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CAMERON PARK COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS
Scott McNeil, President
Greg Stanton, Vice President
Amy Blackmon, Director
Holly Morrison, Director
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GENERAL MANAGER
Mary Cahill

PARK SUPERINTENDENT
Paul Ryan (former)

DISTRICT CONSULTANT
Blair Aas, Director of Planning Services
SCI Consulting Group
ACKNOWLEDGMENTS

This Park Impact Fee Nexus Study was prepared by SCI Consulting Group under contract with the Cameron Park Community Services District.

The work was accomplished under the general direction of Mary Cahill, General Manager of the Cameron Park Community Services District.

We would like to acknowledge the special efforts made by individuals and organizations to this project:

Cameron Park CSD Park and Recreation Committee
Paul Ryan, Cameron Park Community Services District (former)
Kate Kirsh, Foothill Associates
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EXECUTIVE SUMMARY

INTRODUCTION

This Park Impact Fees Nexus Study (“Nexus Study”) was prepared pursuant to the “Mitigation Fee Act” as found in Government Code § 66000. The purpose of this Nexus Study is to establish the legal and policy basis for the imposition of new park impact fees (“fees”) on new residential development within the District.

Since the need for park and recreational services is inherently population-driven, this Nexus Study utilizes a per capita standard-based methodology to calculate the District’s park impact fees. Under this method, the cost components are based on the District’s level of service (“LOS”) standards and defined on a per capita basis. The total per capita costs are then applied to five residential land uses categories according their respective dwelling unit occupancy factor to establish a cost / fee per unit.

In order to impose such fees, this Nexus Study will demonstrate that a reasonable relationship or “nexus” exists between new development that occurs within the District and the need for additional developed parkland and recreational facilities as a result of new development. More specifically, this Nexus Study will present findings in order to meet the procedural requirements of the Mitigation Fee Act, also known as AB 1600, which are as follows:

- Identify the purpose of the fee;
- Identify the use to which the fee is to be put;
- Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed;
- Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed;
- Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.
SUMMARY OF GENERAL FINDINGS

Based on a review of the District’s Master Plan, the County General Plan and applicable County code sections, the following general findings are presented:

1. Park impact fees, pursuant to the Mitigation Fee Act, are needed to ensure that the District can develop park and recreation facilities and improvements needed for the population growth created by new development.

2. The District’s current park impact fees became effective are follow:

   **FIGURE 1 – CURRENT PARK IMPACT FEES**

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Current Park Impact Fee (Effective 2007)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Per Dwelling Unit</td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td>$4,984</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td>$3,690</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>$3,816</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>$2,467</td>
</tr>
</tbody>
</table>

3. According to the District’s Master Plan and the El Dorado County’s General Plan, the goal for development of park facilities is 5.0 acres for every 1,000 residents.

4. Based on the District’s current population and existing park acres, the District’s existing level of service is 5.14 acres of developed parks, 1.80 acres of open space and 0.21 miles of trails and for every 1,000 residents.

5. According to the District’s landscape architects, the estimated cost for park development is $432,000 per acre.

6. A reasonable relationship or “nexus” exists between new development in the District and the need for additional developed parks and recreational facilities as a result of new development.
SUMMARY OF GENERAL RECOMMENDATIONS

Based on the findings presented in the Nexus Study, the following general recommendations are presented:

1. The District should establish new park impact fees to fairly allocate the costs of park development to new residential development. The following park impact fees for the District are proposed:

   ![Figure 2 – Proposed Park Impact Fees](image)

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Proposed Park Impact Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>$6,504</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td>$4,814</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>$5,509</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>$4,675</td>
</tr>
<tr>
<td>Additional Residential Unit</td>
<td>$2,314</td>
</tr>
</tbody>
</table>

2. El Dorado County Code Chapter 13.30 should be amended to add a provision establishing an automatic annual inflationary adjustment of the park impact fee. On July 1 of each fiscal year, the park impact fee should be adjusted by the percentage change in an appropriate engineering cost index as published by the Engineering News Record, or its successor publication for the preceding twelve months.

3. The proposed park impact fee should be adopted and implemented in accordance with the applicable provisions of the Mitigation Fee Act (California Government Code § 66000 et seq.) and El Dorado County Code Chapter 13.30.
EXISTING PARK FACILITIES AND LEVEL OF SERVICE STANDARDS

This Nexus Study utilizes a per capita-standard based methodology to determine the park impact fee because the need for and demand for park and recreational services is driven by its service population. Using this approach, park and recreational facility costs are reduced to a cost per capita based on the District’s level of service standards for such facilities.

POPULATION PROJECTION

Figure 3 presents the District’s current and projected population through 2035. The District’s current population was determined using figures from the 2010 Census for the District and El Dorado County Assessor’s data as of July 2015. The District’s 2035 population was projected based on annual growth rates for housing, population and employment by Sacramento Area Council of Governments (“SACOG”) for the Cameron Park-Shingle Springs Regional Analysis District. As shown below, it is estimated that the District’s population, as of January 2015, is approximately 18,111 residents. Over the next 20 years, it is projected that the District will grow by 5,433 residents to a population of 23,544 by 2035.

FIGURE 3 – POPULATION PROJECTION

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cameron Park CSD</td>
<td>18,111</td>
<td>19,338</td>
<td>20,649</td>
<td>22,049</td>
<td>23,544</td>
<td>5,433</td>
</tr>
</tbody>
</table>

Source: 2010 U.S. Census; El Dorado County Assessor and the Sacramento Area Council of Governments

DEVELOPED PARKS

According to the District’s Master Plan, neighborhood parks are typically a combination playground and park designed primarily for non-supervised, non-organized recreation activities. They are typically 2 to 10 acres in size. Community parks, range from 10 acres to 100 acres in size, are designed for organized groups or team sports, while also providing facilities for individual and family activities.

The District has six (6) developed neighborhood parks and four (4) developed community parks totaling 93.1 acres or 5.14 acres for every 1,000 residents. However, the District’s Master Plan standard for developed parks is 5 acres per 1,000 residents. Therefore, to...
accommodate the anticipated population growth of 5,433 new residents by 2035, an additional 27.2 acres of developed park area will be required.

**TRAILS AND NATURAL OPEN SPACE AREAS**

Natural open space areas (“open space”) are for passive uses and provide space for trails, picnic sites and jogging circuits. They also provide use of waterways or serve as transportation corridors for trails. The District owns and maintains 3.85 miles of trails (or 1.80 acres for every 1,000 residents) within the District. Additionally, the District owns and maintains 32.60 acres of open space area or (0.2 miles per 1,000 residents) within the District. It is the District’s intention maintain its existing level of services for these areas.
PER CAPITA COST COMPONENTS

As previously mentioned, this Nexus Study utilizes a per capita-based methodology to determine the park impact fees because the need for/demand for park and recreational services is inherently driven by population. This section presents the per capita cost for the development of park and recreational facilities, open space and trails based on the District’s level of service standards for such facilities.

PARK DEVELOPMENT COST PER CAPITA

Figure 4 calculates the per capita cost of developing new parks and open space area in the District. As presented, the District’s Master Plan standard of 5-acre per 1,000 population standard is multiplied by the estimated per acre cost for parkland development to arrive at a per capita cost. The average park development cost per acre shown represents average construction cost (in 2015 dollars) for a typical neighborhood park.1

<table>
<thead>
<tr>
<th>Cost Component</th>
<th>Acres per 1,000 Residents</th>
<th>Acres per Capita</th>
<th>Average Development Cost per Acre</th>
<th>Cost per Capita</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Parks</td>
<td>5.00</td>
<td>0.00500</td>
<td>$432,000</td>
<td>$2,160.00</td>
</tr>
<tr>
<td>Open Space</td>
<td>1.80</td>
<td>0.00180</td>
<td>$5,000</td>
<td>$9.00</td>
</tr>
<tr>
<td><strong>Total Parks and Open Space</strong></td>
<td><strong>6.80</strong></td>
<td><strong>0.00680</strong></td>
<td><strong>$2,169.00</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: Cameron Park Community Services District; Foothill Associates

Notes:

1 Based on the District’s Master Plan level of service (“LOS”) for developed parks and existing LOS for open space area.

2 See Appendix A for more detail.

1 Appendix A presents the District’s estimate of cost for park development.
TRAIL DEVELOPMENT COST PER CAPITA

Figure 5 calculates the per capita cost of developing new trails in the District. The average development cost for trails assumes $270,000 per mile for a 10-foot-wide asphalt trail. The per mile cost estimate includes excavation, clearing and grubbing, environmental permits, plans and engineering, construction management and laying of the trial.

**FIGURE 5 – TRAIL DEVELOPMENT COST PER CAPITA**

<table>
<thead>
<tr>
<th>Cost Component</th>
<th>Miles per 1,000 Population (^1)</th>
<th>Miles per Capita (^1)</th>
<th>Average Development Cost per Mile (^2)</th>
<th>Cost per Capita</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trails</td>
<td>0.2</td>
<td>0.0002</td>
<td>$270,000</td>
<td>$56.70</td>
</tr>
</tbody>
</table>

Source: Cameron Park Community Services District; Foothills Associates

Notes:

1 Based on the District's existing level of service for trails.
2 Cost estimate provided by Foothills Associates and assumes a 10 ft. wide asphalt trail.
PARK IMPACT FEE DETERMINATION

This section presents the calculation of the park impact fee based on the per capita cost for park, open space and trail development and park impact fee program costs for the different residential land uses in the District.

PARK IMPACT FEE COST COMPONENTS

The figure below summarizes the per capita cost components calculated in the previous section and includes an additional four (4) percent for administration of the park impact fee program. As shown, the total per capita cost is $2,314.73.

FIGURE 6 – PARK IMPACT FEE COST COMPONENTS

<table>
<thead>
<tr>
<th>Park Impact Fee Cost Components</th>
<th>Per Capita Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Development</td>
<td>$2,160.00</td>
</tr>
<tr>
<td>Open Space Development</td>
<td>$9.00</td>
</tr>
<tr>
<td>Trail Development</td>
<td>$56.70</td>
</tr>
<tr>
<td>Park Impact Fee Program Admin. ¹</td>
<td>$89.03</td>
</tr>
<tr>
<td><strong>Total Cost per Capita</strong></td>
<td><strong>$2,314.73</strong></td>
</tr>
</tbody>
</table>

Notes:
1 Estimated at 4 percent of total costs for the administration of the park impact fee program including periodic nexus study updates, collection, accounting, annual reporting and other associated costs.

LAND USE CATEGORIES

The Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed. Therefore, since the demand for and need for park and recreational services created by the District’s service population and since different residential land uses have varying household sizes, the park impact fee is expressed on a per unit basis based on their respective dwelling unit occupancy factor for four residential land uses.

This Study also incorporates the addition of another residential unit to an existing property as a fifth category (labeled as “Additional Residential Unit”).
For the purposes of this park impact fee program, a "unit" generally means one or more rooms in a building or structure or portion thereof designed exclusively for residential occupancy by one or more persons for living or sleeping purposes and having kitchen and bath facilities, including mobile homes.

The five residential land use categories are as follows:

"Single-family detached" means free-standing one-family dwelling units.

"Single-family attached" means one-family dwelling units on separate parcels that share a common wall, such as townhomes.

“Multi-family residential” means buildings or structures designed for two or more families for living or sleeping purposes and having a kitchen and bath facilities for each family.

“Mobile home” means a development area for residential occupancy in vehicles which require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle.

“Additional residential unit” means an additional living unit, or granny flat, either a detached or attached dwelling unit, which provides complete, independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.

Pursuant to El Dorado County Code Section 13.30.050, the park impact fee shall not be imposed on the following types of development:

- Senior housing projects meeting the definition and criteria set forth in Civil Code section 51.3 (3), California Health and Safety Code section 1569.2(k), and California Government Code section 1543.2(d) (9);
- All Non-Residential Development; and
- Any other development, entitled by state or federal statute, to an exemption from development impact fees, including but not limited to Government Code sections 65961 or 66498 et seq. (Ord. 4404, 1995).

** Dwelling Unit Occupancy Factor **

Based on 2010 U.S. Census information for Cameron Park CDP, the figure on the following page presents the dwelling unit occupancy factor calculation for four residential land use categories shown below. Insufficient data exists to calculate the average occupancy of additional residential units in the District; therefore, a conservative estimate of 1.0 person per unit is utilized.
**FIGURE 7 – DWELLING UNIT OCCUPANCY FACTOR (CAMERON PARK CDP)**

<table>
<thead>
<tr>
<th>Land Use Categories</th>
<th>Occupied Dwelling Units</th>
<th>Total Number of Occupants</th>
<th>Dwelling Unit Occupancy Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calc</td>
<td>a</td>
<td>b</td>
<td>c = a / b</td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td>4,849</td>
<td>13,626</td>
<td>2.81</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td>366</td>
<td>761</td>
<td>2.08</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>1,539</td>
<td>3,664</td>
<td>2.38</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>154</td>
<td>311</td>
<td>2.02</td>
</tr>
<tr>
<td>Additional Residential Unit</td>
<td>NA</td>
<td>NA</td>
<td>1.00</td>
</tr>
<tr>
<td>Average (2010 Census)</td>
<td>6,908</td>
<td>18,362</td>
<td>2.66</td>
</tr>
</tbody>
</table>

Source: 2010 U.S. Census for Cameron Park Census-Designated Place

**PARK IMPACT FEE DETERMINATION**

Figure 8, the figure below presents the calculation of the proposed park impact fee. As shown, the per unit fee for the five residential land use categories is determined by multiplying total cost per capita by their respective dwelling unit occupancy factor.

**FIGURE 8 – PROPOSED PARK IMPACT FEE**

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Total Cost Per Capita</th>
<th>Dwelling Unit Occupancy Factor</th>
<th>Proposed Park Impact Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calc</td>
<td>a</td>
<td>b</td>
<td>c = a * b</td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td>$2,314.73</td>
<td>2.81</td>
<td>$6,504</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td>$2,314.73</td>
<td>2.08</td>
<td>$4,814</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>$2,314.73</td>
<td>2.38</td>
<td>$5,509</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>$2,314.73</td>
<td>2.02</td>
<td>$4,675</td>
</tr>
<tr>
<td>Additional Residential Unit</td>
<td>$2,314.73</td>
<td>1.00</td>
<td>$2,314</td>
</tr>
</tbody>
</table>

Notes:
1. See Figure 6.
2. See Figure 7.
3. Proposed park impact fees are per dwelling unit and rounded down to the nearest dollar.
**PROJECTED PARK IMPACT FEE REVENUE**

Figure 9 projects park impact fee revenue through 2035. Total park impact fee revenue (in 2015 dollars) is estimated by multiplying the total cost per capita by the projected service population growth for the period. As shown, it is projected the District will generate approximately $12.6 million (in 2015 dollars) by 2035.

**FIGURE 9 – PROJECTED PARK IMPACT FEE REVENUE**

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Total Cost per Capita ¹</th>
<th>Projected Population Growth (2035) ¹</th>
<th>Projected Park Impact Fee Revenue (2015$)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Calc</td>
<td>a b</td>
<td>c = a * b</td>
</tr>
<tr>
<td>Residential Development</td>
<td>$2,314.73</td>
<td>5,433</td>
<td>$12,575,928</td>
</tr>
</tbody>
</table>

Notes:

¹ See Figure 5.
³ See Figure 2.
NEXUS FINDINGS

This section frames the results of Nexus Study in terms of the legislated requirements to demonstrate the legal justification of the park impact fees (“fees”). The justification of the park impact fees on new development must provide information as set forth in Government Code § 66000. These requirements are discussed below.

PURPOSE OF THE FEE

This Nexus Study must identify the purpose of the fee.

The purpose of the park impact fee is for development of park and recreational facilities, open space areas and trails to meet the needs of the new residential population generated by new residential development. The park impact fees will ensure that new development will not burden existing development with the cost of facilities required to accommodate growth as it occurs within the District.

USE OF FEE REVENUE

This Nexus Study must identify the use to which the fee is to be put.

Fee revenue will be used to fund the cost of park and recreational facilities, open space and trail development to serve new development. Additionally, fee revenue will be used to cover fee program administration costs such as collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other incidental costs.

Fee revenue may not be used to fund operational, maintenance or repair costs.

BENEFIT RELATIONSHIP

This Nexus Study must determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.

The fee will be used to expand the District’s parks and recreational facilities required to serve new development. The fee’s use (development of parks and recreational facilities, open space areas and trials) is therefore reasonably related to the type of project (new residential development) upon which it’s imposed.
**IMPACT RELATIONSHIP**

*This Nexus Study must determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*

Each new residential development project will generate additional need for park and recreational services and the associated need for additional parks and recreational facilities, open space areas and trails. The need is measured in proportion to the occupancy per dwelling unit for five residential land use categories and the District’s level of service standards.

**PROPORTIONALITY**

*This Nexus Study must determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*

The amount of park and recreational facilities needed to serve a unit of development is based on the District’s LOS standard for such facilities. The cost of park, open space and trail development and fee program administrative costs are defined on a cost per capita basis. These per capita costs are then applied to five residential land use categories based on their respective dwelling unit occupancy factor.
FEE PROGRAM ADOPTION REQUIREMENTS

The following are the general requirements for approval by the District Board of Directors and adoption by the County Board of Supervisors of the Nexus Study and proposed program on behalf of the District. The specific statutory requirements for the adoption of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

CAMERON PARK COMMUNITY SERVICES DISTRICT

1. The District Board of Directors shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the proposed fee program.

2. At least 14 days before the meeting, the District shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.

3. At least 10 days before the meeting, the District shall make available to the public the Nexus Study for review.

4. At least 10 days before the public hearing, a notice of the time and place of the meeting, shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication not counting such publication dates.

5. After the public hearing, adopt a resolution approving the Nexus Study and proposed fee program with a recommendation that the County Board of Supervisors adopt the proposed fee program on behalf of the District.

EL DORADO COUNTY

1. The County Board of Supervisors shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the requested fee program.

2. At least 14 days before the meeting, the County shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.

3. At least 10 days before the meeting, the County shall make available to the public the Nexus Study for review.

4. At least 10 days before the public hearing, a notice of the time and place of the meeting, shall be published twice in a newspaper of general circulation with at least
five days intervening between the dates of first and last publication not counting such publication dates.

5. After the public hearing, adopt an ordinance establishing the proposed fee program on behalf of the District.

6. The park impact fees take effect 60 days after adoption of the County ordinance.
FEE PROGRAM ADMINISTRATION REQUIREMENTS

This section contains general recommendations for the administration of the park impact fee program. The specific statutory requirements for the administration of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

ACCOUNTING REQUIREMENTS

Proceeds from the park impact fee should be deposited into a separate fund or account so that there will be no commingling of fees with other revenue. The park impact fees should be expended solely for the purpose for which they were collected. Any interest earned by such account should be deposited in that account and expended solely for the purpose for which originally collected.

ANNUAL REPORTING REQUIREMENTS

The following information must be made available to the public within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account;
- the amount of the fee;
- the beginning and ending balance of the account;
- the fees collected that year and the interest earned;
- an identification of each public improvement for which the fees were expended and the amount of the expenditures for each improvement;
- an identification of an approximate date by which construction of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement;
- 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 expended, the date on which any loan will be repaid, and the rate of interest to be returned to the account; and
- the amount of money refunded under section Govt. Code § 66001.
FIVE-YEAR REPORTING REQUIREMENTS

For the fifth fiscal year following the first receipt of any park impact fee proceeds, and every five years thereafter, the District shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

IMPROVEMENTS IN-LIEU OF FEES

Subject to certain restrictions, if a developer dedicates land, constructs facilities and / or provide apparatus/equipment for the District, the park impact fees imposed on that development project may be adjusted to reflect a credit for the cost of the dedicated land, facilities constructed and / or apparatus/equipment provided.\(^2\)

EXEMPTIONS

Pursuant to El Dorado County Code Section 13.30.050, the park impact fee shall not be imposed on the following types of development:

- Senior housing projects meeting the definition and criteria set forth in Civil Code section 51.3 (3), California Health and Safety Code section 1569.2(k), and California Government Code section 1543.2(d) (9).
- All Non-Residential Development.
- Any other development, entitled by state or federal statute, to an exemption from development impact fees, including but not limited to Government Code sections 65961 or 66498 et seq. (Ord. 4404, 1995)

\(^2\) See El Dorado County Code Section 13.20.040 for more information.
APPENDICES

Appendix A – Estimate of Cost for Park Development
Appendix B – El Dorado County Code Chapter 13.30
## APPENDIX A – ESTIMATE OF COST FOR PARK DEVELOPMENT

### Figure 10 – Estimate of Cost for Park Development

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>2015 $</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street frontage</td>
<td>425</td>
<td>LF</td>
<td>$200</td>
<td>$85,000</td>
</tr>
<tr>
<td>Off street parking per stall</td>
<td>40</td>
<td>EA</td>
<td>$3,125</td>
<td>$125,000</td>
</tr>
<tr>
<td>Neighborhood-Scale Playground</td>
<td>2</td>
<td>EA</td>
<td>$100,000</td>
<td>$200,000</td>
</tr>
<tr>
<td>Basketball Court</td>
<td>1</td>
<td>EA</td>
<td>$120,000</td>
<td>$120,000</td>
</tr>
<tr>
<td>Multi-purpose Field</td>
<td>2</td>
<td>EA</td>
<td>$31,250</td>
<td>$62,500</td>
</tr>
<tr>
<td>Small Restroom</td>
<td>1</td>
<td>EA</td>
<td>$156,250</td>
<td>$156,250</td>
</tr>
<tr>
<td>Single Picnic Shelter (20' X 20')</td>
<td>2</td>
<td>EA</td>
<td>$62,500</td>
<td>$125,000</td>
</tr>
<tr>
<td>Picnic Tables</td>
<td>10</td>
<td>EA</td>
<td>$1,875</td>
<td>$18,750</td>
</tr>
<tr>
<td>Entry Sign</td>
<td>1</td>
<td>EA</td>
<td>$7,500</td>
<td>$7,500</td>
</tr>
<tr>
<td>Benches</td>
<td>4</td>
<td>EA</td>
<td>$1,875</td>
<td>$7,500</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$907,500</strong></td>
</tr>
<tr>
<td>On Site Work 1</td>
<td>5</td>
<td>AC</td>
<td>$185,000</td>
<td>$925,000</td>
</tr>
<tr>
<td>Design, Engineering, Fees, Admin.</td>
<td>18%</td>
<td></td>
<td>$1,832,500</td>
<td>$329,850</td>
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<tr>
<td><strong>Total Project Cost (5 acres)</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$2,162,350</strong></td>
</tr>
<tr>
<td><strong>Average Cost Per Acre (rounded)</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$432,000</strong></td>
</tr>
</tbody>
</table>

Sources: Cameron Park Community Services District; Foothill Associates and SCI Consulting Group

Notes:

1. On-site improvements includes site grading, utility connections, soil prep & amendments, automatic irrigation, planting, concrete pathways.
13.30.010 Definitions.
For purposes of this chapter, the following definitions shall apply:
A.  "Impacted District": Means a district which (1) has adopted a resolution declaring the district to be impacted by new development such that additional mitigation is necessary to provide funding for new parks and recreation capital facilities and equipment to serve such new development, and; (2) has adopted a plan.
B.  "Developer": Means the individual(s), partnership or corporation submitting a development permit application or application for building permit for new development.
C.  "District": Means a community services district, a recreation and park district or other public entity authorized by law to provide public recreation by means of parks.
D.  "District Service Area": Means the area within district boundaries including any territory annexed to the District subsequent to the date of this ordinance.
E.  "New Development": Means the creation of a lot or parcel capable of accepting construction of a single family or multi-family dwelling unit(s), or the construction of a new single family home or multi-family dwelling unit(s). New development shall include the placement/installation of a mobile home at its initial location within the district service area but shall not include replacement of an existing single family dwelling unit or multi-family dwelling unit(s) destroyed by fire, flood or other natural disasters.
F.  "Non-residential Development": Means the construction of buildings or facilities not designed for or intended to be used for residential dwelling, including hotels, motels, or boarding houses, with a maximum stay duration of thirty (30) days or less.
G.  "Plan": Means a parks and recreation capital facilities and equipment plan duly adopted by the district, as annually amended, which shows the impact of new development upon the district and which indicates the approximate location, size, time of availability and estimates of cost for the plan to be financed with a fee established hereunder.
H.  "Residential Development": Means single family or multi-family dwelling unit(s), or a lot or parcel capable of accepting construction of a single family or multi-family dwelling unit(s). (Ord. 4404, 1995)

13.30.020 Purpose.
The board of supervisors, in order to provide for mitigation of the impacts on park and recreation facilities and services within an impacted district caused by new development finds and declares as follows:
A. A development impact mitigation fee is needed in order to finance capital facilities improvements and equipment acquisition to provide park and recreation services necessitated by new development within an impacted district.

B. A development impact mitigation fee for capital facilities and equipment to provide park and recreational services is consistent with the county's general plan.

C. This board of supervisors has considered, in accordance with Government Code section 65913.2 the effects of such development impact fee with respect to housing needs as established in the housing element of the county general plan.

D. The development impact fee established by the chapter is in addition to any other fees, charges, dedications, or taxes required by state law or county ordinance as a condition of development not limited to but including Quimby Act fees/dedications; provided, however, credit shall be allowed as required by state law pursuant to Government Code section 66477(I), or other applicable statute. (Ord. 4404, 1995)


A. An impacted district may request in writing that the board of supervisors adopt a parks and recreation capital facilities and equipment development impact mitigation fee. The impacted district shall submit a request to the board of supervisors for the establishment of a specific fee and shall provide all information necessary to identify the purpose of the fee, identify the use to which the fee is to be put, describe the reasonable relationship between the fee and the new development, and describe how there is a reasonable need for the new capital facilities and equipment from the impact of new development.

B. Upon request from an impacted district to adopt a fee, the board of supervisors shall hold a noticed public hearing to consider imposition of said fee and shall receive public comment thereon. The chief administrative officer and the county auditor shall review the request and the amount of the proposed fee, and make recommendations as to its amount.

C. Based upon its consideration and review of the totality of the circumstances, the board of supervisors may establish by resolution a parks and recreation capital facilities and equipment impact mitigation fee within the district service area of an impacted district. Any such fee shall be adopted by the board of supervisors in accordance with chapter 5, division 1 of title 7 of the Government Code, commencing with section 66000 at seq., as amended from time-to-time. (Ord. 4404, 1995)

13.30.040 Administration of Fee.

A. Prior to the issuance of a building permit for new development of any parcel within the district service area for an impacted district for which a fee has been established, or as otherwise required by law, the county shall collect the fee and shall remit the fee to the district in accordance with a written agreement between the county and the district in a form approved by county counsel. No fee shall be collected until such agreement has been duly executed by the impacted district and the county. Upon establishment of a
fee, all approvals pursuant to title 16 herein shall include a condition providing for payment of the fee for each parcel created.

B. The revenues raised by payment of the fee shall be placed by the district in a separate and special account and such revenues, along with any interest earnings on that account, shall be used by the district solely to:

1. Pay for the district's future acquisition and construction of capital facilities and equipment for purposes of park and recreation services;
2. Reimburse the district for those capital facilities and equipment described or listed in the district's plan which have been constructed by the district with funds advanced by the district from other sources; or
3. Credit developers who have been required or permitted by paragraph (d) below to install facilities which are set forth in the plan prior to actual demand or need for such facilities.

C. The revenues raised by payment of the fee shall only be used to pay for the capital facilities and equipment described and set forth in the adoption Plan, as modified from time-to-time and for costs and expenses related to administration of the fee, the adopted plan and construction of facilities or procurement of equipment as set forth in the adopted plan.

D. Whenever a developer is required, as a condition of approval of a development project, to construct a capital facility described in the adopted plan, which facility is determined by the district to be required as a result of new development, in advance of district's planned installation, and when such construction is necessary to ensure efficient and timely construction of the facilities network, a written agreement with the developer for a credit against the fee which would otherwise be charged pursuant to this chapter shall be offered to the developer.

E. A developer of any project subject to the fee set forth in this chapter may apply to the county for a reduction, adjustment or a waiver of the fee, based upon the absence of any reasonable relationship or nexus between the impacts of that development and the amount of the fee. The application shall be made in writing and filed with the county either:

1. Not later than sixty (60) days prior to the public hearing on the discretionary development permit application for the project; or
2. If no discretionary development permit is required, at the time of the filing of the request for a building permit.

The developer shall state in detail the factual basis for the claim of waiver, reduction or adjustment. If a reduction, adjustment or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment or reduction of the fee.

F. The district in administering the fee established by this chapter shall comply with, in addition to requirements set forth in this chapter, those requirements set forth in chapter 5, division 1 of title 7 of the Government Code commencing with section 66000 et seq. as amended from time-to-time. (Ord. 4404, 1995)

13.30.050 Exempt Development.
The impact mitigation fee established by this chapter shall not be charged for the following type of development:

A. Senior housing projects meeting the definition and criteria set forth in Civil Code section 51.3 (3), California Health and Safety Code section 1569.2(k), and California Government Code section 1543.2(d) (9).

B. All Non-Residential Development.

C. Any other development, entitled by state or federal statute, to an exemption from development impact fees, including but not limited to Government Code sections 65961 or 66498 et seq. (Ord. 4404, 1995)

13.30.060 Annual Review.

A. The board of supervisors shall review, on an annual basis, each parks and recreation capital facilities and equipment development impact mitigation fee established hereunder. Each district for which a fee has been established shall annually update its plan and perform the accounting required by Government Code section 66006, and shall proved to the county all the necessary information to allow the county to determine whether the fee amounts continue to be reasonably related to the impacts of development and whether the described capital facilities or equipment described in the plan are still required. The chief administrative officer and the county auditor shall review the information and make recommendations regarding the amount of the fee and any other aspect of the administration by the impact district of monies received hereunder. The impacted district shall reimburse the county for all costs incurred by the county in the review, including but not limited to costs for staff review and public notice, if necessary. (Ord. 4404, 1995)