



Legislation Details (With Text)

File #: 19-1347 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 9/3/2019 **In control:** Board of Supervisors

On agenda: 9/17/2019 **Final action:** 9/17/2019

Title: HEARING - The Board is asked to consider a request from the Cameron Park Community Services District ("District") to adopt and authorize the Chair to sign Resolution 151-2019 revising and reducing parks and recreation development impact mitigation fees for the District. (Est. Time: 10 Min.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Resolution and Nexus Study, 2. B - Counsel Approval, 3. Executed Resolution 151-2019

Date	Ver.	Action By	Action	Result
9/17/2019	1	Board of Supervisors	Approved	Pass

HEARING - The Board is asked to consider a request from the Cameron Park Community Services District ("District") to adopt and authorize the Chair to sign Resolution **151-2019** revising and reducing parks and recreation development impact mitigation fees for the District. (Est. Time: 10 Min.)

DISCUSSION / BACKGROUND

The California Mitigation Fee Act (Cal. Gov. Code §§ 66000-66025) provides for the establishment of fees on new development for the purpose of mitigating the effects of development on existing public facilities. Special districts do not have statutory authority to impose these fees. As a result, the Board of Supervisors has passed an ordinance providing for the establishment of such fees, by the Board of Supervisors, at the request of and on behalf of special districts. The ordinance was codified as Chapter 13.20. Development impact mitigation fees were first collected on the District's behalf in 1997. The District's fee was last updated in 2007 with Legistar item 07-1216.

The District has contracted with SCI Consulting Group to review the fee and provide a nexus study report using the "Standards-Based Approach." This method uses a facility "standard" established for future development, against which facilities costs are determined based on "units of demand" or a "level of service" from a development. This approach established a generic unit cost for capacity, which is then applied to each land use type per unit of demand. This standard is not based on the cost of a specific existing or future facility, but rather on the cost of providing the current level of service for the District. The nexus study has been reviewed by County staff and appears to meet all the requirements of the California Mitigation Fee Act.

The District Board adopted the nexus study and fees at their July 17, 2019 meeting.

The current fees were established by Resolution 178-2007. The current and proposed fees are as follows:

Land Use Type	Current Fee	Proposed Fee
---------------	-------------	--------------

Single Family Detached	\$8,021	N/A
Single Family Attached	\$5,938	N/A
Single Family All	N/A	\$6,645
Multi Family Residential	\$6,141	\$5,435
Mobile Home	\$3,970	\$3,402

The main reason for the reduction in the fee is that the previous fee included the cost to purchase land. The proposed fee only includes development costs. No fees are proposed for non-residential development. Notice of today's public hearing was published in the Mountain Democrat on September 6, 2019 and September 13, 2019. The nexus study and staff report were made available for public review on September 6, 2019.

If approved by the Board, the proposed fees will become effective 60 days following the Board's adoption of the resolution. The County Building and Planning Department currently calculates and collects the fee, and will continue to do so as provided in the collection and indemnity agreement in effect between the County and the District.

ALTERNATIVES

The Board could choose to not adopt this resolution, and the existing fees would continue in effect.

PRIOR BOARD ACTION

07/10/2007 Legistar Item 07-1216 - Approval of Cameron Park Recreation Impact Fees and CIP

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Cameron Park Community Services District; County Counsel

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no direct fiscal impact to the County related to adoption of the fee other than the cost to publish the notice of the required public hearing. The calculation, collection, and disbursement of fee revenue requires some County staff time, the cost of which may be recovered through an administrative fee.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Sue Hennike, Deputy CAO