



RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

WHEREAS, AB 1600 was passed and codified in California Government Code Section 66000 ("Mitigation Fee Act") allowing the establishment of a development impact fee as a condition of approval where the purpose and use of the fee are identified and a reasonable relationship to the development project can be demonstrated; and

WHEREAS, the County of El Dorado has adopted Ordinance No. 4404, codified in Chapter 13, Section 30 of the El Dorado County Code authorizing the imposition of parks and recreation impact mitigation fees on new development within the unincorporated area of the County in order to fund capital facilities improvements and equipment acquisition for the provision of park and recreation services necessitated by new development within a community services district, a recreation and park district or other public entity authorized by law to provide public recreation by means of parks; and

WHEREAS, Ordinance No. 4404 provides that collection of any fee thereunder shall be pursuant to a written agreement between the County and the District on whose behalf the fee is to be collected;

WHEREAS, the County of El Dorado, at the request of the Cameron Park Community Services District ("District"), has established fees within the District's boundaries; and

WHEREAS, the Mitigation Fee Act requires a local agency that has adopted fees in accordance with the Act to make certain findings with respect to the unexpended portion of the account or fund, whether committed or uncommitted, for the fifth fiscal year following the first deposit into the account or fund and every five years thereafter (Cal. Gov. Code 66001(d)); and

WHEREAS, District has prepared and provided the attached report, labeled "Exhibit A", hereinafter referred to as "Report", which District has determined provides the required information to support the findings required by the Mitigation Fee Act (Cal. Gov. Code 66001(d)).

WHEREAS, the first deposit of fee revenue into the District account was made in Fiscal Year 1997-98, and these findings pertain to Fiscal Year 2015-16.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby accepts the Report provided by District and incorporates it by reference herein, and finds that the Report provides sufficient information with regard to the unexpended balance in its Development Impact Mitigation fund or account to support the following findings as required by the Mitigation Fee Act:

- A. The adoption of this resolution is not a "project" for the purposes of the California Environmental Quality Act, because the resolution relates to a financial reporting requirement, and does not authorize or commit the County to a particular project, and is exempt as an ongoing administrative activity or funding activity (Guidelines 15378(b)(2) and (b)(4) or is otherwise exempt under the golden rule.
- B. The purpose to which the fee is to be put has been adequately identified as set forth in the Report, and the anticipated uses are functionally equivalent to the use(s) identified at the time the fee was established;

- C. As reflected in the Report, a reasonable relationship exists between the fee and the purpose for which it is charged;
- D. As of the end of FY 2015-16, the impact fee account (fund 44-631-317) held \$304,345 and as reflected in the Report, all sources and amounts of funding anticipated to complete financing in incomplete improvements have been identified;
- E. As reflected in the Report, the approximate dates on which the funding necessary to fund incomplete projects will be deposited into the appropriate account or fund have been identified.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the _____ day of _____, 20__, by the following vote of said Board:

Attest:
James S. Mitrisin
Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

Chair, Board of Supervisors

EXHIBIT "A"

RESOLUTION NO. 2016-20 OF THE BOARD OF DIRECTORS OF THE CAMERON PARK COMMUNITY SERVICES DISTRICT NOVEMBER 28, 2016

RESOLUTION MAKING AMENDED FINDINGS REGARDING UNEXPENDED PARK IMPACT FEES

WHEREAS, AB 1600 known as the Mitigation Fee Act was adopted and codified in California Government Code Section 66000 et seq. (the "Act") allowing the establishing, increasing or imposing of a development fee as a condition of approval of a development project to offset the impacts of such project on a local government and its residents in those cases in which the purpose and use of the fee are identified and a reasonable relationship between the use of the fee and the type of development project on which the fee is imposed is demonstrated; and

WHEREAS, the Board of Supervisors of the County of El Dorado ("Board of Supervisors"), by Ordinance Number 4404, added Chapter 13, Section 30 of the El Dorado County Code (the "County Ordinance") which authorized the imposition of park and recreation impact mitigation fees ("Park Impact Fees") on new development within the unincorporated area of the Cameron Park Community Services District (the "District") in order to fund park and recreational facilities and equipment necessary to mitigate the impacts on the District and its residents caused by new development; and

WHEREAS, the County Ordinance permits the County to collect such impact fees on behalf of impacted districts such as the District authorized by law to provide park and recreational services, and transmitting such impact fees to the District for expenditure for such purposes, provided that the County and the District enter into a written agreement regarding the collection process for such impact fees through the County's building permit process and the payment of certain administrative charges to the County by the District to reimburse the County's costs of imposing and collecting such impact fees; and

WHEREAS, the County and the District first entered into such an agreement on September 15, 1997; and

WHEREAS, the District Board of Directors (the "Board") considered and approved on May 14, 2014, a Parks and Recreation Master Plan update dated May 14, 2014 prepared by Foothill and Associates (the "Park and Recreation Master Plan"). The Park and Recreation Master Plan specifies the improvements and equipment that may be funded with park impact fees and other revenues available to the District during the following ten (10) years; and

WHEREAS, the District Board considered and approved on November 18, 2015 a Park Impact Fee Nexus Study prepared by SCI Consulting Group dated November 2015 ("Nexus Study") that provides the required information to update the District's park impact fees; and

WHEREAS, the Act at Government Code section 66006(b) requires the District to prepare an annual report regarding the collection and use of impact fees which specifies the following: (a) the type and amount of the impact fee; (b) the beginning and ending balance of the impact fee account; (c) the amount of impact fees collected and interest earned during the year; (d) identification of each public improvement on which impact fees were expended, the amount of expenditures on each improvement, and the total percentage of the cost of each such improvement funded with impact fees; (e) for incomplete public improvements for which sufficient funds have been collected, the approximate date of commencement of construction; (f) a description of any inter-fund transfers or loans made from the impact fee account; and (g) the amount of any refunds of impact fees (the "Annual Report"). The District has prepared the Annual Report for park impact fees for Fiscal Year 2015-16 which also includes data for the preceding four (4) fiscal years, which was approved by the Board of Directors by Resolution No. 2016-18 on November 16, 2016 and transmitted to the County; and

WHEREAS, the Act requires at Government Codes section 66001(d) that a local public agency receiving and expending impact fees make specified findings every 5 years with respect to those impact fees which have been collected and remain unexpended. The purpose of this Resolution is to record the making of such findings by the Board on behalf of the District. The findings to be made are as follows: (a) the purposes to which the impact fees will be put; (b) demonstration of a reasonable relationship between the fee and the purpose for which it is charged; (c) for incomplete improvements, identification of all sources and amounts of funding required to complete such improvements; and (d) for incomplete improvements, an estimate of the approximate dates on which such funding will be deposited into the appropriate account or fund; and

WHEREAS, the Board of Directors previously adopted Resolution No. 2016-08 on April 20, 2016, detailing the unexpended balance of park impact fees as of June 30, 2015, and specifying certain park and recreational projects to be funded from unexpended park impact fees in the future. The Board of Directors now desires to amend that resolution by adoption of this resolution as follows : (1) to detail the unexpended balance of park impact fees as of June 30, 2016; and (2) to list park capital improvement projects and associated costs to be funded with park impact fees in the future; and (3) to list the anticipated date of commencement of construction of such projects; and (4) to specify the percentage of project costs to be paid for by unexpended park impact fees; and (5) to approve the findings required by Government Code section 66001(d) with respect to such projects in this amended Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED that:

After considering the requirements of the Act, the Park and Recreation Master Plan, the Nexus Study, the Annual Report, this Resolution, and the testimony received at this public meeting at which this Resolution was considered, the Board hereby makes the following findings:

1. The Park Impact Fee Program and the Park Impact Fees approved in the Nexus Study are for the purposes of funding the cost of those park and recreational facilities, open space, and trail development specified in the Park and Recreational Master Plan attributable to new residential development in the District.

2. The current unexpended balance of park impact fees are detailed in the Impact Fee Summary attached hereto as Exhibit A and incorporated herein by this reference. The specific improvement projects to be funded with park impact fees, the amount of the anticipated expenditure for each such improvement project, and the anticipated dates of expenditure of such park impact fees for each such improvement project are detailed in the Parks Capital Improvement List attached hereto as Exhibit B and incorporated herein by this reference.

3. The development of the proposed projects meets the purposes for which the park impact fees are imposed to provide park and recreational facilities to meet the needs of new residential population within the District generated by new residential development and to maintain existing levels of service for new residents of the District.

4. The improvement projects specified in the Parks Capital Improvement List are reasonably related to the residential development projects upon which the impact fees have been imposed because such impact fee revenue will be used to provide new recreational facilities, planning costs for construction of new trails and parks, new lighting and security equipment for recreational facilities, and new improvements to existing facilities to maintain the existing level of service for an increased service population and meet the additional demands for such facilities generated by the new residents of such new residential development.

5. The Parks Capital Improvement List proposes to spend the entire unexpended balance of park impact fees on those specific improvement projects detailed in the report in the amounts and in the fiscal years specified. To the extent that some of the projects included in the Parks Capital Improvement List require funding from sources other than park impact fees, it is anticipated that such additional funding will be available from the District's General Fund or various funds held by the District's Landscaping and Lighting Assessment Districts within the next two fiscal years.

PASSED AND ADOPTED by the Board of Directors of the Cameron Park Community Services District at a regularly scheduled meeting on November 28, 2016, by the following vote of said Board:

AYES: GS, MM, AB, SM, HM
NOES: None
ABSTAIN: None
ABSENT: None

ATTEST:


Director Greg Stanton, President
Board of Directors


Mary Cahill, Secretary of the Board

Cameron Park Community Services District
Development Impact Mitigation Fee Annual Report (Parks)
for Fiscal Year 2015-16 as of June 30, 2016

A. A brief description of the types of fees in the account.

In 2007 the Board of Supervisors approved Park Impact Fees (AB 1600 Fees) for the Cameron Park Community Services District. The purpose of the fee is to fund the cost of parkland development and construction of community use facilities.

B. The amount of the fee

The following fees were adopted for new residential development:

AB 1600 Fee Schedule	Parkland Acquisition Fee	Park Facilities Fee	Total Fees
Single Family Detached	\$3,037	\$4,984	\$8,021
Single Family Attached	\$2,248	\$3,690	\$5,938
Multi-Family Unit	\$2,325	\$3,816	\$6,141
Mobile Home Unit	\$1,503	\$2,467	\$3,970

C. The beginning and ending balance of the account. Please see table below and the attached County format for monthly detail and balances

D. The amount of fees collected. Please see table below and the attached County format for monthly detail and balances

<u>Impact Fee Summary</u>	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
Cash Balance Beginning of Fiscal Year	85,479.08	85,704.64	117,961.57	182,428.52	223,041.27
Revenue					
Development Fees Collected		32,084.00	64,168.00	40,105.00	80,210.00
Interest Earned	225.56	172.93	298.95	507.75	1,093.35
Accounting Adjustment					
Total Revenue	225.56	32,256.93	64,466.95	40,612.75	81,303.35
Expenditures					
Public Improvement Expenditures					
Transfer to Operations					
Accounting Adjustment					
Accounting Charges					
Total Expenditures	0.00	0.00	0.00	0.00	0.00
Year End Close Cash Balance	85,704.64	117,961.57	182,428.52	223,041.27	304,344.62

- E. Identification of each public improvement on which fees were expended and the amount of the expenditure on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

There have been no expenditures of Parks AB 1600 Fee money in the five years.

- F. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, and the public improvement remains incomplete.

A list of proposed public improvement projects to be funded with unexpended Park Impact Fees are listed on the attached Exhibit B, together with anticipated dates for commencement of construction and the percentage of anticipated costs to be funded with Park Impact Fees.

- G. A description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expensed, and, in the case of an inter-fund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

There have been no inter-fund transfers or loans.

- H. The amount of refunds made.

No refunds have been made from the account.

Cameron Park Community Services District
Proposed use of Parks Development Impact Fees
Park Impact Fees

Fiscal Years 2015/16 - 2019/20

Item	Estimated Amount	Anticipated Commencement Construction Date	Project Cost Payable by Impact Fees Percentage
New Community Information Station	\$60,000	2016/17	100%
New Sport Courts/Features	\$30,000	2016/17	100%
New Security Cameras for Parks	\$15,000	2016/17	100%
New Picnic Tables	\$20,000	2016/17	100%
New Concession Center at the Community Center	\$20,000	2017/18	100%
New Park Lighting	\$60,000	2017/18	100%
New Entrance Cameron Park Lake	\$30,000	2017/18	100%
New Shade Structures	\$50,000	2017/18	100%
New Storage	\$20,000	2017/18	100%
New Concession Deck at Cameron Park Lake	\$15,000	2018/19	100%
New Exercise Stations at Parks	\$30,000	2018/19	100%

Consulting Services

50% New Population/50% Existing

Plans for Park Improvements	\$20,000	2016/17	50%
50% of estimated amount = \$10,000			
Trail Master Plan	\$10,000	2016/17	50%
Picnic Area Improvement - Cameron Park Lake and Parks	\$20,000	2017/18	100%
50% of estimated amount = \$10,000			