

March 30, 2010

Steve Franks
Director OC Community Resources
County of Orange
1770 N. Broadway
Santa Ana, CA 92706



**Orange County
Chapter**

Re: County Park Dedication In-Lieu Fee Calculations

Mr. Franks,

I am writing on behalf of the Building Industry Association of Southern California, Orange County Chapter (BIA/OC) to formally request your department's attention to the need for an adjustment to the County's Park Dedication In-Lieu Fee. This particular fee constitutes one of the largest individual development impact fees charged to new residential development by the County. In some cases, based on location, the current fee can run as high as \$36,000 per home. The Park Fee is required of new development per County Ordinances numbered 3518, § 2, 4-30-85 and 3641, § 4, 6-16-87 and is calculated in large part relative to existing real property valuation.

Per the County Code, the fee is to be adjusted annually based on increases to land values throughout the County. In accordance with the County Code, the park fee was most recently adjusted upward in 2007. Since then, the current economic recession has caused a significant depression in land values throughout the County. By some estimates, land values have fallen as much as 40%. Subsequently, the current fee calculations do not accurately reflect existing land values and the current fees are unjustifiably inflated.

The BIA/OC respectfully requests that your department in cooperation with OC Parks reevaluate the current fees to accurately reflect current 2009-10 land values. We are confident that the outcome will be a more realistic park dedication in-lieu fee calculation.

The BIA/OC is committed to our continued partnership with the County of Orange. To that end, our membership stands ready to assist you and your staff in addressing this important issue. Thank you for your thoughtful consideration.

All the Best,

Bryan M. Starr
Deputy Executive Officer

Cc: Mark Denney, Director, OC Parks
BIA/OC Government Affairs Committee
Development Process Review Committee, County of Orange

Building Industry Association
of Southern California

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