

SECTION 10. GLOSSARY

Agricultural Preserve

An area of land established by a city or county pursuant to the California Land Conservation Act restricting the uses therein to agricultural and open space uses. Property owners may contract with the city or county to restrict use to agricultural purposes in exchange for certain tax benefits. Such contracts are in effect for 10 years following a notice of nonrenewal by the property owner.

Assessment District No. 3 (AD No. 3)

An assessment district formed by the El Dorado Irrigation District to fund improvements that will provide expanded public water and sewer service within the El Dorado Hills area.

County Service Area

A district formed and administered pursuant to the provisions of Government Code §§25210.1-25211.33. Various facilities and services, including but not limited to police protection, park and recreation services, and water and sewer services, can be provided through this district. The district is empowered to charge fees sufficient to recover the costs of the services provided and may establish "zones of benefit" within the County Service Area to provide specific services or facilities and charge specific fees. The governing body for the County Service Area is the Board of Supervisors.

Community Facilities Act (Mello-Roos)

This act (Government Code §§53311-53365.7) provides a method for financing certain public facilities and services, including but not limited to police, fire, park, recreation, schools, water, sewer, and drainage. Special taxes can be assessed against the land within the district to pay for the costs of services and facilities and of servicing bonded indebtedness incurred by the district for financing services and facilities.

Community Services District (CSD)

A district formed by the County pursuant to state law. A CSD can provide water and sewer service, fire and police protection, parks and recreation, libraries, street lighting and construction, and undergrounding of utilities. A CSD is typically governed by a board of directors. The El Dorado Hills Community Services District provides parks and recreation, garbage collection, street lighting, and cable television services.

Development Agreement

An agreement authorized by state law entered into between a property owner and a city or county which ensures to the property owner that the land may be developed according to the land uses and requirements set forth in adopted plans and ordinances at the time of execution of the Development Agreement.

EDHI

El Dorado Hills Investors Ltd., a California limited partnership, dba an Anthony Mansour/RDI Development.

Equivalent Dwelling Unit (EDU)

The amount of sewer or water service required by an average single family detached residence.

El Dorado County Traffic Development Fee

A fee established for new development projects in the El Dorado Hills area for the purpose of roadway construction and improvements beyond the boundary of any particular development. The fee is based on an estimate of trip generation based on land uses.

Gross Density

The number of dwelling units divided by the number of gross acres within the Specific Plan area.

Master Covenants, Conditions, and Restrictions (Master CC&Rs)

A set of CC&Rs applicable to all or a major portion of the Specific Plan area. The Master CC&Rs shall provide for the formation and operation of a Master Propertyowners Association, provide for the establishment, operation, and maintenance of certain common facilities and services, and may levy fees or assessments to fund the operation and maintenance of such facilities and services.

Master Propertyowners Association

A propertyowners association established pursuant to the Master CC&Rs and consisting of the property owners of all or a major portion of the Specific Plan area.

Net Acres

The number of acres excluding open space, major circulation routes, and school sites.

Net Density

The number of dwelling units divided by the number of net acres upon which those units are located.

Open Space Management Plan

A plan which establishes obligations, responsibilities, and procedures for the management, maintenance, and funding of designated public and private open space areas within the Specific Plan area.

Primary Road Improvements

The primary road improvements shall consist of those road and intersection improvements described in Appendix F. The proposed funding source for the primary road improvements will be a Mello-Roos Community Facilities District.

Public Services and Facilities Financing Plan

A plan which identifies the public services and facilities required for the Specific Plan area and the alternative funding methods for the capital facilities necessary to serve the development.

Secondary Road Improvements

The secondary road improvements shall consist of those road and intersection improvements as described in Appendix G. The proposed funding source for the secondary road improvements is the County Transportation Improvement Fee.

Stirling Fees

Fees for the purpose of constructing schools imposed by a school district pursuant to Government Code §§53080 and 65995. The fees are levied upon residential and commercial structures.

Village Covenants, Conditions, and Restrictions (Village CC&Rs)

CC&Rs will be established for each village within the Specific Plan area. The Village CC&Rs shall be binding upon and enforceable by the propertyowners within each residential village. They may control such matters as the permitted uses of individual lots, the design of structures and landscaping on such lots, and the rights of the propertyowners in common property under the control of the Village Propertyowners Association.

