

April 8, 2004

TO: Paul Muga
Planning

FROM: Marti Noel
Housing and Redevelopment

**SUBJECT: HARPER CANYON (PLN000696) – INCLUSIONARY HOUSING
CONDITION**

Paul:

Following is a narrative insert for the staff report and the condition of approval.

Narrative Insert:

This project is subject to the County's Inclusionary Housing Ordinance that was in effect at the time the project application was deemed complete (November 2002). The project site consists of 344 acres. The application is for a standard subdivision to create 17 parcels and one remainder parcel. The applicable Inclusionary Ordinance (#3419) requires a contribution that equals 15% of the new residential lots or units being created. The Ordinance allows several options for compliance, including providing inclusionary units on the project site and/or payment of an in-lieu fee. The applicants have opted to pay an in-lieu fee. The in-lieu fee for this project is calculated as follows based on the December 8, 2000 Inclusionary Housing in-Lieu Fee Schedule:

15% of 17 lots = 2.55 inclusionary units

In-lieu fee one inclusionary unit located in the Toro Planning Area: \$160,610

\$160,610 X 2.55 units = \$409,555.50

IN-LIEU FEE = \$409,555.50

Condition of Approval:

Prior to the recordation of the Final Map, the developers shall comply with the County's Inclusionary Housing Ordinance by payment of, or the securing of payment of an in-lieu fee of \$409,555.50 as allowed for by Ordinance #3419. This condition shall not be considered complied with until written confirmation is received by the Planning and Building Inspection Department from the Housing and Redevelopment Office, that full payment has been made or secured.

Please feel free to give me a call should you have any questions.