

**EL DORADO HILLS COUNTY WATER DISTRICT
RESOLUTION 2024-04
RESOLUTION ADOPTING DEVELOPMENT FEES**

WHEREAS, the Board of Directors (hereinafter referred to as “Board”) of the El Dorado Hills County Water District (hereinafter referred to as “District”) recognizes that continuing residential, commercial, industrial and institutional development within the District places added responsibilities and costs upon the District; and

WHEREAS, new development will enjoy the benefits of existing facilities and equipment and will result in the need for additional facilities and equipment to maintain existing levels of service; and

WHEREAS, the District’s Annual Report of Revenues and Expenditures and the adopted Five-Year Findings Report provide, among other things, a report regarding existing facilities and equipment, call loads and response times, and a projection of future growth, the impacts associated therewith, and the facilities and equipment, which in the professional opinion of the District, will be necessary to serve projected growth while maintaining existing levels of service; and

WHEREAS, existing levels of service within the District are measured, among other ways, in terms of emergency response times, firefighter to population ratios, facility and apparatus capacities and capabilities, training and readiness standards, and the types and quality of services provided; and

WHEREAS, in order to maintain existing levels of service, new development must contribute development fees toward the cost of acquiring additional facilities and equipment necessary to mitigate the impacts of growth and maintain the existing levels of service; and

WHEREAS, California Government Code Section 66000 et. seq., and El Dorado County Ordinance Code Chapter 13.20 allow the District to impose development fees to mitigate the impacts of new development; and

WHEREAS, since 1987, the District has collected development fees as a necessary element of its financial ability to serve the needs of a growing District; and

WHEREAS, the Board has reviewed the financial plans and facilities plans of the District, including the Five Year Plan adopted in FY 20/21 and prepared by SCI Consulting Group, and the staff report pertaining hereto, and has determined it to be necessary to continue the collection of said fees in the amount set forth hereinbelow; and

WHEREAS, the District retained DTA to prepare a Fire Development Impact Fee Justification Study and a Fire Development Impact Fee Implementation Plan, each of which has been submitted to and reviewed by the Board; and

WHEREAS, the Board provided an opportunity for public comment upon the Fire Development Impact Fee Justification Study and the Fire Development Impact Fee Implementation

Plan at its March Board meeting and at this meeting and has conducted a public hearing as required by law prior to adopting the Development Fees contemplated hereby; and

WHEREAS, after considering input from District staff and the public and the information contained in the Fire Development Impact Fee Justification Study and the Fire Development Impact Implementation Plan, and based upon the experience and judgment of members of the Board of Directors, the Board hereby adopts the following resolution;

NOW, THEREFORE, BE IT RESOLVED that there be continued in effect a Development Fee as a condition of any building permit for the development of any residential, commercial, institutional, or industrial use within the El Dorado Hills County Water District.

Section 1. Definitions.

"Residential Use" means any use for residential purposes, including agricultural uses with a residence, as defined in the El Dorado County Zoning Code.

"Commercial/Industrial Use" means any use for commercial or industrial purposes as defined in the El Dorado County Zoning Code.

"Institutional Use" means any use for charitable, educational, hospital, church purposes, to the extent such use is not also considered as agricultural, commercial, residential, or industrial under the El Dorado County Zoning Code.

Section 2. Development Impact Fee Amount.

Development Impact Fee Summary (Per Square Foot)

<u>Land Use Category</u>	<u>Fee</u>
Single Family	\$1.78
Multi-Family	\$2.51
Mobile Homes	\$1.44
Assisted Living Facilities	\$2.75
Retail/Commercial	\$2.62
Office	\$3.38
Industrial	\$2.70
Agriculture	\$1.11
Warehouse/Distribution	\$2.01

Section 3. Credit for Fees Paid. If Mitigation Fees were previously paid to the District by the developer or his predecessor for parcel splits within the District, the fee herein described shall be waived up to the amount previously paid.

Section 4. Determination of Fee. The Development Impact Fees set forth above in Section 2 have been determined as detailed in the Fire Development Impact Fee Justification Study by totaling the value of existing District facilities and apparatus and the District's projected cost of apparatus and facilities needs caused by new development, divided by the total projected square

footage of residential, industrial, commercial and institutional building over the next five (5) years, based upon the average historical growth rate of the District during the immediately preceding five (5) years. The imposition of Development Impact Fees upon a square footage basis is determined to be the most fair and accurate allocation of costs to be incurred to mitigate the impacts of growth.

Section 5. Development Expenditures Limitations. The Development Impact Fees collected by the District shall be kept in a separate fund and used to provide additional facilities and equipment to maintain the existing levels of service within the District; provided, however, funds collected from residential construction for facilities may only be used if an account has been established and funds appropriated for such and for which the District has adopted a proposed construction schedule or plan or said fees are used to reimburse the District for expenditures previously made. The facilities, apparatus, equipment and fee methodology are more fully detailed in the Fire Development Impact Fee Justification Study, which is annually reviewed, updated and adopted by the District Board from time to time.

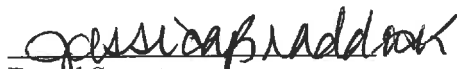
Section 6. CPI Adjustment to Fee. The Development Impact Fee shall be adjusted annually on or about the anniversary of adoption of this Resolution by the then most recent Consumer Cost Index (CCI) based upon the Building Cost Index (BCI) average for San Francisco and Los Angeles as produced by the Engineering News Record.

Section 7. Appeals. Any person may appeal the imposition of these development fees by filing a statement of appeal outlining the facts and circumstances which the appellant believes are sufficient to justify the waiver of development fees as applied to the appellant's property. The District's Board will consider the appeal at its next Board meeting scheduled not less than seventy-two (72) hours from and after receipt of the written appeal.

The foregoing resolution was duly passed and adopted by the Board of Directors of the El Dorado Hills County Water District at a meeting of said Board held on the 21st day of March, 2024 by the following vote:

AYES: 5
NOES: 0
ABSENT: 0

ATTEST:


Board Secretary


Board President