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## The sewer Ordinance, Item 10.1 of Council meeting 12/12/23

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Where the City will unknowingly halt the sale of every parcel in the city that has a sewer line in 30 days by adopting this sewer ordinance.

Why?

The Council has not legally adopted the stated COLC fee yet. This fee must, by law, have a rate/nexus study to determine the fair price to charge. (As with all Impact & Master Fees) This study could take months or years, given the City's track record. No COLC can be issued until then, thereby possibly piling up red tagged properties. And no standard title transfer can occur, until the fee is adopted, thereby destroying property sales in it's tracks. There's the rub. **This ordinance is Cart Before the Horse stuff.**

Please remove any sections that hold up or stop real estate transactions. Like:

### 7-17-6: Certification of Lateral Compliance (COLC) Required

(A) All Property Owners must obtain a COLC at the time and in the manner required by this Section, except that Common Interest Developments shall obtain a COLC as prescribed in Section 7-17-11. 1. Before completing a title transfer through sale associated with a parcel containing any structure not already having a valid COLC.

- This stops all standard real estate sales, until lines are inspected, repaired, rebuilt and certified. Which could take months, and make the property unsellable, as buyers just avoid it. Or drives down the property value so much, there may be no equity left to pay for repairs. Which could lead to forced removal of cash poor owners, perhaps leaving them homeless on the streets. Then you're left with a dead in the water red tagged structure, that no one can occupy, and would likely lead to bankruptcy or foreclosure, removing housing stock from Placerville, and creating more homeless. **The Law of Unintended Consequences.**

### 7-17-10: Time Extension Request – Close of Escrow

In the event repairs cannot be completed before the close of escrow, Property Owners may request a Time Extension from the Director. Extensions and duration may be granted at the discretion of the Director up to a maximum of 180 days.

- This section is unnecessary, because **you CAN NOT close escrow until you have a COLC**. This ordinance would be better, if it allowed a seller & buyer to negotiate who will be responsible for sewer repairs, record that agreement with the City, and let title transfer occur. This still would not address the likely large price reduction of the transfer.

**So Please, do not pass this ordinance as written, it is not yet ready for prime time. Do not say you will come back and fix it, because the City never does. Get it right, then adopt it. Do not fear the Water Board or outside entities, as you are showing progress. Do be concerned about your constituents, that may have to consider repealing measures H & L, to pay for their sewer repairs. There are other major flaws within, but this plea is limited to the worst part, destroying the Placerville housing market in 30 days, just before a likely recession.**