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County of Santa Cruz

REDEVELOPMENT AGENCY

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TOM BURNS, AGENCY ADMINISTRATOR

July 27, 2000

Agenda: August 8, 2000

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Fees for Recreational Vehicle Park Conversion Projects

Dear Members of the Board:

Over the past year your Board has considered options for legalizing and improving Recreational Vehicle Parks that have been converted from short term visitor use to permanent housing. These actions culminated in the approval of an RV Conversion Ordinance this past June which focused specifically on the Marmos and Golden Torch trailer parks. The purpose of this letter is to address one issue which was discussed in the preparation of the ordinance, but not clearly defined in the final ordinance language — the payment of impact fees for the projects.

New housing projects typically pay a wide variety of fees directly to the County to address the impact of the proposed development. Those fees include:

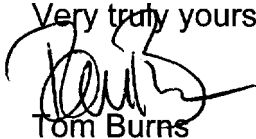
- transportation impact fees
- roadside improvement fees
- drainage impact fees
- childcare fees
- park impact fees

Mid Peninsula Housing is currently in the process of producing site development and financing plans for the two projects. This issue of impact fees has arisen as a key element of project financial feasibility. Because of the unusual nature of these development projects, staff is not clear how these fees should be administered for these two projects.

In order to clarify the County's regulations and define a clear path for financing both projects it appears that, in recognition of prior uses and the pre-existing impact of those uses on the local infrastructure, impact fees would not be appropriate for these two projects. Clearly, as these projects are redeveloped, the impacts to the community will not increase over what has been occurring for some time.

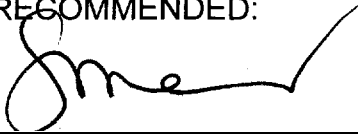
It is therefore RECOMMENDED that your Board direct the Planning Department and other County departments to not charge impact fees for the reconstruction of the Marmos and Golden Torch Projects under the recently approved RV Park Conversion Ordinance.

Very truly yours,



Tom Burns
Redevelopment Agency Administrator

RECOMMENDED:



Susan A. Mauriello
County Administrative Officer

cc. RDA
Planning Department
Public Works Department
Parks Department