

Matt Keasling

From: Matt Keasling
Sent: Tuesday, December 17, 2024 11:15 AM
To: 'mbest@djuds.net'
Cc: 'Mike Webb'; 'trahill@djuds.net'; 'David Taormino'; Marissa Fuentes
Subject: FW: DJUSD Fees and Palomino Place

Dear Mr. Best:

Thank you for your email response back in September regarding the applicable DJUSD fees. We appreciated you recognizing that the Palomino Place housing development project is only subject to the DJUSD fees that were adopted and in effect as of March 31, 2023. We agree that SB 330 provides this vesting privilege to housing projects so long as they submit the SB 330 preliminary application (as we did) and "commence construction within two and one-half years [...] following the date that the project receives final approval." (Cal. Gov. Code § 65589.5(o)(2)(D).) As we read the legislation, Palomino Place's "final approval" will occur when the project's Final Map is approved by the City Council. We anticipate that this final approval will occur in mid-2025 and that construction of the project will commence shortly thereafter, at which point, all fees applicable as of March 31, 2023 will vest for the entirety of the project.

We are hopeful that this new residential neighborhood will be home to DJUSD staff and young families with school-aged children.

Happy holidays,
Matt

Matthew S. Keasling
TAYLOR, WILEY & KEASLING
500 Capitol Mall, Suite 1150
Sacramento, CA 95814
O: 916.929.5545
C: 916.601.2507

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From: Matthew Best <mbest@djuds.net>
Date: Thursday, September 19, 2024 at 10:47 AM
To: Jess Kremer <jkremer@taylor-wiley.com>
Cc: "david@taormino.org" <david@taormino.org>, Marissa Fuentes <mfuentes@taylor-wiley.com>, "mwebb@cityofdavis.org" <mwebb@cityofdavis.org>, Timothy Rahill <trahill@djuds.net>
Subject: RE: DJUSD Fees and Palomino Place

Good Morning Mr., Keasling, and Mr. Taormino,

Thank you for your letter, it was very helpful in discussing this matter with our legal counsel. We agree with your position that, if the Board should increase the DJUSD developer fee rate, the Palomino place development would be exempt from that increase so long as construction starts within 2.5 years (3.5 years for an affordable project), in accordance with SB 330. I have included the City manager, Mike Webb, in this correspondence, as the City currently collects our developer fees.

Please let me know if you have any additional questions of the District. We are looking forward to seeing more housing in Davis soon! Thanks, mb

Matt Best | Superintendent

Davis Joint Unified School District

526 B St. Davis, Ca. 95616

Office: 530-757-5300 x 142

Fax: 530-757-5323

mbest@djUSD.net



From: Jess Kremer <jkremer@taylor-wiley.com>

Sent: Friday, September 6, 2024 2:35 PM

To: Matthew Best <mbest@djUSD.net>

Cc: david@taormino.org; Marissa Fuentes <mfuentes@taylor-wiley.com>

Subject: DJUSD Fees and Palomino Place

You don't often get email from jkremer@taylor-wiley.com. [Learn why this is important](#)

Hello Mr. Best:

David Taormino asked Matt Keasling to draft a letter to you pertaining to SB 330's vesting of local regulations and fees. Attached is a letter from Matt Keasling for your review and consideration.

Jess Kremer (She/Her)

Office Manager

Taylor, Wiley & Keasling

Phone: (916) 929-5545

500 Capitol Mall, Ste. 1150

Sacramento, CA 95814

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