



County of El Dorado

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Legislation Text

File #: 20-1289, Version: 1

HEARING - The Board is asked to consider a request from the El Dorado Hills Community Services District ("District") to adopt and authorize the Chair to sign Resolution **166-2020** revising development impact mitigation fees for parks and recreation.

FUNDING: N/A

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 on behalf of special districts. The ordinance was codified as Chapter 13.20.

Parks and recreation development impact mitigation fees were first collected on the District's behalf in 1998. The District's fee was last updated in 2018, by adoption of Resolution 135-2018 (Legistar File 18-1034). The current fees are based on a Fee Nexus Study and Report ("Report") detailing the legal and policy basis justifying the development impact mitigation fee within the District.

Resolution 135-2018 did not include a provision for automatic annual inflationary adjustments to the fee because any increase to the fee must be made by resolution of the Board of Supervisors at a noticed public hearing, pursuant to the Mitigation Fee Act. On July 9, 2020, the District adopted Resolution No. 2020-16, adopting an increase to the fees of 3.3%, based on the change in the Annual Consumer Price Index (CPI) Adjustment for Calendar Year 2019, and requesting the Board of Supervisors adopt the 3.3% increase to the established impact fees.

The proposed fees are as follows:

	Current Fee	2019 CPI Adjustment
Single Family Residential	\$ 11,718	\$ 12,105
Multi-Family Res. & Affordable Housing	\$ 7,734	\$ 7,989
Age-Restricted Residential	\$ 6,848	\$ 7,074
Serrano Single Family Residential	\$ 6,265	\$ 6,472
Serrano Multi-Family Residential	\$ 4,135	\$ 4,271
Serrano Age-Restricted Residential	\$ 3,634	\$ 3,754
Mobile Home Park Homes	<i>Exempt</i>	<i>Exempt</i>
Accessory Dwelling Units	<i>Exempt</i>	<i>Exempt</i>

Notice of today's public hearing was published in the Mountain Democrat on October 9, 2020 and October 16, 2020.

If approved by the Board, the revised fees will become effective 60 days following the Board's adoption of the resolution. The County Planning and Building Department currently calculates and collects the fee, and will continue to do so as provided in the collection and indemnity agreement approved by the Board of Supervisors on December 19, 2017 (Legistar File 17-1355).

ALTERNATIVES

If the Board does not adopt this resolution, the existing fees would continue in effect.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel

CAO RECOMMENDATION

Approve as recommended.

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 require 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

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