



PARK IMPACT FEE NEXUS STUDY

JULY 2010
REVISED FINAL REPORT

PREPARED FOR:

**ADVISORY BOARD OF DIRECTORS
CARMICHAEL RECREATION AND PARK DISTRICT**

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CARMICHAEL RECREATION AND PARK DISTRICT

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EXECUTIVE SUMMARY

INTRODUCTION

This Park Impact Fee Nexus Study ("Nexus Study") was prepared pursuant to the "Mitigation Fee Act" as found in Government Code § 66000 et seq. The purpose of this Nexus Study is to establish the legal and policy basis for the collection of park impact fees ("fees") from new residential and nonresidential development within the Carmichael Recreation and Park District ("District").

ABOUT THE CARMICHAEL RECREATION AND PARK DISTRICT

The Carmichael Recreation and Park District was formed in 1945 and serves 41,724 residents in the Carmichael community. It is located north of the American River and south of Madison Avenue, and is bordered by Walnut Avenue and Manzanita Avenue on the west, and San Juan Avenue on the east.

OVERVIEW OF THE PARK IMPACT FEE METHODOLOGY / APPROACH

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 level of service ("LOS") standards established by the District. The total per capita costs for park and recreation facilities needed for new residential and nonresidential development are established within this Nexus Study. For the residential park impact fees, the total per capita costs are applied to five residential land use categories according their respective average household population to establish a cost / fee per unit. For the nonresidential park impact fees, a residential equivalent cost per employee is determined and applied to three nonresidential land uses using average employment densities and relative park usage factors to establish a cost / fee per square foot.

NEXUS REQUIREMENTS

In order to impose park impact 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 presents the necessary 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.

AGREEMENT IN PRINCIPLE AND REVISED PARK IMPACT FEES

On April 17, 2008, the District's Advisory Board of Directors ("Advisory Board") approved a park impact fee program and requested that Sacramento County Board of Supervisors adopted and implement it on behalf of the District. Amidst the significant deterioration of conditions in the housing market through 2008 and into 2009, the eight park district administrators, SCI Consulting Group and Sacramento County IFS staff work closely with the North State Building Industry Association and area developers to establish reasonable park impact fee programs that would to serve their needs and the needs of the development community as well.

In response to the direction of the Sacramento County Board of Supervisors, the parties engaged in a series of special meetings in late 2009 to review the "Fees, Standards and Costs" relating to proposed eight park impact fee programs. As a result of these meetings, an Agreement in Principle ("Agreement") was reached that outlined a framework for establishing and implementing the new park impact fee programs.

A memorandum has been attached to this Revised Final Report that details the provisions of the Agreement and the modifications to the previously approved fee program. However, the content in this Revised Final Report has not been changed to reflect the revised fees. Instead, the memorandum (attached as Appendix H) serves to outline the Agreement and the District's revised fee program and modifications.

SUMMARY OF GENERAL FINDINGS

Based on a review of the Carmichael Recreation and Park District Master Plan, the District's level of service standards, applicable County code sections and District construction cost estimates, the following general findings are presented:

1. The District's residents enjoy an existing level of service of 4.9 acres of neighborhood and community parks for every 1,000 residents.
2. The District's adopted Master Plan level of service standard is 5.0 acres of parks for every 1,000 additional residents.
3. The District does not currently receive fees from new residential or nonresidential development for the construction of parks and recreation facilities.
4. For subdivided residential land, the District receives the dedication of land, payment of fees in-lieu of land or combination under the Quimby Act and the Sacramento County Code Chapter 22.40.
5. Park impact fees, pursuant to the Mitigation Fee Act, are needed to ensure that the District can build park and recreation facilities and improvements needed for the resident and employee growth created by new development.

SUMMARY OF GENERAL RECOMMENDATIONS

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

1. The County of Sacramento should establish the following park impact fees on behalf of the District in order to fairly allocate the cost of park development and recreational facilities construction attributable to new development:

FIGURE 1 – REVISED PARK IMPACT FEES

Land Use Category	Approved Park Impact Fees	Revised Park Impact Fees
Residential		
	Per Dwelling Unit	
Single-Family Detached Residential	\$5,864	\$5,290
2 to 4 Unit Attached Residential	\$5,320	\$4,799
5 + Unit Attached Residential	\$4,022	\$3,629
Mobile Homes	\$4,301	\$3,880
Second Residential Units	\$2,259	\$2,038
Nonresidential		
	Per Sq. Ft.	
Retail / Other	\$0.43	\$0.39
Office	\$0.72	\$0.65
Industrial	\$0.30	\$0.27

2. Pursuant to the Agreement in Principle between the District and the development community, the revised park impact fees shall be phased over a three-year period as follows:

FIGURE 2 – REVISED PARK IMPACT FEES UNDER THREE-YEAR PHASING PLAN

Land Use Category	First Year Fees	Second Year Fees	Third Year Fees
Residential			
Single-Family Detached Residential	\$1,763	\$3,526	\$5,290
2 to 4 Unit Attached Residential	\$1,600	\$3,199	\$4,799
5 + Unit Attached Residential	\$1,210	\$2,419	\$3,629
Mobile Homes	\$1,293	\$2,586	\$3,880
Second Residential Units	\$679	\$1,359	\$2,038
Nonresidential			
Retail / Other	\$0.13	\$0.26	\$0.39
Office	\$0.22	\$0.43	\$0.65
Industrial	\$0.09	\$0.18	\$0.27

3. After the third year, the park impact fees will be automatically adjusted based on the change in the Engineering News Record Construction Cost Index. However, the District should periodically conduct a review of park development and facility construction costs. If costs change significantly in either direction, this Nexus Study should be updated and the park impact fees adjusted accordingly.
4. These park impact fees should be collected from new development in addition to land dedication and in-lieu fees pursuant to the Sacramento County Code 22.40.
5. The District's new park impact fees should be adopted and implemented in accordance with the applicable provisions of the Mitigation Fee Act (California Government Code § 66000 et seq.)

PER CAPITA COST COMPONENTS

As previously mentioned, this Nexus Study utilizes a per capita standard-based methodology to determine the park impact fees because the need for / demand for park and recreational services is inherently driven by population. Moreover, the future level of development in the District is somewhat uncertain, as it will primarily be in-fill type development that has been becoming more popular over the last several years. The per capita approach used in this Nexus Study has the advantage of continuing to be valid regardless of the actual level of development.

This section presents the per capita cost for park development, construction of community use facilities, aquatic facilities and other associated costs based on the District's level of service standards for such facilities.

PARKLAND DEVELOPMENT COST PER CAPITA

According to the District, their current level of developed parks is not sufficient to meet the needs of the current population. The District has 203.1 acres of developed parks and current population of 41,724. To achieve the District's adopted Master Plan standard of 5.0 acres of parks per 1,000 residents, the District will need to develop approximately 5.5 acres of additional parks to meet the needs of the existing District population. That is, the District has an existing deficiency of 5.5 acres of parks serving the current population. These park development costs will be funded by other District funding sources.

Moreover, it is estimated that the District will grow by 1,076 people over the next ten years. To serve these new residents generated by new development, approximately 5 more acres of parkland will be needed.

The figure on the following page calculates the per capita cost of developing new parks in the District. As presented, the total 5.0 acre per 1,000 population standard is multiplied by the estimated average per acre cost for parkland development to arrive at a per capita cost. The average park development cost per acre shown represents the average construction cost (in 2008 dollars) for neighborhood parks similar to those in existing District parks. Any facilities aside from those listed for typical neighborhood parks in Appendix B, such as gymnasiums and community centers, are included as separate cost components.

FIGURE 3 – PARKLAND DEVELOPMENT COST PER CAPITA

Cost Component	Acres per 1,000 Population ¹	Acres per Capita ¹	Average Park Development Cost per Acre ²	Cost per Capita
Parkland Development	5.0	0.0050	\$362,438	\$1,812.19

Source: Carmichael Recreation and Park District

¹ Based on the District's Master Plan park standard of 5 acres per 1,000 residents.

² From the Park Construction Cost (See Appendix B for details).

AQUATICS FACILITY COST PER CAPITA

The District is planning a new aquatics center to meet the service needs of its existing and future population. Figure 4 below shows the per capita cost of a typical aquatics facility. This facility will serve the estimated 52,315 residents of the District predicted by the District's Master Plan. Therefore, the buildout level of service ("LOS") standard is 1 aquatics facility per 52,315 population.

By using the LOS of the District at buildout, new development's fair share of the construction cost for these facilities is consistent with the level of service provided to all beneficiaries of the planned facilities, namely the total population of the District at buildout.

The total cost of the aquatics facility is divided by the standard of 52,315 population per aquatics center to determine the cost per capita. The District will fund existing development's share of the new aquatics facility cost from other funding sources.

FIGURE 4 – AQUATICS FACILITY COST PER CAPITA

Cost Component	Population per Aquatic Center ¹	Cost Per Aquatic Center ²	Cost per Capita
Aquatic Center	52,315	\$8,391,578	\$160.40

Notes:

¹ Based on the standard from the District's Master Plan.

² See Appendix C for cost details

GYMNASIUM COST PER CAPITA

Figure 5 below lists the per capita cost of a gymnasium center, which would serve a population of 20,000, per the standard in the District's Master Plan. The total cost of the gymnasium is divided by the standard of 20,000 population per gymnasium to determine the cost per capita.

FIGURE 5 – GYMNASIUM COST PER CAPITA

Cost Component	Population per Gymnasium ¹	Cost Per Gymnasium ²	Cost per Capita
Gymnasium	20,000	\$3,988,140	\$199.41

Notes:

¹ Based on the standard from the District's Master Plan.

² Based on a 6,000 square foot building. See Appendix D for cost details

RESIDENTIAL PARK IMPACT FEE DETERMINATION

This section presents the calculation of the residential park impact fees based on the per capita cost for parkland development, community use and aquatic facility construction and park impact fee program administrative costs for the different residential land uses in the District.

PARK IMPACT FEE COST COMPONENTS

The figure below summarizes the per capita cost components from the previous section and includes an additional 4 percent for administration of the park impact fee program. As shown, the sum of the per capita cost components is \$2,258.88.

FIGURE 6 – PARK IMPACT FEE COST COMPONENTS

Park Impact Fee Cost Components	Per Capita Costs
Parkland Development	\$1,812.19
Aquatics Facility	\$160.40
Gymnasium	\$199.41
Park Impact Fee Program Administration ¹	\$86.88
Total Cost per Capita	\$2,258.88

Notes:

¹ Estimated at 4 percent of park development and aquatics and community use facility 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 / need for park and recreational services is inherently driven by population and since different residential land uses have varying household sizes, the residential park impact fee is expressed on a per unit basis based on their respective average household size for five residential land use categories.

For the purposes of this park impact fee program, a "unit" 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 four residential land use categories are as follows:

- ***"Single-family detached residential"*** means detached one-family dwelling units;
- ***"2 to 4 unit attached residential"*** means buildings or structures designed for two through four families for living or sleeping purposes and having a kitchen and bath facilities for each family, including two-family, group and row dwelling units;
- ***"5 + unit attached residential"*** means buildings or structures designed for five or more families for living or sleeping purposes and having kitchen and bath facilities for each family, including condominiums and cluster developments;
- ***"Mobile home development"*** 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.
- ***"Second residential unit"*** means a second residential unit, or granny flat, which is 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.

RESIDENTIAL PARK IMPACT FEE DETERMINATION

Figure 7 below presents the calculation of the residential park impact fees. As shown, each per unit fee for the five residential land uses are determined by multiplying the total per capita cost by their respective average household size.

This study also incorporates the addition of another residential unit to an existing property as a fourth category (labeled as "Second Residential Units"). Insufficient data exists to calculate the average household occupancy of second residential units in the District; therefore, a conservative estimate of 1.0 person per unit is utilized.

FIGURE 7 – PROPOSED RESIDENTIAL PARK IMPACT FEES

Residential Land Use Category	Average Household Size ¹	Total Cost per Capita	Total Park Impact Fees per Unit ²
Single-Family Detached Residential	2.596	\$2,258.88	\$5,864
2 to 4 Unit Attached Residential	2.355	\$2,258.88	\$5,320
5 + Unit Attached Residential	1.781	\$2,258.88	\$4,022
Mobile Home Unit	1.904	\$2,258.88	\$4,301
Second Residential Unit	1.000	\$2,258.88	\$2,259

Notes:

¹ Based on figures from the 2000 U.S. Census for Carmichael CDP.

² Per capita cost multiplied by the average household size for each residential land use. The fees are rounded to the nearest dollar.

NEXUS FINDINGS FOR PARK IMPACT FEES ON RESIDENTIAL DEVELOPMENT

This section frames the results of this 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 et seq. These requirements are discussed below.

IDENTIFY THE PURPOSE OF THE FEES

The purpose of the residential park impact fees is to develop parks and provide recreational and community use facilities to meet the needs of the new residential population within the District.

IDENTIFY THE USE OF THE FEES

As outlined in the Nexus Study, the general purpose of the fees is to fund the development of park and recreation facilities. Revenue from fees collected on new development may be used to pay for any of the following:

- Construction of park and recreational facilities including community use facilities;
- District and County park impact fee program administration costs including periodic nexus study updates, collection, accounting, annual reporting requirements and other associated costs;
- Other related facility costs resulting from population growth caused by new residential development.

Revenue from the fees collected may not be used to fund the following:

- District operational costs;
- Park maintenance or repair costs.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEES' USE AND THE TYPE OF DEVELOPMENT PROJECT ON WHICH THE FEES ARE IMPOSED

Since the need for park and recreational services is inherently population-driven, new residential development in the District will generate additional need for new parks and recreational services and the corresponding need for various facilities. The fees will be used to develop and expand the District's parks and community use facilities required to serve new development. The fees' use (developing new park and recreational facilities) is therefore reasonably related to the type of project (new residential development) upon which it is imposed.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITIES AND THE TYPE OF DEVELOPMENT PROJECTS ON WHICH THE FEES ARE IMPOSED

Each new residential development project will generate additional need for park and recreational services and the associated need for developed parkland and community use facilities. The need is measured in proportion to average household size for five housing types. The District's parkland standard is 5.0 improved park acres for every 1,000 residents. The per capita standard for aquatic facilities is the population at buildout of the District.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEES AND THE COST OF THE PUBLIC FACILITIES OR PORTION OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT ON WHICH THE FEES ARE IMPOSED

The amount of park and recreational facilities needed to serve a unit of development is based on the District's level of service standard for providing such facilities. The cost for land acquisition, park development, community use facilities, aquatics facilities and administrative costs are defined on a cost per capita basis. These per capita costs are then applied to five housing types based on their respective average household size.

NONRESIDENTIAL PARK IMPACT FEE DETERMINATION

In addition to the residents of the District, employees who work in the District also use and place demands upon the District's park facilities. Just as future growth in the residential population will impact park facilities, future growth in the District's employee population will also impact park facilities and additional park and recreational facilities are required for the future growth in employees within the District. Therefore, this section determines the park impact fee for nonresidential land uses.

RESIDENTIAL EQUIVALENT FACTOR

Employees use park and recreational facilities in a variety of ways. They participate in lunchtime activities, community center functions, before-work and after-work group functions, weekend company functions, company sponsored sports leagues, lunchtime trail use, etc. However, one employee is generally not considered to have the same demand for or impact upon park facilities as one resident. Therefore, this Nexus Study utilizes a residential equivalent factor which is determined by the number of hours an employee is within the District divided by the number of hours in a year available to a fulltime employee to use the District's park and recreation facilities while in the District as the ratio of the demand one employee will have on park facilities, as compared to one resident.

In general, residents of the District can use the District's park and recreation facilities year-round. Conversely, park and recreation facility use by employees is generally limited to shorter periods of time before and after work and during lunch or break times. This period of time available for park usage within the District is estimated to be two hours per day, five days per week. In order to establish an employee park usage factor of equivalence with residents, each resident is assumed to be able to use parks 16 hours per day, 365 days per year. Thus, for purposes of this Nexus Study, one employee is considered to have the equivalent park facilities demand of 0.09 residents as shown on the following page.

FIGURE 8 – RESIDENTIAL EQUIVALENT FACTOR

Total Park Hours Available per Year ¹	5,840
Employee Hours within District Boundaries ²	2,600
Employee Population Factor	0.45
Hours Available to Employees for Park Use ³	520
Residential Equivalent for NonResidential	0.09

Notes:

¹ 365 days per week, 16 hours per day.

² 52 weeks per year, 5 days per week, 10 hours per day.

³ 52 weeks per year, 5 days per week, 2 hours per day out of a 10 hour day within the District.

COSTS PER EMPLOYEE

The figure below presents the calculation of the cost per employee based on the per capita cost for park development, community use and aquatics construction costs and fee program administrative costs multiplied by the residential equivalent factor for nonresidential land uses. As shown the cost per employee is \$201.13, or the equivalent of 9 percent of the per capita cost for a District resident.

FIGURE 9 – COST PER EMPLOYEE

Land Uses	Per Capita Costs	Residential Equivalent Factor	Costs per Employee
Non-Residential	\$2,258.88	0.09	\$201.13

Notes:

¹ Includes park development, community use and administration per capita costs.

LAND USE CATEGORIES

As mentioned earlier, 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. Since different commercial / industrial land uses have varying employment densities, the nonresidential park impact fee is expressed on a per square footage basis based on their respective employment density for three nonresidential land use categories.

The three nonresidential land use categories are as follows:

- ***"Retail / Other Commercial"*** means all retail, commercial, educational and hotel/motel construction;
- ***"Office"*** means all general, professional and medical office construction;
- ***"Industrial"*** means all manufacturing construction.

NONRESIDENTIAL PARK IMPACT FEE DETERMINATION

In order to determine the nonresidential park impact fees, the cost per employee is applied to nonresidential land uses by their employment density to arrive at nonresidential park impact fees per square foot. The nonresidential park impact fees for retail / other commercial, office and industrial land uses are shown in the table below.

FIGURE 10 – PROPOSED NONRESIDENTIAL PARK IMPACT FEES

Nonresidential Land Uses	Cost per Employee ¹	Employees per 1,000 Square Feet ²	Nonresidential Park Impact Fees per Square Foot ³
Retail / Other	\$201.13	2.16	\$0.43
Office	\$201.13	3.56	\$0.72
Industrial	\$201.13	1.50	\$0.30

Notes:

¹ Total per employee cost for nonresidential land uses.

² Employment density figures based on the San Diego Association of Governments (SANDAG) Traffic Generator Study. The SANDAG Traffic Generator Study is a commonly used source for employment density statistics for development impact nexus studies.

³ Fees are rounded to the nearest cent.

The employment density figures are from the San Diego Association of Governments ("SANDAG") Traffic Generator Study. The SANDAG Traffic Generator Study is a commonly used source for employment density statistics for development impact nexus studies. In fact, the California State Legislature has approved its use for justification of commercial and industrial school facilities fees. Therefore, for the purpose of this Nexus Study, these figures are considered to be representative of the employment density within the District.

NEXUS FINDINGS FOR PARK IMPACT FEES ON NONRESIDENTIAL DEVELOPMENT

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

IDENTIFY THE PURPOSE OF THE FEES

The purpose of the nonresidential park impact fees is to develop parks and provide recreational and community use facilities to meet the needs of new employees created by new commercial and industrial development within the District.

IDENTIFY THE USE OF THE FEES

As outlined in the Nexus Study, the general purpose of the fees is to fund development of park and recreation facilities. Revenue from fees collected on new development will be used to pay for any of the following:

- Construction of park and recreational facilities including community use facilities;
- District and County park impact fee program administration costs including period nexus study updates, collection, accounting, annual reporting requirements and other associated costs;
- Other related facility costs resulting from population growth caused by new residential development.

Revenue from the fees collected may not be used to fund the following:

- District operational costs;
- Park maintenance or repair costs.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEES' USE AND THE TYPE OF DEVELOPMENT PROJECT ON WHICH THE FEES ARE IMPOSED

Since the need for park and recreational services is inherently population-driven, new businesses will create new employees in the District which will use and create demand for new developed parks and recreational services and the corresponding need for various facilities. The nonresidential park impact fees will be used to develop and expand the District's parks and community use facilities required to serve new development. The fees' use (developing new park and recreational facilities) is therefore reasonably related to the type of project (new nonresidential development) upon which it is imposed.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITIES AND THE TYPE OF DEVELOPMENT PROJECTS ON WHICH THE FEES ARE IMPOSED

Each new nonresidential development project will generate additional demand for park services and the associated need for community use facilities. The demand is measured in proportion to the residential equivalent factor and the average employment density for retail/other commercial, office and industrial land uses categories.

DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEES AND THE COST OF THE PUBLIC FACILITIES OR PORTION OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT ON WHICH THE FEES ARE IMPOSED

The amount of park and recreational facilities needed to serve a unit of nonresidential development is determined by multiplying the determined cost per employee by the employment density for retail/other commercial, office and industrial land uses.

PARK IMPACT FEE PROGRAM IMPLEMENTATION AND ADMINISTRATION

This section contains general recommendations for the adoption and administration of the park impact fee program based on the findings of this Nexus Study and for the interpretation and application of the park impact fees recommended herein. Statutory requirements for the adoption and implementation may be found in the Mitigation Fee Act (California Govt. Code § 66000 et. seq.)

ADOPTION REQUIREMENTS

The following are the general requirements for approval and adoption of the Park Impact Fee Nexus Study and proposed park impact fees.

1. The local agency shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the proposed fees.
2. At least 14 days before the meeting, the local agency 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 local agency is to 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.
5. The park impact fees take effect 60 days after adoption of the resolution or ordinance.

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;
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

APPENDICES

Appendix A – Current and Projected District Population through 2018

Appendix B – Park Construction Costs

Appendix C – Aquatics Facility Costs

Appendix D – Gymnasium Costs

Appendix E – Average Household Size by Housing Type

Appendix F – Inventory of District Park Facilities

Appendix G – Map of District

Appendix H – Memorandum re Revised Park Impact Fee Program

APPENDIX A – CURRENT AND PROJECTED DISTRICT POPULATION THROUGH 2018

Figure 11 presents the District's current and population projection through 2018. It is based on the estimated population of the District for the last three years and a 0.25% projected annual growth rate consistent with the growth rate over the last two years.

FIGURE 11 – POPULATION PROJECTIONS THROUGH 2018 (DISTRICT)

Year	District Population Projection ¹
2008	41,724
2009	41,831
2010	41,937
2011	42,044
2012	42,151
2013	42,259
2014	42,366
2015	42,474
2016	42,582
2017	42,691
2018	42,800
Growth	1,076

Source: Sacramento County Assessor and 2000 U.S. Census

Notes:

¹ Actual population for 2004, 2005 and 2006 based on 2000 U.S. Census Data and County Assessor Data from 2004, 2005, and 2006. Population projected for 2007 and subsequent years based on growth rate from 2004 to 2006.

FIGURE 12 - DISTRICT POPULATION ESTIMATE (2006)

Residential Land Use	Total Housing Units ¹	Average Household Size ²	Population ³
Single-Family Detached Residential	11,225	2.596	29,138
Condominium	106	2.361	250
2 to 4 Unit Attached Residential	1,673	2.355	3,940
5 + Unit Attached Residential	4,593	1.781	8,178
Mobile Homes	3	1.904	6
Total	17,600		41,512

Notes:

¹ Based on lien roll data from the Sacramento County Assessor's Office as of July 2006.

² Based on District census tract figures from the US Census Bureau, 2000 US Census.

³ Estimated by multiplying total housing units for each housing type by their respective average household size.

APPENDIX B – TYPICAL PARK CONSTRUCTION COSTS

FIGURE 13 – TYPICAL 5-ACRE PARK CONSTRUCTION COSTS

Item	Units	Unit Cost	Construction Cost
Design, Engineering, Fees and Admin			
Design, Eng, Fees and Admin	25%	\$1,449,750	\$362,438
			<u>\$362,438</u>
Site Improvements			
On-Site Improvements ¹	5 AC	\$180,000	\$900,000
			<u>\$900,000</u>
Improvements			
Street Frontage	425 LF	\$150	\$63,750
Off Street Parking Per Stall	20 EA	\$2,500	\$50,000
Play Structures	1 EA	\$125,000	\$125,000
Bantum Scooter Field (Small)	1 EA	\$24,000	\$24,000
Basketball Court	1 EA	\$40,000	\$40,000
Restroom	1 EA	\$175,000	\$175,000
Group Shade Structure	2 EA	\$15,000	\$30,000
Picnic/BBQ Areas	2 EA	\$10,000	\$20,000
Players Benches	4 EA	\$500	\$2,000
Bleachers	2 EA	\$3,000	\$6,000
Entry Sign	1 EA	\$6,000	\$6,000
Benches	10 EA	\$800	\$8,000
			<u>\$549,750</u>
Total Capital Improvement Cost			\$549,750
Total Costs			\$1,812,188
Total Cost per Acre			\$362,438
Acres per 1000 population			5.00

Notes

¹ On-site improvements include site grading, utility connections, soil prep & amendments, automatic irrigation, planting, concrete pathways

Sources:

SCI Consulting Group, Jerry Fox, park construction manager and development consultant,
Cordova Park Standards and guidelines for new development by MIG, El Dorado Hills
Community Services District Master Plan by MIG, Elverta Specific Plan Financing Plan by
EPS, and other park districts in the Sacramento area

APPENDIX C – AQUATICS FACILITY COSTS

FIGURE 14 – AQUATICS FACILITY COSTS

Item	Units	Unit Cost	Construction Cost
Design, Engineering, Fees and Admin			
Design, Eng, Fees and Admin	30%	\$6,455,060	\$1,936,518
			<u>\$1,936,518</u>
Site Improvements			
Site Grading	261,360 SF	\$1.00	\$261,360
Utilities	1 LS	\$300,000	\$300,000
Parking - Off-Street Stalls	100 EA	\$2,500	\$250,000
Landscaping	1 LS	\$250,000	\$250,000
			<u>\$1,061,360</u>
Improvements			
Conventional Pool	6,465 SF	\$180	\$1,163,700
Slide	150 LF	\$600	\$90,000
Leisure (Zero Entry) Pool	6,075 SF	\$200	\$1,215,000
Children's Water Play Area	1 LS	\$250,000	\$250,000
Equipment Bldg	1,000 SF	\$325	\$325,000
Bathhouse	3,500 SF	\$400	\$1,300,000
Bathhouse Fixtures	1 LS	\$100,000	\$100,000
Meeting/Event Building	3,000 SF	\$250	\$750,000
Concession Area	800 SF	\$250	\$200,000
Total Capital Improvement Costs			<u>\$5,393,700</u>
Total Cost			\$8,391,578
Population Served			52,315

Sources:

Aquatics Design Group, Arch Pac. Inc., Jones and Madahavan and SCI Consulting Group

APPENDIX D – GYMNASIUM COSTS

FIGURE 15 – GYMNASIUM COSTS

Item	Units	Unit Cost	Construction Cost
Design, Engineering, Fees and Admin			
Design, Eng, Fees and Admin	30%	\$3,067,800	\$920,340
			\$920,340
Site Improvements			
Site Grading	217,800 SF	\$1.00	\$217,800
Utilities	1 LS	\$300,000	\$300,000
Parking - Off-Street Stalls	100 EA	\$2,500	\$250,000
Landscaping	1 LS	\$250,000	\$250,000
Subtotal Site Improvements			\$1,017,800
Improvements			
Building Area ¹	6,000 SF	\$275	\$1,650,000
Furnishing, Fixtures, Equipment	1 LS	\$400,000	\$400,000
Total Capital Improvement Costs			\$2,050,000
Total Cost			\$3,988,140
Population Served			20,000

Notes

¹ Assume 6,000 SF building for the gymnasium and related facilities

Sources:

SCI Consulting Group, Jerry Fox, park construction manager and development consultant,
Cordova Park Standards and guidelines for new development by MIG, El Dorado Hills
Community Services District Master Plan by MIG, and other park districts in the Sacramento
area

APPENDIX E – AVERAGE HOUSEHOLD SIZE BY HOUSING TYPE

Since the park impact fees are based on per capita need and level of service, this Nexus Study recommends the allocation of the park impact fees to five residential land uses (or housing types), since different housing types have different household sizes. Based on 2000 U.S. Census information for the Carmichael CDP, the figure 16 presents the average household size calculation for four residential land use categories shown below.

This Study also incorporates the addition of another residential unit to an existing property as a fourth category (labeled as “Second Residential Units”). Insufficient data exists to calculate the average household size of a second residential unit in the District; therefore, a conservative estimate of 1.0 person per unit is utilized.

FIGURE 16 – AVERAGE HOUSEHOLD SIZE BY HOUSING TYPE

Land Use	Total Housing Units	Vacant Housing Units	Occupied Housing Units	Total Number of Occupants	Average Household Size
Single-Family Detached Residential	12,642	227	12,415	32,227	2.596
2 to 4 Unit Attached Residential	3,256	149	3,107	7,317	2.355
5 + Unit Attached Residential	5,420	369	5,051	8,994	1.781
Mobile Homes	59	7	52	99	1.904
Average (2000 Census)	21,377	752	20,625	48,637	2.358

Source: US Census Bureau, 2000 US Census for Carmichael CDP.

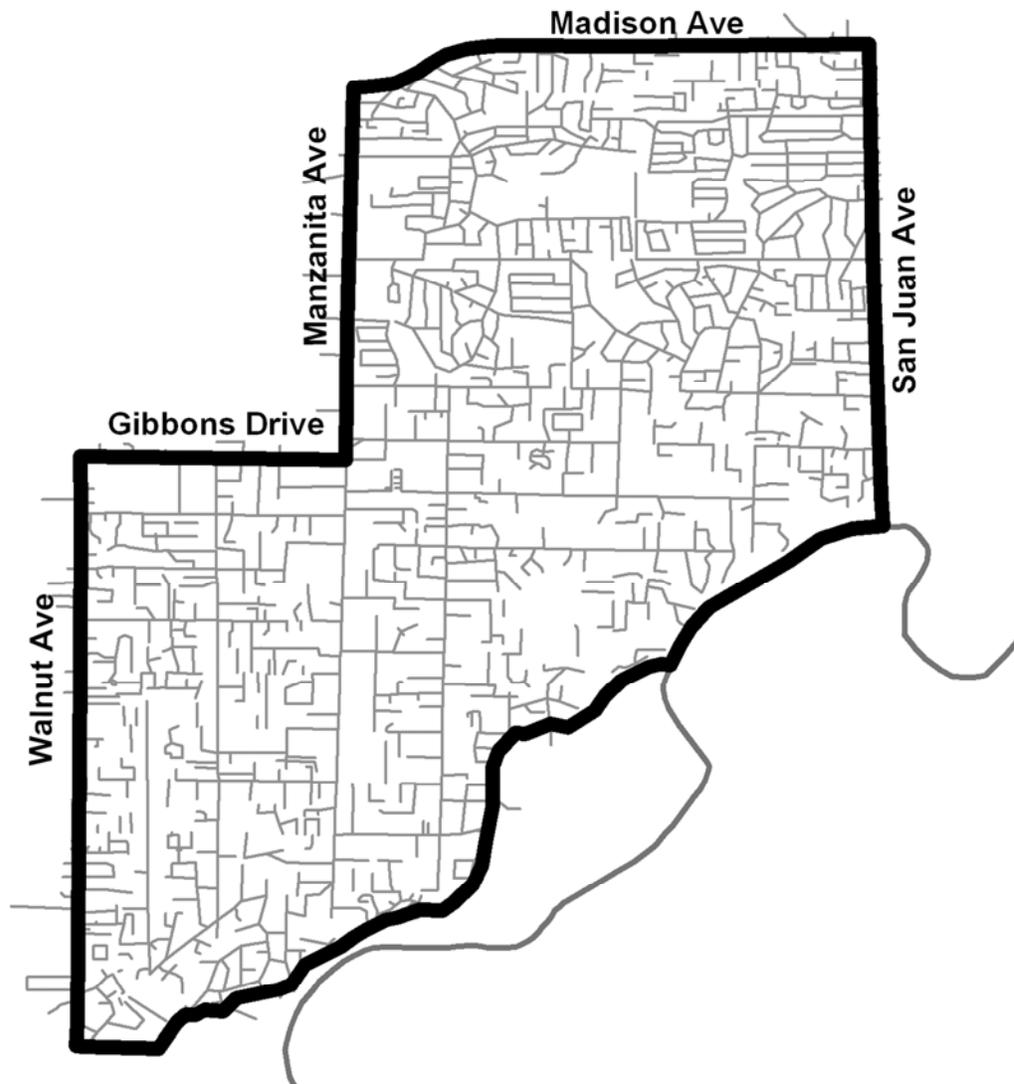
APPENDIX F – SUMMARY OF DISTRICT PARK FACILITIES

FIGURE 17 – SUMMARY OF DISTRICT PARK FACILITIES

Facility	Acres	Features
Bird Track Park	1.0	Picnic Area, Playground
Capra Park	6.7	Trail System
Cardinal Oaks Park	7.4	Ball Field, Picnic Areas, Playground, Restrooms, Volleyball
Carmichael Park	38.0	Ball Fields, Basketball Court, Dog Park, Picnic Area, Playgrounds, Restrooms, Tennis Courts, Theater, Volleyball
Del Campo Park	21.6	Picnic Area, Playground, Restroom, Volleyball
Glancy Oaks Park	3.0	Basketball Court, Playground
Jan Drive Site	13.6	Trail System
Charles C Jensen Botanical Garden	3.0	Dirt trails
La Sierra Community Center	37.0	Ball Fields, Basketball Courts, Picnic Area, Gymnasiums, Restrooms, Skate Park, Soccer Fields, Theater
O'Donnell Heritage Park	9.4	Partly Developed
Palm Avenue Site	9.4	Trail System
Schweitzer Grove Nature Area	17.2	Disc Golf, Restrooms
Sutter Site	10.8	Community Garden, Restrooms
Ancil Hoffman Park	25.0	Picnic Area and trails
Total Park Acres	203.1	
Park Acres (per 1,000 population)	4.9	
MP Standard (per 1,000 population)	5.0	
Current Park Deficit	5.5	

Source: Carmichael Recreation and Park District

APPENDIX G – MAP OF DISTRICT



APPENDIX H – MEMORANDUM RE REVISED PARK IMPACT FEE PROGRAM

MEMORANDUM

TO: Jack Harrison, District Administrator
FROM: Blair Aas, SCI Consulting Group
RE: Revised Park Impact Fee Program
DATE: July 15, 2010

INTRODUCTION

The Carmichael Recreation and Park District ("District") retained SCI Consulting Group ("SCI") to prepare a Park Impact Fee Nexus Study ("Nexus Study") to establish district-wide park impact fees on new residential, commercial and industrial development within District. The park impact fees will help fund the future construction of park and recreation facilities within the District.

The District's park impact fee program was prepared in conjunction with the preparation of similar fee programs for seven other Sacramento County recreation and park districts ("park districts"). These park districts include Arcade Creek RPD, Fair Oaks RPD, Mission Oaks RPD, North Highland RPD, Orangevale RPD, Rio Linda Elverta RPD and Sunrise RPD. Working with the Sacramento County Infrastructure Finance Section ("IFS"), early outreach to the development community began in December 2007. On April 17, 2008, the District's Advisory Board of Directors ("Advisory Board") approved a park impact fee program and requested that Sacramento County Board of Supervisors adopted and implement it on behalf of the District.

Throughout 2008, the District's proposed fee program was presented to numerous stakeholders including the North State Building Industry Association ("North State BIA"), the Sacramento Regional Builders Exchange, area real estate developers, the Carmichael / Old Foothill Farms Community Council, the Carmichael Chamber of Commerce and the Sacramento Metropolitan Chamber of Commerce.

Amidst the significant deterioration of conditions in the housing market through 2008 and into 2009, the eight park district administrators, SCI and Sacramento County IFS staff continued to work closely with the North State BIA and area developers to establish reasonable park impact fee programs that would to serve their needs and the needs of the development community as well. In response to the direction of the Sacramento County Board of Supervisors, the parties engaged in a series of special meetings in late 2009 to review the "Fees, Standards and Costs" relating to proposed eight park impact fee programs. As a result of these meetings, an Agreement in Principle ("Agreement") was reached that outlined a framework for establishing and implementing the new park impact fee programs.

SCI has prepared this memorandum detailing the Agreement and the fee program modified to be consistent with the Agreement. A paragraph describing the Agreement and the proposed revisions has been inserted into the Nexus Study and this memorandum is attached as well. Based on the modifications to align the fee program with the agreed-upon framework, the previously adopted Nexus Study has been reissued as a Revised Final Report. The content of the Revised Final Report, however, has not been changed to reflect the revised fee program. Instead, this memorandum serves to explain the details of the Agreement and the revised fee program.

AGREEMENT IN PRINCIPLE

Again as an outcome of the "Fees, Standards and Costs" meetings, the Agreement provided the framework for establishing and implementing new park impact fees for the eight participating park districts. The Agreement in Principle was subsequently approved by the Sacramento County Board of Supervisors on March 24, 2010. The specific provisions of the Agreement are provided below.

1. The estimate of costs within the eight proposed park fee programs relating to infill development shall be reflective of current average park construction costs. The park districts will compare recent cost estimates and bids to the cost estimates within the proposed fee programs and adjust the fee programs as appropriate to reflect current costs, taking into consideration the highs and lows of the recently volatile bid climate for public construction projects.
2. In general, the average park development cost component within the proposed fee programs of the park districts may include the following costs and amenities (as appropriate to park size and function per park district master plans)
 - a. Reasonable design, engineering, fees and soft costs
 - b. On-site improvements including site grading, utility connections, soil preparation and amendments, lighting, automatic irrigation, planting and concrete pathways
 - c. Street frontage and off-street parking
 - d. Children's play area
 - e. Shade structure(s)
 - f. Picnic Area(s)
 - g. Restroom(s)
 - h. Regulation or practice field or court facility(s)

All costs will be periodically adjusted based on an agreed upon construction cost index.

3. Proposed park fee programs may include a community center facility cost component. Construction of community centers will be phased depending on the availability of funding from anticipated sources including park fees. Park fee programs can only charge new development for its fair share of the cost for community centers. The park districts will need to fund the remaining costs for community centers from other sources.
4. At the discretion of each park district, proposed park fee programs may include in its park fee program proposal an aquatics facility of equal or lesser cost in lieu of a community center facility. Construction of aquatics facilities will be phased depending on the availability of funding from anticipated sources

including park fees. Park fee programs can only charge new development for its fair share of the cost for such aquatics facilities based on a cost equal or lesser than a community center. The park districts will need to fund the remaining costs for aquatics facilities from other sources.

5. Proposed park fee programs shall be based on each park district's master plan level of service ("LOS") which is 5.0 acres of parks per 1,000 residents for each district except for Carmichael RPD (Foothill Farms) with an LOS of 4.5 acres of parks per 1,000 residents.
6. The park districts shall work with the school district(s) and/or other public entities within their respective boundaries to achieve joint use by combining parks with school and/or other public sites when possible.
7. Implementation of any new infill park fee programs shall be phased. The parties have discussed a three-year phasing plan similar to the phasing plan for the recently adopted transportation impact fee adjustment (that specified one-third of the justified fee implemented upon adoption and increased an additional one-third each subsequent year until full implementation).
8. If a development project is conditioned (or otherwise agreement is achieved by mutual consent between the developer and park district) to construct park and recreation facilities or improvements that are included within an implemented park fee program, a credit for such facilities or improvements constructed shall be provided based upon the provisions and unit prices in the park fee program. A development project shall not be conditioned to construct park and recreation facilities that are not included within the proposed fee program unless a funding source is identified and a credit for such facilities or improvements constructed is provided and there is mutual agreement between the developer and the park district.

SUMMARY OF THE REVISED PARK IMPACT FEE – CRPD

Pursuant to the Agreement reached with the development community, the park districts reviewed cost estimates and construction bids for mini, neighborhood and community parks throughout the greater Sacramento area to help evaluate the average development cost per acre assumed in the approved fee program. The park districts were mindful to take into consideration the highs and lows of the recently volatile bid climate for public construction projects. As a result, it was determined that the District's average park development cost of \$362,438 per acre should be revised to \$352,000 per acre to be more consistent with the Agreement. (The revised cost estimate for a typical neighborhood parks within the District is provided in table 3 on the last page of this memorandum.)

Furthermore, the Agreement only allows for the inclusion of either a community center cost component or the aquatics facility cost component. Therefore, the aquatics facility cost component of \$160.40 has also been removed to be consistent with the Agreement. As a result, the total per capita cost is revised from \$2,318.88 to \$2,037.78 per capita. In the table on the following page, the resulting revised fees are compared to the previously approved park impact fees.

TABLE 1 – APPROVED AND REVISED PARK IMPACT FEE COMPARISON – CRPD

Land Use Category	Approved Park Impact Fees	Revised Park Impact Fees
Residential		
	Per Dwelling Unit	
Single-Family Detached Residential	\$5,864	\$5,290
2 to 4 Unit Attached Residential	\$5,320	\$4,799
5 + Unit Attached Residential	\$4,022	\$3,629
Mobile Homes	\$4,301	\$3,880
Second Residential Units	\$2,259	\$2,038
Nonresidential		
	Per Sq. Ft.	
Retail / Other	\$0.43	\$0.39
Office	\$0.72	\$0.65
Industrial	\$0.30	\$0.27

PROPOSED PHASING PLAN

Pursuant to the Agreement with the development community, the implementation of the revised impact fee programs for the eight park districts will be phased over a three-year period similar to the phasing of the recently adopted transportation impact fee adjustment by the Sacramento County Board of Supervisors. The three-year phasing plan call for one third of the revised fee to be implemented upon adoption and increased an additional third each subsequent year until full implementation. The schedule for the District's revised park impact fees under the proposed three-year phasing plan are shown in the table below.

TABLE 2 – THREE-YEAR PHASED PARK IMPACT FEE SCHEDULE

Land Use Category	First Year Fees	Second Year Fees	Third Year Fees
Residential			
Single-Family Detached Residential	\$1,763	\$3,526	\$5,290
2 to 4 Unit Attached Residential	\$1,600	\$3,199	\$4,799
5 + Unit Attached Residential	\$1,210	\$2,419	\$3,629
Mobile Homes	\$1,293	\$2,586	\$3,880
Second Residential Units	\$679	\$1,359	\$2,038
Nonresidential			
Retail / Other	\$0.13	\$0.26	\$0.39
Office	\$0.22	\$0.43	\$0.65
Industrial	\$0.09	\$0.18	\$0.27

TABLE 3 – REVISED TYPICAL NEIGHBORHOOD PARK COSTS

Item	Units		Unit Cost	Construction Cost
Design, Engineering, Fees and Admin				
Design, Eng, Fees and Admin	25%		\$1,409,750	\$352,438
				\$352,438
Site Improvements				
On-Site Improvements ¹	5	AC	\$180,000	\$900,000
				\$900,000
Improvements				
Street Frontage	425	LF	\$150	\$63,750
Off Street Parking Per Stall	20	EA	\$2,500	\$50,000
Play Structures	1	EA	\$125,000	\$125,000
Bantum Scooter Field (Small)	1	EA	\$24,000	\$24,000
Restroom	1	EA	\$175,000	\$175,000
Group Shade Structure	2	EA	\$15,000	\$30,000
Picnic/BBQ Areas	2	EA	\$10,000	\$20,000
Players Benches	4	EA	\$500	\$2,000
Bleachers	2	EA	\$3,000	\$6,000
Entry Sign	1	EA	\$6,000	\$6,000
Benches	10	EA	\$800	\$8,000
				\$509,750
Total Capital Improvement Cost				\$509,750
Total Costs				\$1,762,188
Total Cost per Acre (rounded)				\$352,000
Acres per 1000 population				5.00

Notes

¹ On-site improvements include site grading, utility connections, soil prep & amendments, automatic irrigation, planting, concrete pathways

Sources:

Carmichael Recreation and Park District, SCI Consulting Group, Jerry Fox, park construction manager and development consultant, Cordova Park Standards and guidelines for new development by MIG, El Dorado Hills, Community Services District Master Plan by MIG, Elverta Specific Plan Financing Plan by EPS, and other park districts in the Sacramento area