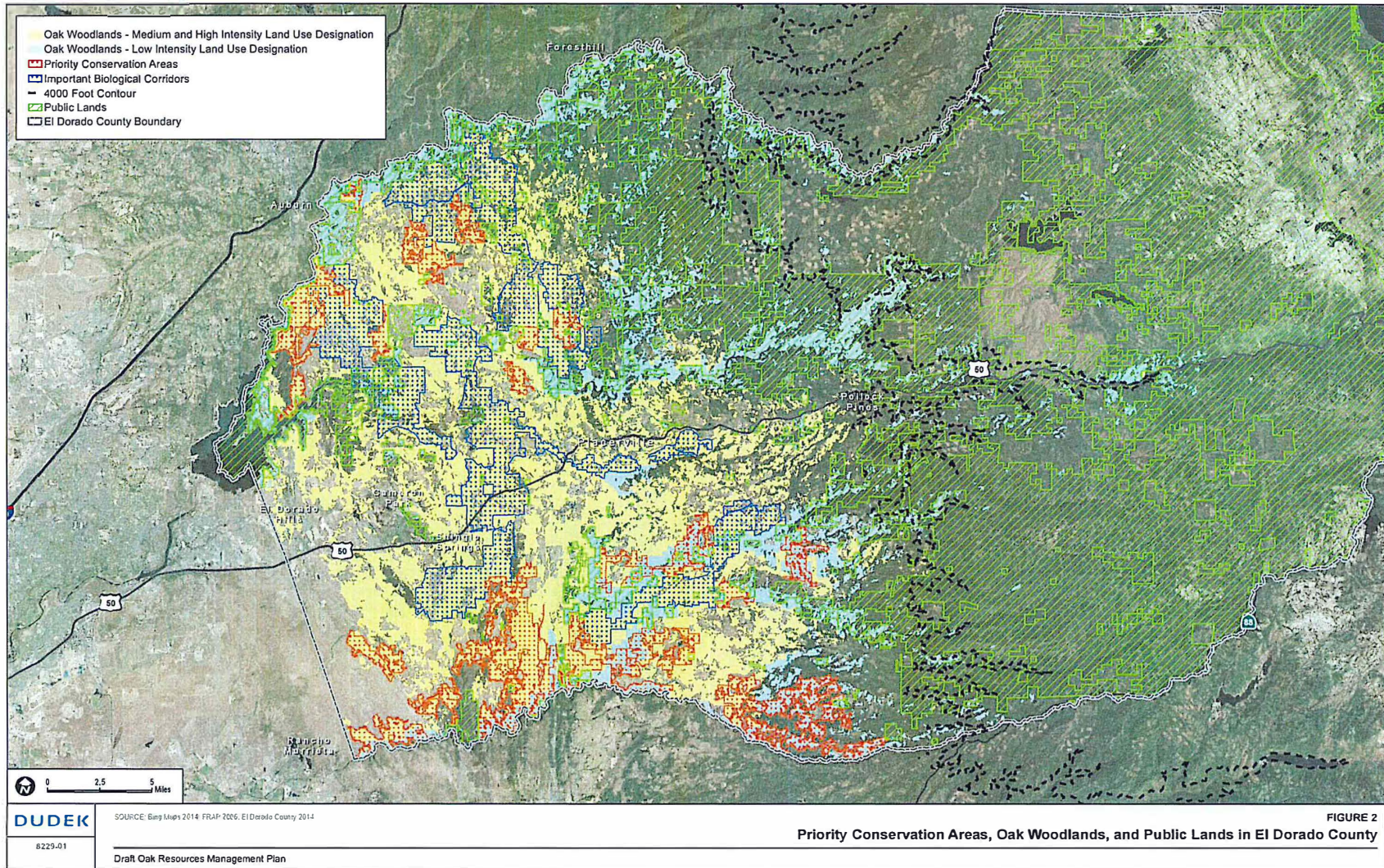
County of El Dorado
 State of California



- Mitigation Area 0
- Mitigation Area 1
- Mitigation Area 2
- County Outline
- Parcels
- Rivers
- Lakes

FIGURE 1

FIGURE 2



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