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CSD extends public hearing on park impact fees

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Confusion over non-residential fees has delayed the Community Service District's second attempt at implementing new park impact fees.

After concerns voiced by the Planning Commission during last month's public hearing for the CSD's updated Park Impact Fee Nexus Study, the district and consulting group Economic & Planning Systems, Inc., returned to the drawing board.

Last week, CSD staff and EPS presented the revised impact fee study.

Most significantly, the new study includes a non-residential component that makes up five percent of estimated fee revenue.

"When a developer has a property within the CSD, there will be an impact fee," said Jamie Gomes of EPS.

Non-residential fees were calculated based on development's impact on community parks and community recreation facilities, like the Community Center and Aquatics Center.

Gomes said fees would not be allocated based on development's share of neighborhood and village parks, or administrative maintenance buildings.

Building Industry Association spokesman John Costa asked the board to reconsider the size of the fees.

"With respect to the cost assumptions, we still have some concerns. We want to make sure these are actual costs and not a spike in costs due to construction based on a few parks."

Board President Larry Brilliant admitted that the late addition of the fees was a little unfair.

"In concept, it sounds good. We should spread the costs fairly among the builders and residents. But we have put them in kind of at the last minute without the opportunity for folks to come forward. I'd like to recalculate them well in advance of next year's Nexus."

The new study included other changes as well.

Impact fees in the original study update adopted in November increased the cost for a single-family household to \$15,399, an 18 percent rise.

The latest Nexus study reduced fee increases for new residential development. For example, new residential single-family fees are now \$11,489, a 25 percent decrease over the November fees.

The resolution also included reduced amenities and the addition of non-resident fees.

The open space and trails component as well as skate park costs were removed. The Administration Building square footage and updated buildout population estimates were revised.

Aquatic center facility costs were cut considerably, with the lazy river and wave pool being eliminated.

The aquatic amenities "may have exceeded the level of service standards for public agencies," said Director of Planning Dianna Hillyer.

Board members were at first hesitant to delay adopting the fees, as CSD says it has been losing money on park construction because current park fees don't cover costs, which are particularly high for El Dorado Hills due to

uneven terrain and asbestos.

But the board agreed to continue the public hearing to April 12 and present the updated fees to the Planning Commission on April 26.

Once the board adopts the fees, they will recommend the county Board of Supervisors adopt and implement them.

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