

El Dorado County



Overview of Preliminary Community Impact Fee Program; Regional Park Impact Fee Program

and updated Quimby Land Dedication and In-Lieu Fee Program

**El Dorado County Parks and Recreation
Commission
April 19, 2018, 3 p.m.**

Purpose

- “Park impact fees” and “Quimby in-lieu fees”
- One-time fees imposed on new development; condition of approval
- Premise: Development should “pay its own way” or “growth should pay for growth
- One-time proceeds to fund new development’s share of the cost of new or expanded park and recreational facilities

Methodology / Approach

Nexus Study

Methodology

Per capita standard-based methodology

Approach

Open-ended

Demand factor

Resident population

Level of service (“LOS”)

Existing

Cost components

Neighborhood/community park development

Regional park and trail development

Fee program administration

Land use density

Average household size



Level of Service Standards

Park Impact Fee Program

Cost Component	Existing Facilities	Population (2018) ¹	Level of Service ("LOS") Standard per 1,000 residents		
			Master Plan	Existing	Nexus Study
	<u>Acres</u>		<u>(Acres per 1,000 Residents)</u>		
Developed Neighborhood Parks	2.7	70,786	2.0	0.04	0.04
Developed Community Parks	83.7	70,786	1.5	1.18	1.18
Developed Regional Parks	168.0	185,135	1.5	0.91	0.91
Total Developed Parks	254.4		5.0	2.13	2.13
	<u>Miles</u>		<u>(Miles per 1,000 Residents)</u>		
Regional Class 1 Bike Trails	18.4	185,135	<u>NA</u>	0.10	0.10
Regional Natural Trails	42.3	185,135	<u>NA</u>	0.23	0.23
Total Developed Trails	60.7		NA	0.33	0.33

Source: 2017 El Dorado County Parks and Trails Master Plan Update; SCI Consulting Group

Notes:

¹ Neighborhood and community parks exclude areas not served by El Dorado Hills CSD, Cameron Park CSD, Georgetown Divide Recreation District, Rolling Hills CSD, Cosumnes River CSD, and the Tahoe Paradise Resort Improvement District.



Community Park Impact Fee

Justified Maximum

Residential Development	<u>Per Dwelling Unit</u>
Single-family housing	\$609
Multi-family housing	\$493
Mobile homes	\$446
Accessory dwelling units	\$227



Uses of Fee Revenue

Community Park Impact Fee

Allowable Uses

- *Development of new neighborhood and community park and recreational facilities (100%)*
- *Development of new park and recreational facilities in existing neighborhood and community parks that expand service capacity (100%)*
- *Neighborhood and community park and recreational facility costs already incurred to provide growth-related capacity (100%)*
- *Portion of a park and recreational facility renovation projects in neighborhood and community parks that expands service capacity*

Prohibited Uses

- *Existing deficiencies, such as improvements to existing park and recreational facilities that do not expand service capacity*
- *Parkland acquisition, development of regional parks and trails, community use buildings, and swimming pools.*
- *Operational, maintenance or repair costs*



Regional Park and Trail Impact Fee

Justified Maximum

Residential Development	<u>Per Dwelling Unit</u>
Single-family housing	\$1,216
Multi-family housing	\$1,019
Mobile homes	\$914
Accessory dwelling units	\$437



Uses of Fee Revenue

Regional Park and Trail Impact Fee

Allowable Uses

- *Development of new regional parks, recreation facilities, and trails (100%)*
- *Development of park, recreational facilities and trails in existing regional parks that expand service capacity (100%)*
- *Regional park, recreational facility and trail costs already incurred to provide growth-related capacity (100%)*
- *Portion of a regional park, recreational facility, and trail renovation projects that expands service capacity*

Prohibited Uses

- *Existing deficiencies, such as improvements to existing park and recreational facilities that do not expand service capacity*
- *Parkland acquisition, development of neighborhood and community parks, community use buildings, and swimming pools.*
- *Operational, maintenance or repair costs*



Projected Fee Revenue

Thru 2037, 2018 Dollars

Community Park Impact Fee

- Projected Population Growth – 11,800
- Anticipated Revenue – \$2.7 million

Regional Park and Trail Impact Fee

- Projected Population Growth – 30,862
- Anticipated Revenue – \$13.5 million



About the Quimby Act

PROVIDES FOR LAND

- Land dedication (if subdivision exceeds 50 parcels)
- Fees “in lieu” of land dedication (if subdivision is 50 or less parcels)
- Combination of both land dedication and fees for park and recreational purposes

QUIMBY “FACTORS”

1. Developed parkland-to-population ratio
 - Based on existing ratio
 - Minimum - 3 acres per 1,000 population
 - Maximum - 5 acres per 1,000 population
2. Household size (population density) standard
3. Fair market value of land



Quimby Program

Quimby Standard – 3 acres per 1,000 residents

Dwelling Unit Occupancy Factor – 2.68 SFR, 2.17 MFR, 1.96 MH, Add Unit 1.0

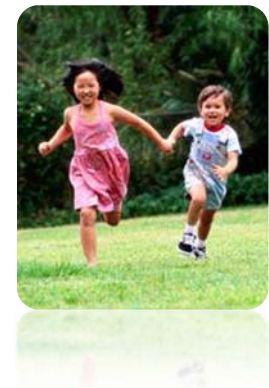
Quimby Land Value – Determined w/ each tentative map application

<u>Land Use Category</u>	<u>Dedication Sq. Ft.</u>	<u>In-Lieu Fee Dwelling Unit</u>
Single-family housing	350	Determined
Multi-family housing	284	w/ each
Mobile homes	256	tentative map
Accessory dwelling units	131	application



Recommended Next Steps

April 19, 3 pm	Fee programs presented to Parks and Recreation Commission
May 16, 1 pm	Fee programs presented to North State BIA, EDC Meeting
April / May	Other stakeholder outreach
June / July	Draft enabling ordinances and resolutions setting the fees
August	BOS public hearing; first reading of ordinances
September	BOS public hearing; second reading and adoption of ordinances / resolutions
January 1, 2019	Implementation of new fee programs



Questions / Comments

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