

#39

El Dorado County Board of Supervisors,

We strongly urge the Board to adopt resolution 101-2018 in order to revise the outdated development impact mitigation fees on behalf of the El Dorado Hills Community Services District (CSD).

As you're well-aware, the CSD provides invaluable services to our local community, including, *inter alia*, recreational facilities that enhance the quality of life for El Dorado Hills residents. Naturally, those services become strained as the local population increases from residential development. To offset this burden, the county holds responsible developers/builders on impacts of those projects via impact fees—an equitable balance that benefits both the developers and residents alike (i.e., land use rezones/building permits being granted and funding for adequate recreational facilities, respectively). After more than a decade of stagnation, those fees imposed on certain development projects within the CSD are in dire need of adjustment, as clearly evidenced by the comprehensive analysis of the Nexus report on file[1].

As expected, certain stakeholders in the development/building community (in particular, Parker Development and the North State Building Industry Association) are crying foul over the proposed resolution. The arguments they present are completely devoid of merit.

For example, Serrano Associates (i.e. Parker Development) and its merchant builders have—for years—avoided paying thousands of dollars (i.e. >\$7000) for each and every single-family unit impacting the CSD community when compared to other homebuilders outside this development. One has to question: why does a contractor from our local community pay substantially higher fees compared to merchant builders of Serrano? Allowing Serrano to evade full payment of impact fees amounts to nothing less than special treatment.

In response, Kirk Bone (Parker Development) contends that the Serrano project “was conditioned to mitigate its impact upon park and recreation facilities through actual dedication and construction of park facilities, rather than solely through the payment of fees.” Mr. Bone further asserts that this is a “clear violation of the Mitigation Fee Act and Nexus principles”[2] However, the arguments by Kirk Bone/Parker Development fall flat for several reasons.

First, as a resident of several El Dorado Hills villages—both inside and outside Serrano—it’s abundantly clear that the “park facilities”, as described by Kirk Bone, are severely overstated and provide no impact reduction. For example, the alleged Serrano “parks” lack even the most basic park amenities needed by the community, such as restrooms and playing fields. What’s more, the “10-acre Village Green Park”, lauded by Bone for “impact mitigation” (and adjacent to Parker’s corporate headquarters), has virtually no programmatic space for the District, let alone a single park bench for its visitors to use. In fact, the usable lawns of the “10-acre Village Green Park” are still owned by Parker Development and completely unavailable for any community event unless sanctioned by the developer itself (e.g., events such as the Niello Concourse, which require an ~\$55 ticket entrance fee).

Further still, the vast majority of Serrano “parks” reside within the gated community of Serrano. In other words, even if the Serrano “parks” were suitable for typical “park” use (they’re not) those facilities are unavailable to members of the greater community. Thus, while Serrano residents might enjoy all facilities in the community, those residents outside Serrano community do not. This arrangement is unacceptable.

In short, the “parks” in which Parker Development relies upon to offset the mitigate impact to our community are severely deficient, are clearly designed merely to beautify the Serrano community itself for future expansion, and provide no practical mitigation to development of the community at large.

Undoubtedly, you will hear arguments by developer supports that the proposed fee changes will “prevent the county from meeting the housing requirements mandated by the state.” Rest assured those argument are nothing more than a red herring. It’s well known that housing prices are dictated by the market, not by costs of production. The notion that increased impact fees will directly drive up housing prices is absurd. The merchant builders will continue to maximize profits of sale regardless of costs—i.e. if they could have charged more for a home purchase prior to the present resolution, they would have already done so.

As stewards of the county in which you serve, continuing to approve land use rezone projects for developers without enforcing proper mitigation impact fee assessments would be a severe disservice to your members. The Mitigation Fee Act enables full authority to the county of El Dorado in conjunction with the El Dorado Hills

Community Services District to implement fair and reasonable assessments against developers to offset the impacts of said developments to our communities, as vetted and approved by your very own county counsel.

I implore you to ignore the baseless threats of litigation by Parker Development, and immediately implement the proposed resolution.

Respectfully,

Eric Fechter, Ph.D. (resident of EDC since 1978)



EDC COB <edc.cob@edcgov.us>

Park impact fee for new development

2 messages

Marilynn <scanez@comcast.net>
To: edc.cob@edcgov.us

Sat, May 19, 2018 at 9:42 PM

I understand this has not been updated since 2007. Watching EDH develop so rapidly has been bittersweet. Please consider imposing current fee prices for new development. I have lived here since 1979 and would certainly like to keep some of the open space we once so enjoyed! I walk thru and by three parks daily that are used and enjoyed by residents.

Sincerely, Marilynn Canez, Ridgeview Village
Sent from my iPhone

EDC COB <edc.cob@edcgov.us>

Mon, May 21, 2018 at 7:55 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>

fyi

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