ERRATA SHEET
El Dorado County Oak Resources In-Lieu Fees Nexus Study
Public Review Draft June 23, 2016
(Revisions after Public Review Draft June 16, 2015)

Document Page No.	Section No.	Section Title	Revision
Multiple	Multiple	Various	• Formatting Correction: Revised "2015" to "2016" wherever applicable.
4	1	Introduction – Oak Resources Conservation Strategy Background	• Second para., last sentence: Replaced "April" with "June" • Added "2016 and the draft Oak Resources Conservation Ordinance" after "June" • Added "and its implementing ordinance" at end of sentence
4	1	Introduction – Oak Resources Conservation Strategy Background	• Third para: Added "and its implementing ordinance" after "The draft ORMP"
4	1	Introduction	• Footnote 1: Replaced "April" with "June 2016"
7	1	Introduction – Nexus Study Approach	• First para, Fourth sentence: Added "or performance measure (such as a required amount of library space per resident)" after "established level of service" • Added last sentence: "For this study, the levels of service evaluated are the mitigation ratios identified in the ORMP."
9	1	Introduction – Nexus Study Approach	• Third para: Revised "5-gallon" to "1-gallon"
10	1	Introduction – *Oak Woodland Area in Lieu Fee (per acre)*	• First para: Revised In-Lieu Fee ranges to: $8,285 to $16,570" per acre
10	1	Introduction – *Individual Oak Tree In Lieu Fee (per diameter inch)*	• Second para: Revised IOT In-Lieu Fee for Heritage Oak Trees to: "$459" • Revised IOT In-Lieu Fee for Native Oak Trees to: "$153"
16	3	Costs to Conserve OWA's – Conservation Activities Overview	• Fourth Para (Formatting): Added numbering (No. 1-3) to three stages of conservation.
25	3	Costs to Conserve OWA's – Management and Monitoring	• Second para: Added "19" after "costs range from $"

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26	3	Costs to Conserve OWA's – Management and Monitoring	• Top of page: Added "11,211" after "$" before "(Sacramento Tree Foundation [STF])". • Added "40" after "range of $" • Added "51" after "$" before "per managed acre."
27	3	Costs to Conserve OWA's – Initial M&M	• First para., second sentence: Added "load" between "fuel" and "management"
27	3	Costs to Conserve OWA's – Initial M&M	• Third para: Added "However," before "Existing LCOs…" and changed "Existing" to "existing"
27	3	Costs to Conserve OWA's – Initial M&M	• Last para: Deleted "However" before "PCCP" • Added: "these planning efforts have identified a specific need for field facilities, (which would include equipment storage, manager's office, shared office, locker room, and restrooms), and an initial fuels treatment." • Capitalized 'based" (Based) before "on the financial…"
29	3	Costs to Conserve OWA's – Long-Term O&M	• First para., second sentence: Added "43" after "$" before "per acre;"
34	4	Nexus Requirements	• Third bullet: Added "and," after "for the future;"
34	4	Nexus Requirements	• Fourth para: Added "provides a means for development to occur while also achieving the environmental goals and objectives stated in the County General Plan. The proposed fee will be used to acquire and conserve other OWAs in perpetuity, thereby furthering the County's overarching objectives and biological resources goal stated above." after "according to the impact on OWA,"
34	4	Nexus Requirements – Step 4: Reasonable Relationship Between Conservation Need & Development	• First sentence: Added "triggers a need for conservation measures in order to implement the overarching objectives and biological goals of the County General Plan." after "Each new development project that impacts OWA's".

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			• Second sentence: Revised "mitigation impacts" to "Mitigation of impacts to OWAs can occur" before "through replacement…" • Third sentence: Added "proposed OWA In-Lieu" before "fee is designed to…" and capitalized "Fee"
35	4	Nexus Requirements	• Subsection header note: Added "[10]" between "Relationship" and "Fee"
35	4	Nexus Requirements – *Step 5: Reasonable Relationship Between Fee Amount & Mitigation Cost*	• First para., first sentence: "Deleted "A reasonable relationship[11] exists between" and replaced with "The" and added "is proportional to the cost of mitigating" • Second sentence: Deleted sentence and replaced with "; the in-lieu fee paid by new development is calculated based on the mitigation ratios set forth in the draft ORMP and the cost per acre to provide for OWA conservation, determined through an analysis of costs currently incurred by existing LCOs." • Added last sentence: "Should new development choose the in-lieu fee option, the fee amount will be based on the scale of impacts and the mitigation ratio for that scale of impacts, as defined in the ORMP and the Oak Resources Conservation Ordinance."
35	4	Nexus Requirements – *Step 5: Reasonable Relationship Between Fee Amount & Mitigation Cost*	• Deleted footnote 11 and replaced with new footnote 10: "California State Code does not define "reasonable relationship" but it is certainly broader than the "proportionate benefit" requirement for assessments (California Government Code 36620---36630). Over time the phrase "reasonable relationship" has been interpreted by preparers of fee studies to mean that there is a logical connection between the purpose of the fee and the rate assigned to those paying the fee."
37	4	Nexus Requirements – Fee Calculation Example	• No. 2: Revised Cost per acre to: $8,285 • No. 4: Revised Mitigation Fee Per Acre (1.5 times $8,285) = $12,428 • No. 5: Revised OWA In-Lieu Fee = 6 acres times $12,428 per acre = $74,568

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39	5	Cost to Replace IOTs – Acquisition and Planting (Year 0)	• First para., second sentence: Revised "5-gallon" to "1-gallon" (2 instances)
40	5	Cost to Replace IOTs – Initial M&M (Years 1-7)	• First para, second sentence: Added "that provides native habitat restoration services in California, prepared a" before "cost estimate" and added "for initial M&M for IOTs based on a hypothetical planting scenario." after "cost estimate" • Added three sentences after second sentence beginning with "The hypothetical scenario…" and ending with "…for each diameter inch of trunk."
41	5	Cost to Replace IOTs – Initial M&M (Years 1-7)	• Top of page: Added ",fencing/caging" after "irrigation" and added "pest/" before "disease control"
44	6	Nexus, Fee Calculation, and Fee Act Findings: In Lieu Individual Oak Tree Fee - Nexus Requirements	• Fourth para, first sentence: Added "provides a means for development to occur while also achieving the environmental goals and objectives stated in the County General Plan." • Second sentence: Added ", thereby furthering the County's overarching objectives and biological resources goal stated above."
44	6	Nexus, Fee Calculation, and Fee Act Findings: In Lieu Individual Oak Tree Fee - Nexus Requirements	• Para. under Step 4, first sentence: Added "triggers a need for conservation measures in order to implement the overarching objectives and biological goals of the County General Plan." • Second sentence: Added: "As established in the ORMP and Oak Resources Conservation Ordinance," and revised "mitigation impacts" to "mitigation of impacts to IOTs can occur" before "through replacement tree planting"
45	6	Nexus, Fee Calculation, and Fee Act Findings: In Lieu Individual Oak Tree Fee - Nexus Requirements	• First para. under Step 5, first sentence: Deleted "individual Oak Trees" and "requirements" and replaced with new language beginning with "The amount of the IOT In-Lieu Fee…" and ending with "…meet said requirements"

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			• Added second sentence beginning with "Should a project…" and ending with "…scale of impacts." • Deleted last sentence beginning with "A reasonable relationship…"
45	6	Nexus, Fee Calculation, and Fee Act Findings: In Lieu Individual Oak Tree Fee - Nexus Requirements	• Second para. under Step 5, first sentence: Deleted "new development" and replaced with "non-exempt activities" • Added second sentence beginning with "As explained previously…" and ending with "…on a per-acre basis."
45	6	Nexus, Fee Calculation, and Fee Act Findings: In Lieu Individual Oak Tree Fee - Nexus Requirements	• Deleted footnote 14 and replaced with new footnote 13: "California State Code does not define "reasonable relationship" but it is certainly broader than the "proportionate benefit" requirement for assessments (California Government Code 36620---36630). Over time the phrase "reasonable relationship" has been interpreted by preparers of fee studies to mean that there is a logical connection between the purpose of the fee and the rate assigned to those paying the fee."
47	6	Nexus, Fee Calculation, and Fee Act Findings: In Lieu Individual Oak Tree Fee - Nexus Requirements, Fee Calculation Example	• Heritage Oak Tree In-Lieu Fee Calculation: No. 2 – Revised Cost Per Diameter Inch to $153; No. 4 – Revised Heritage Oak Tree In-Lieu Fee per acre amount to $153; and total fee amount to $22,950 • Native Oak Tree In-Lieu Fee Calculation: No. 2 – Revised Cost Per Diameter Inch to $153; No. 4 – Revised Native Oak Tree In-Lieu Fee per acre amount to $153; and total fee amount to $1,530 • Total IOT In-Lieu Fee: Revised Heritage Oak Tree In-Lieu Fee to $22,950; Revised Native Oak Tree In-Lieu Fee to $1,530; Revised Total IOT In-Lieu Fee to $24,480
48	7	Implementation and Administration – Adoption and Authorization	• Section header: Deleted "Resolution for" • First para: Deleted "herein" after "…public hearing" and deleted "establishing an OWA In-Lieu Fee and an IOT In-Lieu Fee (which addresses native oak trees including heritage trees)."

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			• Second para, first sentence: Deleted "The Board of Supervisors of El Dorado County will also consider adopting an ordinance" and replaced with "and the Oak Resources Conservation Ordinance" • Second para, deleted second sentence beginning with "Once adopted…" and ending with "…Board of Supervisors."
49	7	Implementation and Administration – Exemptions	• First para., second sentence: Added "in detail" after "…documented" and added "Section 2 of" before "the draft ORMP" • Bulleted list, added new first bullet: "Projects or actions occurring on lots of 1 acre or less allowing a single-family residence by right, and that cannot be further subdivided without a General Plan Amendment or Zone change;" • Ninth bullet: Added "or natural disasters (e.g., floods, landslides, avalanches) and associated post-fire or post-disaster remediation activities;" • Added new tenth bullet: "Tree removal permitted under a Timber Harvest Plan approved by CAL FIRE;"
50	7	Implementation and Administration – Exemptions	• Top of page, added new bullet: "Native oak tree removal when the tree is dead, dying, or diseased, as documented in writing by a Certified Arborist or Registered Professional Forester;"
53	7	Implementation and Administration – IOT Fee Adjustment	• IOT Acquisition/Planting Cost Component: Revised "5-gallon" to "1-gallon"
53	7	Implementation and Administration – Refund of Unexpended Revenues	• First para: Added "County Code" after "Except as provided by"
54	7	Implementation and Administration – Reallocation of Remaining Revenues	• Deleted "under Section xx" after "or uncommitted revenues".