

#37

May 21, 2018

El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, Ca 95667

LATE DISTRIBUTION

DATE 5/22/2018  
BOS 5/22/2018

Public comment item 37 File # 18-0765

The Diamond Springs Fire nexus study indicated the districts growth rate is .85% and is derived from census figures. This is inaccurate.

The .85% figure is dramatically overstated by over 200%. The overstatement affects the need for services. Attached are the county's building permit data for the area over a 15 year period. Please note the significant decline in permits for the last 12 years. Even if the permits from adjacent Pleasant Valley and Somerset areas were added to the growth in the Diamond Springs service area the growth rate would still be below the .85% rate.

Also, using a replacement cost to value dilapidated equipment is a violation of the Mitigation Fee Act in that a higher level of service is ascribed to the existing residents through the inflated value of the existing assets and equipment. Obviously, the benefactors of the new equipment are the existing residents.

Using replacement value must be based on the actual existing value of the asset - not a new asset. The depreciation must be considered in the accounting otherwise new residents should only be required to fund used equipment.

The study relates - *"The District also protects approximately 6,066 occupied and vacant housing units and approximately 2.3 million square feet of nonresidential building area. Estimated total housing units and nonresidential building area are based on figures the El Dorado County Assessor as of July 2015."* The occupied housing units mentioned here conflict with the table in appendix "A".

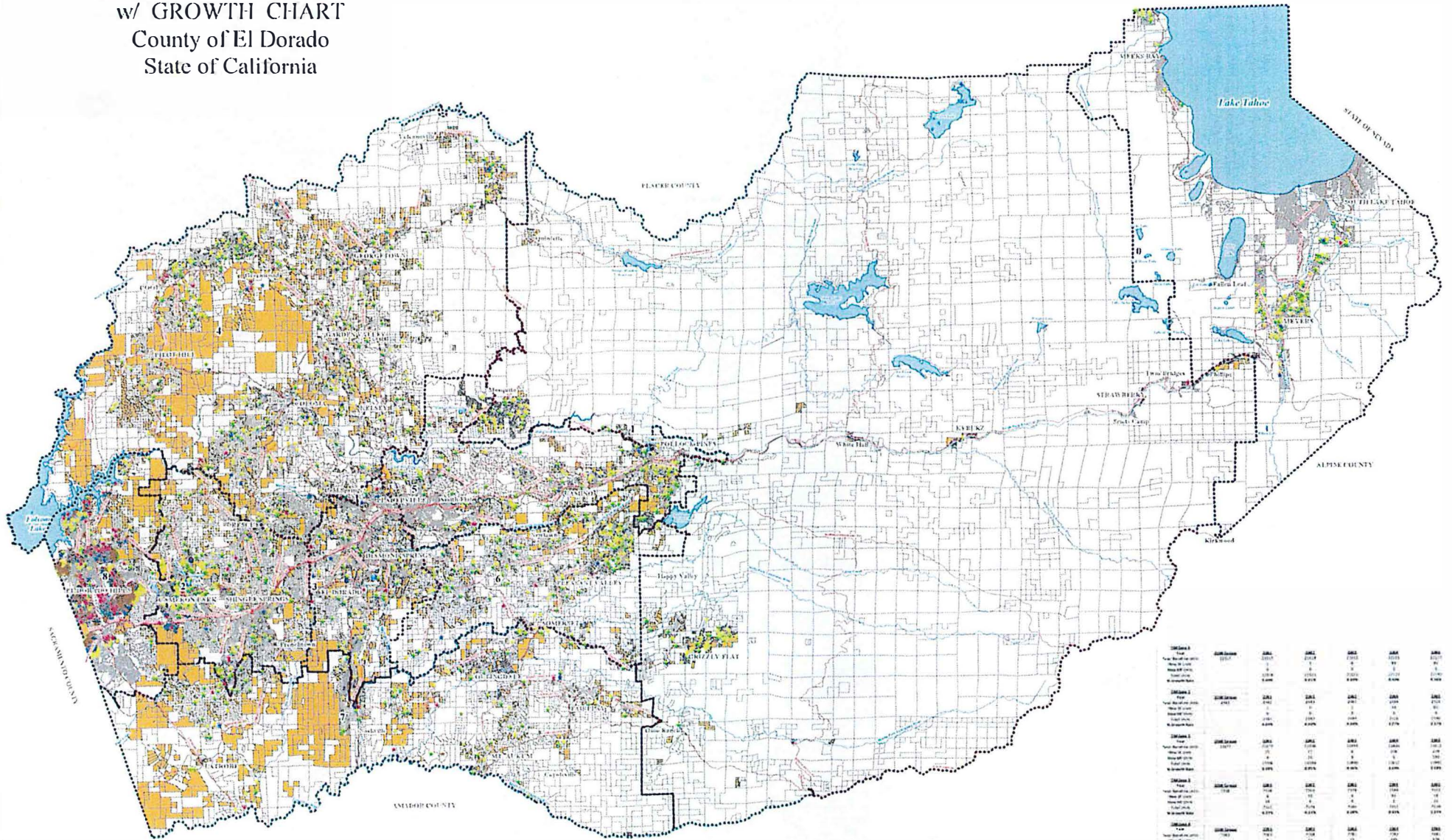
Using the consultants base figure we do the math  $6,066 \text{ units} \times .0085 = 51.56 \text{ units per year}$ . Using the conflicting data in Appendix "A" table the yearly growth in units is 37. Neither the census or county permit records support either of the permit tallies. Attached are 15 years of spatial census data compiled by the El Dorado County. The district can not use growth in another service area to shore up its growth rate. Even if the district included out of service area permits from Somerset, Pleasant Valley, Happy Valley and Camino they still fall short of 52 permits per year.

This is a notice to the county and district that we will sue the county if you approve the fee increases precipitous from this false information.

Respectfully,  
  
Bernard Carlson  
Friends of El Dorado County

# 2000 - 2005 HOUSING UNITS w/ GROWTH CHART

## County of El Dorado State of California



CD Section	2000	2001	2002	2004	2005	Total
<b>CD Section 1</b>	1,000	1,000	1,000	1,000	1,000	5,000
<b>CD Section 2</b>	2,000	2,000	2,000	2,000	2,000	10,000
<b>CD Section 3</b>	3,000	3,000	3,000	3,000	3,000	15,000
<b>CD Section 4</b>	4,000	4,000	4,000	4,000	4,000	20,000
<b>CD Section 5</b>	5,000	5,000	5,000	5,000	5,000	25,000
<b>CD Section 6</b>	6,000	6,000	6,000	6,000	6,000	30,000
<b>CD Section 7</b>	7,000	7,000	7,000	7,000	7,000	35,000
<b>CD Section 8</b>	8,000	8,000	8,000	8,000	8,000	40,000
<b>CD Section 9</b>	9,000	9,000	9,000	9,000	9,000	45,000
<b>CD Section 10</b>	10,000	10,000	10,000	10,000	10,000	50,000

- Legend**
- 2000 - 176 Units
  - 2001 - 38 Units
  - 2002 - 22 Units
  - 2004 - 390 Units
  - 2005 - 386 Units
  - 2000 - 429 Total
  - 2001 - 653 Total
  - 2002 - 698 Total
  - 2004 - 906 Total
  - 2005 - 1622 Total
  - Unimproved HDR, LDR, MOR, MFR & RR
  - Traffic Impact Mitigation Zone
  - Parcel Base
  - Major Roads
  - Rivers & Creeks



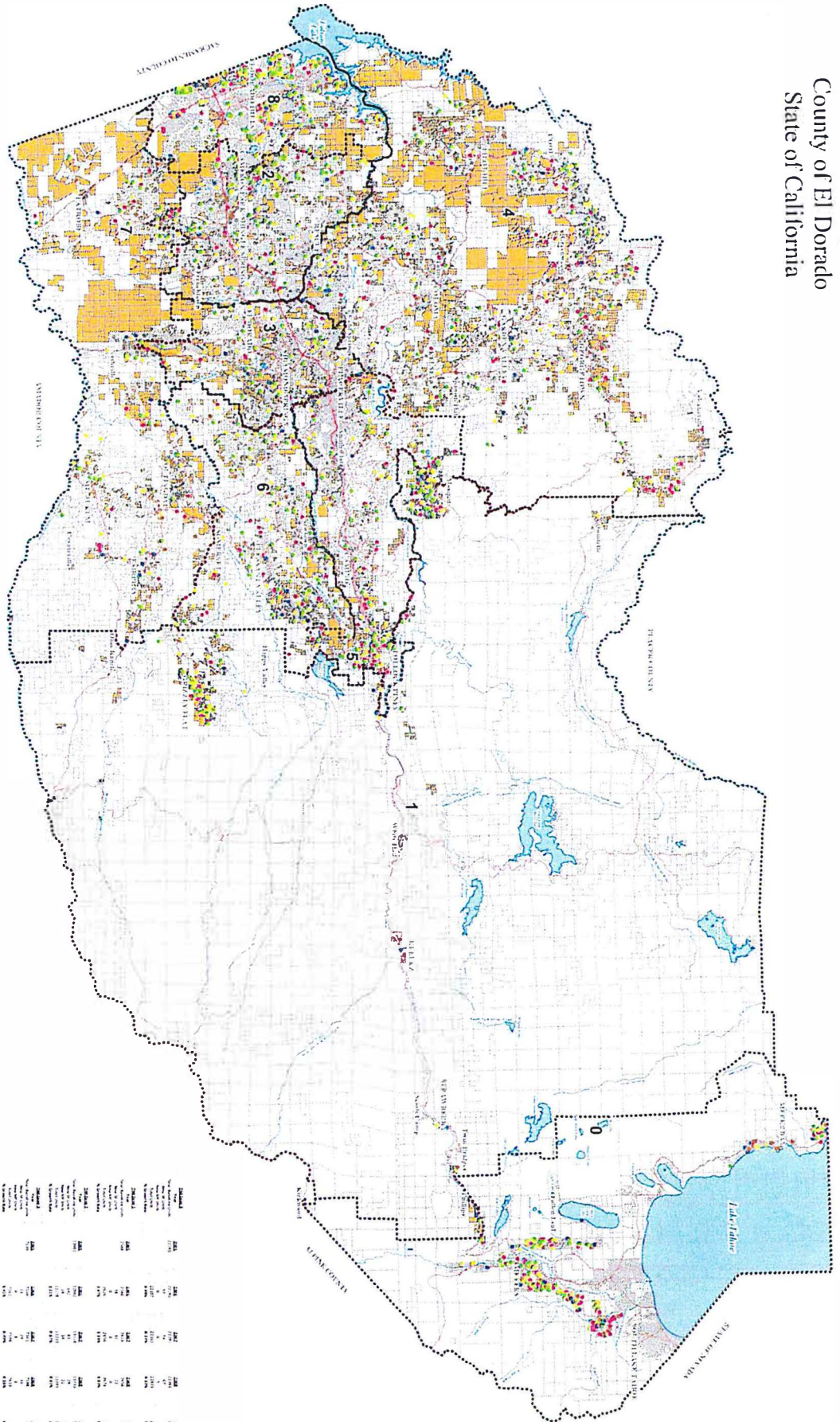
**DISCLAIMER**  
 TABLE PREPARED BY COUNTY OF EL DORADO PLANNING AND PUBLIC WORKS DEPARTMENT  
 FOR THE COUNTY OF EL DORADO, CALIFORNIA. THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY.  
 COUNTY OF EL DORADO, CALIFORNIA. TABLES ARE NOT TO BE USED FOR ANY OTHER PURPOSE.  
 COUNTY OF EL DORADO, CALIFORNIA.

**NOTES**  
 1. UNIMPROVED HOUSING UNITS ARE HOUSING UNITS OUTSIDE OF THE  
 TRAFFIC IMPACT MITIGATION ZONE.

**PREPARED BY THE COUNTY OF EL DORADO, CALIFORNIA**  
 PLANNING AND PUBLIC WORKS DEPARTMENT  
 1000 S. BRIDGEMAN AVENUE, SUITE 200  
 COLUSA, CALIFORNIA 95926  
 TEL: (916) 392-1111 FAX: (916) 392-1111

© 2006 El Dorado County Planning and Public Works Department  
 All Rights Reserved. Printed and Published by El Dorado County Planning and Public Works Department.

# 2006 - 2010 HOUSING UNITS w/ GROWTH CHART County of El Dorado State of California



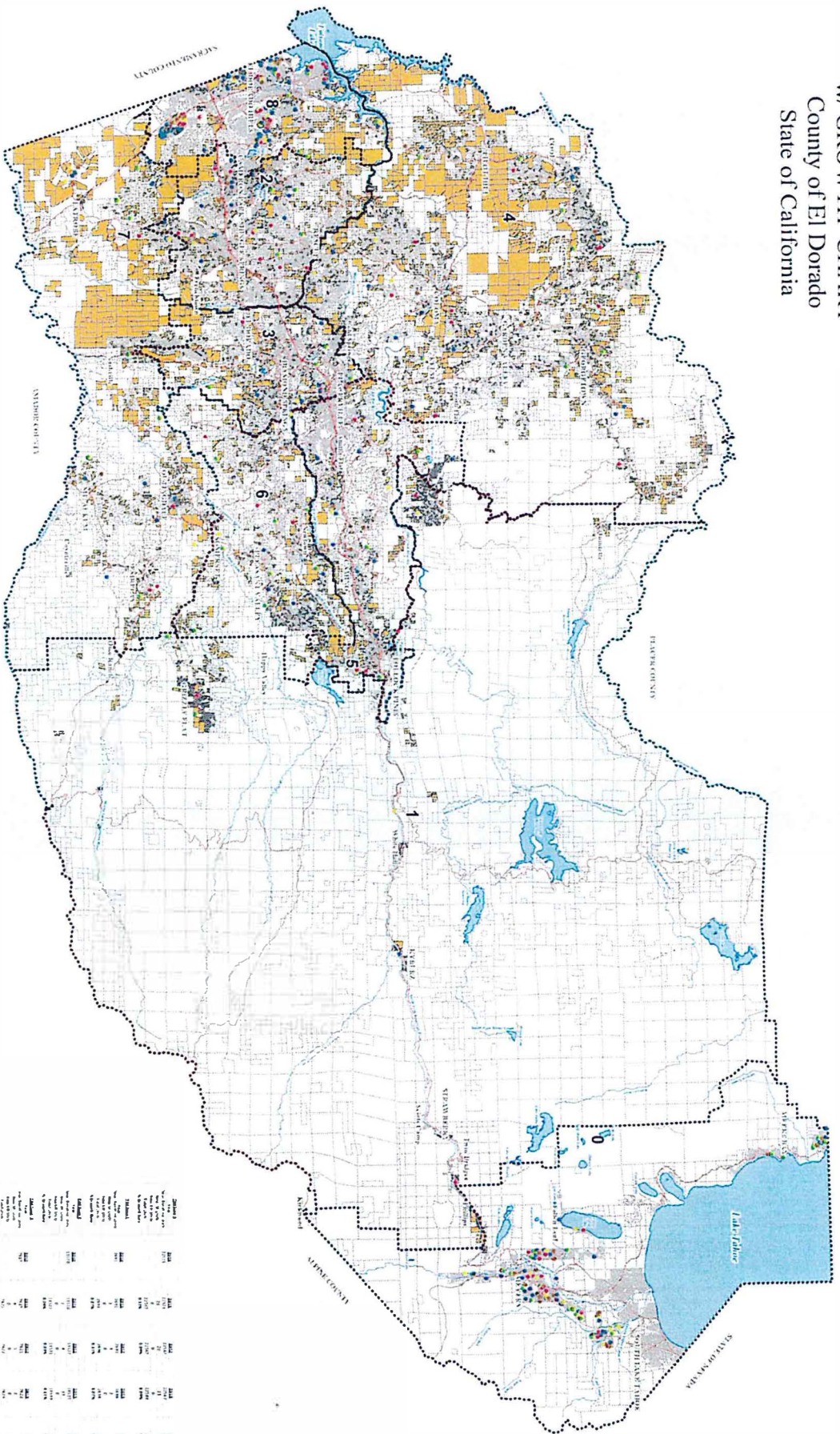
- Legend**
- New Multi Family Finished Permit**
    - 2006 - 24 Units
    - 2007 - 41 Units
    - 2008 - 65 Units
    - 2009 - 155 Units
  - New Single Family Finished Permit**
    - 2006 - 1094 Units
    - 2007 - 762 Units
    - 2008 - 529 Units
    - 2009 - 305 Units
    - 2010 - 139 Units
  - Unimproved HDR, LDR, MDR, MFR or RR
  - TIM Zones
  - Parcel Base
  - Major Roads
  - Rivers & Creeks



**DISCLAIMER**  
 THE DATA AND CHARTS ON THIS MAP WERE PREPARED BY THE COUNTY OF EL DORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE DATA IS PROVIDED AS IS AND IS NOT GUARANTEED TO BE ACCURATE. THE COUNTY OF EL DORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE COUNTY OF EL DORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE COUNTY OF EL DORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

Year	2006	2007	2008	2009	2010
New Multi Family Finished Permit	24	41	65	155	139
New Single Family Finished Permit	1094	762	529	305	139
Unimproved HDR, LDR, MDR, MFR or RR	...	...	...	...	...
TIM Zones	...	...	...	...	...
Parcel Base	...	...	...	...	...
Major Roads	...	...	...	...	...
Rivers & Creeks	...	...	...	...	...

# 2011 - 2015 HOUSING UNITS w/ GROWTH CHART County of El Dorado State of California



- LEGEND**
- New Multi Family Finished Permit
    - 2013 - 105 Units
    - 2015 - 4 Units
  - New Single Family Finished Permit
    - 2011 - 108 Units
    - 2012 - 182 Units
    - 2013 - 281 Units
    - 2014 - 320 Units
    - 2015 - 362 Units
  - Unimproved HDR, LDR, MDR, MFR or RR
  - TM Zones
  - Parcel Base
  - Major Roads
  - Rivers & Creeks



**Disclaimer:**  
 This map was prepared for the County of El Dorado by the County Engineer's Office. It is not intended to be used for any other purpose. The County Engineer's Office is not responsible for any errors or omissions in this map. The County Engineer's Office is not responsible for any damages or losses resulting from the use of this map. The County Engineer's Office is not responsible for any actions taken based on this map. The County Engineer's Office is not responsible for any actions taken based on this map.

Permit Type	Year	Units	Total Units
New Multi Family Finished Permit	2013	105	105
	2015	4	109
New Single Family Finished Permit	2011	108	108
	2012	182	290
	2013	281	571
	2014	320	891
	2015	362	1253
Unimproved HDR, LDR, MDR, MFR or RR			
TM Zones			
Parcel Base			
Major Roads			
Rivers & Creeks			