



GOODWIN CONSULTING GROUP

**CORDOVA RECREATION AND PARK DISTRICT (CRPD)
PARK IMPACT FEE NEXUS STUDY
FOR THE UNINCORPORATED
SACRAMENTO COUNTY AREA OF THE CRPD**

June 2021

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EXECUTIVE SUMMARY

BACKGROUND

The Cordova Recreation and Park District (“District” or “CRPD”) was formed in 1958 to provide parks and recreation facilities and services to residents in a portion of unincorporated Sacramento County (“County”). The City of Rancho Cordova (“City”) incorporated within the CRPD boundary in 2003. Park and recreation services inside the City limits are provided by CRPD. CRPD is an independent district but relies on the County for some support services. CRPD is in the eastern portion of the County, approximately 13 miles east of downtown Sacramento.

PURPOSE OF STUDY

As growth occurs within the unincorporated County portion of the District, additional parks and recreation facilities will be required to meet the service demands of future development. Since existing parks will not be sufficient to provide the required level of service to the population growth in the District, new parks and facilities will be constructed. The new parks and improvements will be funded through a park impact fee program proposed in this report (“Park Fee Program”). The park fees in this report (“Park Fees”) will apply to all future residential and nonresidential development within the unincorporated County portion of the District. Areas within the District that are subject to a previously executed development agreement will not be subject to the Park Fees presented in this report. This *Cordova Recreation and Park District (CRPD) Park Impact Fee Nexus Study for the Unincorporated Sacramento County Area of the CRPD* (“Nexus Study”) provides the supporting justification for CRPD’s Park Fee Program.

CAPITAL IMPROVEMENT PLAN

The District’s Capital Improvement Plan (“CIP”) includes park service levels from CRPD’s *District Inventory and Assessment Plan*, also known as the Strategic Master Plan, which was developed in 2012 and approved by the CRPD Board of Directors on April 17, 2013. The CIP presented in this Nexus Study is based on a population of 50,000 residents and a park service level of 4.87 acres per 1,000 residents, as provided pursuant to the County Code. The CIP, sized to serve 50,000 residents, includes: (i) basic site improvements for 244 acres of parkland; (ii) neighborhood parks; (iii) community parks with level 1 and level 2 facilities; and (iv) art in the park. The total cost of the CIP is estimated at \$149.0 million, including design, engineering, construction management, and permitting costs, as shown in Table ES-1 on the following page.

Table ES-1

Summary of Capital Improvement Costs

Facility	Category	Total per 50K	Service Level	Unit Cost	Total Cost
<u>Basic Park Improvements</u>					
Basic Improvements	Neighborhood Park	117.0 acres	1 per 427	\$311,547	\$36,450,999
Basic Improvements	Community Pk Level 1	126.5 acres	1 per 395	\$311,547	\$39,410,696
<u>Playgrounds</u>					
Play Area - Neighborhood	Neighborhood Park	22.5 units	1 per 2,222	\$357,010	\$8,032,725
Play Area - Community	Community Pk Level 1	3 units	1 per 16,667	\$479,865	\$1,439,595
<u>Shade Structures</u>					
Group Shade/Picnic Area - Small Neighborhood	Neighborhood Park	27 units	1 per 1,852	\$80,147	\$2,163,969
Group Shade/Picnic Area - Small	Community Pk Level 1	5 units	1 per 10,000	\$80,147	\$400,735
Group Shade/Picnic Area - Large Neighborhood	Neighborhood Park	7.5 units	1 per 6,667	\$141,357	\$1,060,178
Group Shade/Picnic Area - Large	Community Pk Level 1	5 units	1 per 10,000	\$141,357	\$706,785
Group Shade/Picnic Area - Destination	Community Pk Level 2	1 unit	1 per 50,000	\$422,060	\$422,060
<u>Sports Fields¹</u>					
Baseball Field - Youth - Lighted - Game	Community Pk Level 2	2 units	1 per 25,000	\$420,526	\$841,052
Baseball Field - Youth - Unlighted - Game	Community Pk Level 1	3 units	1 per 16,667	\$187,991	\$563,973
Softball Field - Adult Lighted	Community Pk Level 2	1.5 units	1 per 33,333	\$406,831	\$610,247
Softball Field - Youth - Unlighted - Game	Community Pk Level 1	3 units	1 per 16,667	\$145,543	\$436,629
Softball Field - Youth - Lighted - Game	Community Pk Level 2	2 units	1 per 25,000	\$343,978	\$687,956
Soccer Field - bantam - Small	Community Pk Level 1	2.5 units	1 per 20,000	\$12,372	\$30,930
Soccer Field - Large	Community Pk Level 1	2.5 units	1 per 20,000	\$12,923	\$32,308
Soccer Field - Regulation - Grass	Community Pk Level 1	8.5 units	1 per 5,882	\$85,318	\$725,203
Soccer Field - Regulation - Lighted	Community Pk Level 2	1 unit	1 per 50,000	\$228,692	\$228,692
<u>Sports Courts & Leisure Amenities²</u>					
Basketball (1/2 court)	Neighborhood Park	8 units	1 per 6,250	\$31,393	\$251,144
Basketball Full Court	Community Pk Level 1	4 units	1 per 12,500	\$62,787	\$251,148
Bocce Ball - competition (4 court)	Community Pk Level 2	1.5 units	1 per 33,333	\$153,615	\$230,423
Tennis Courts - Lighted (2 courts ea.)	Community Pk Level 1	5 units	1 per 10,000	\$301,376	\$1,506,880
Volleyball (sand) tournament (6-court complex)	Community Pk Level 2	1 unit	1 per 50,000	\$276,143	\$276,143
Horseshoes - Neighborhood	Neighborhood Park	5 units	1 per 10,000	\$7,782	\$38,910
Horseshoes (2 court)	Community Pk Level 1	4 units	1 per 12,500	\$17,423	\$69,692
<u>Spray Parks</u>					
Spray Area	Community Pk Level 1	3 units	1 per 16,667	\$1,372,037	\$4,116,111
<u>Structures</u>					
Multi-Use Community Center (33,140 sq. ft.)	Community Pk Level 2	1 unit	1 per 50,000	\$18,507,997	\$18,507,997
Restrooms Small	Community Pk Level 1	2.5 units	1 per 20,000	\$184,588	\$461,470
Restrooms Medium	Community Pk Level 1	4.5 units	1 per 11,111	\$335,446	\$1,509,507
Restroom/concession/storage	Community Pk Level 2	3 units	3 per 50,000	\$859,694	\$2,579,082
<u>Miscellaneous Features</u>					
Dog Park	Community Pk Level 2	13.5 acres	9 per 33,333	\$256,025	\$384,038
Disc Golf Course	Community Pk Level 2	9 targets	9 per 50,000	\$1,690	\$15,208
Off-street parking	Community Pk Level 1	738 spaces		\$1,752	\$1,292,976
SUB TOTAL					\$125,735,458
Design/Engineering			10.0%		\$12,573,546
Construction Management			4.0%		\$5,029,418
Art in the Park			2.0%		\$2,514,709
Total (2020 \$)					<u>\$145,853,132</u>
Total (2021 \$)⁴					\$149,033,897
Cost Per DUE					\$8,674

1 Other field sports may be substituted such as rugby or lacrosse.
 2 Other sports courts may be substituted such as pickleball, cornhole, or bean bag toss.
 3 Based on 17,182 DUEs.
 4 The 2020 facilities costs are inflated by 2.18% based on ENR construction cost indices.

Source: Cordova Recreation and Park District

SUMMARY OF THE PARK FEES

The detailed information presented in this report is used to determine the Park Fees to fund park improvements for residential and nonresidential development in the unincorporated County portion of the CRPD. Development is categorized in the Park Fee Program into four residential and three nonresidential categories shown in Tables ES-2 and ES-3 below.

Table ES-2
Proposed Park Fees - Residential

Land Use Category	Park Cost Per Unit	CRPD Admin Fee	County Admin Fee	Park Fee
Single Family Residential	\$8,673.69	\$303.58	\$130.11	\$9,107.37
Attached Residential - 2 to 4 Units	\$7,526.20	\$263.52	\$112.94	\$7,902.66
Attached Residential - 5+ Units	\$6,549.64	\$229.00	\$98.13	\$6,876.77
Mobile Home	\$6,438.16	\$225.48	\$96.64	\$6,760.28

Table ES-3
Proposed Park Fees – Nonresidential

Land Use Category	Park Cost Per Unit	CRPD Admin Fee	County Admin Fee	Park Fee
Retail /Commercial	\$0.58	\$0.02	\$0.01	\$0.61
Office	\$0.90	\$0.03	\$0.01	\$0.94
Industrial	\$0.39	\$0.01	\$0.01	\$0.41

ACCESSORY DWELLING UNITS

An accessory dwelling unit (ADU) is defined as an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It includes permanent provisions for living, sleeping, cooking, and sanitation on the same parcel as the single family or multifamily dwelling. The recently enacted Government Code 65852.2 provides guidance on levying development impact fees on ADUs. In Sacramento County, the Park Fee for a one bedroom ADU greater than 850 square feet or a multi-bedroom ADU that is greater than 1,000 square feet shall be imposed proportionately in relation to the square footage of the primary dwelling unit. All other ADUs are exempt from the Park Fee.

FEE ADJUSTMENTS

The Park Fees should be adjusted in future years via updates to the program to reflect revised or updated facilities or costs, or receipt of funding from alternative sources. The District should also adjust the fees annually to account for inflation. Inflation will increase the cost of construction and purchase of facilities and improvements and therefore, the Park Fees should be increased each year to keep up with these costs.

Pursuant to County Municipal Code Section 16.155.190, the Park Fees shall be adjusted, with notice given to the District administrators, automatically without any further action by the Board of Supervisors on March 1 of each year, by averaging the net percentage change in the Engineering News Record Construction Cost Index for San Francisco and the 20 U.S. Cities Index for the preceding calendar year.

To be consistent with Sacramento County policies, the CIP facilities costs and Park Fees in this Nexus Study have been inflated by 2.18% to account for construction cost inflation in 2020.

I. INTRODUCTION

BACKGROUND

The CRPD was formed in 1958 to provide parks and recreation facilities and services to residents in a portion of the unincorporated County, including the communities of Gold River, Larchmont, Mather, and Rosemont. The City of Rancho Cordova incorporated within the CRPD boundary in 2003. Park and recreation services inside the City limits are provided by CRPD. The CRPD is an independent district but relies on the County for some support services. Over the years, several annexations have increased the size of the District to its current dimensions. The District is in the eastern portion of the County, approximately 13 miles east of downtown Sacramento, and its boundaries include the American River to the Watt Avenue Bridge to the west, the Sacramento City limits to Fruitridge Road to the south, Grant Line Road and Prairie City Road to the east, and the Jackson Highway to the south. A map identifying the District boundary is shown on page 4 of this report.

The District maintains approximately 41 parks and 7 special use areas that encompass approximately 615 acres of park land and outdoor amenities. The wide variety of community and neighborhood parks as well as special use facilities include multiple community centers, a golf course, a senior activities center, and a sports center. These facilities serve the existing population of approximately 115,000 residents within the District.

PURPOSE OF STUDY

As growth occurs within the unincorporated County portion of the District, additional parks and recreation facilities will be required to meet the service demands of future development. Since existing parks will not be sufficient to provide the required level of service to the population growth in the District, new parks and facilities will be constructed. The new parks and improvements will be funded through a Park Fee Program. The Park Fees will apply to all future residential and nonresidential development within the unincorporated County portion of the District. Areas within the District that are subject to a previously executed development agreement will not be subject to the Park Fees presented in this report. This Nexus Study provides the supporting justification for the District's Park Fee Program.

The Park Fee Program defined in this Nexus Study is separate and apart from the park fee program the District administers to the City of Rancho Cordova. The District's park fees for Rancho Cordova are based on slightly different demographics and park service standards.

The CRPD retained Goodwin Consulting Group, Inc. to assist in developing the Park Fee Program, which will be formally established by the District’s Board of Directors through the adoption of this Nexus Study. The CRPD Park Development Impact Fee Program will be implemented by the County Board of Supervisors through adoption of the Park Fees in this Nexus Study pursuant to the Mitigation Fee Act. The CRPD Board of Directors can also implement the Park Fees in this Nexus Study with a developer through a developer agreement.

The Park Fee Program is compliant with the requirements set forth in the Mitigation Fee Act, also known as AB 1600, and ensures that a nexus exists between future residential development in the District and (i) the use of the fee, (ii) the need for the park facilities, and (iii) the amount of the fee assigned to future development.

MITIGATION FEE ACT (AB 1600)

The Mitigation Fee Act, also commonly known as Assembly Bill (AB) 1600, was enacted by the State of California in 1987 and created Section 66000 et. seq. of the Government Code. AB 1600 requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval for a development project:

1. Identify the purpose of the fee
2. Identify the use to which the fee will be put
3. Determine how there is a reasonable relationship between:
 - A. The fee’s use and the type of development project on which the fee is imposed
 - B. The need for the public facility and the type of development project on which the fee is imposed
 - C. 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

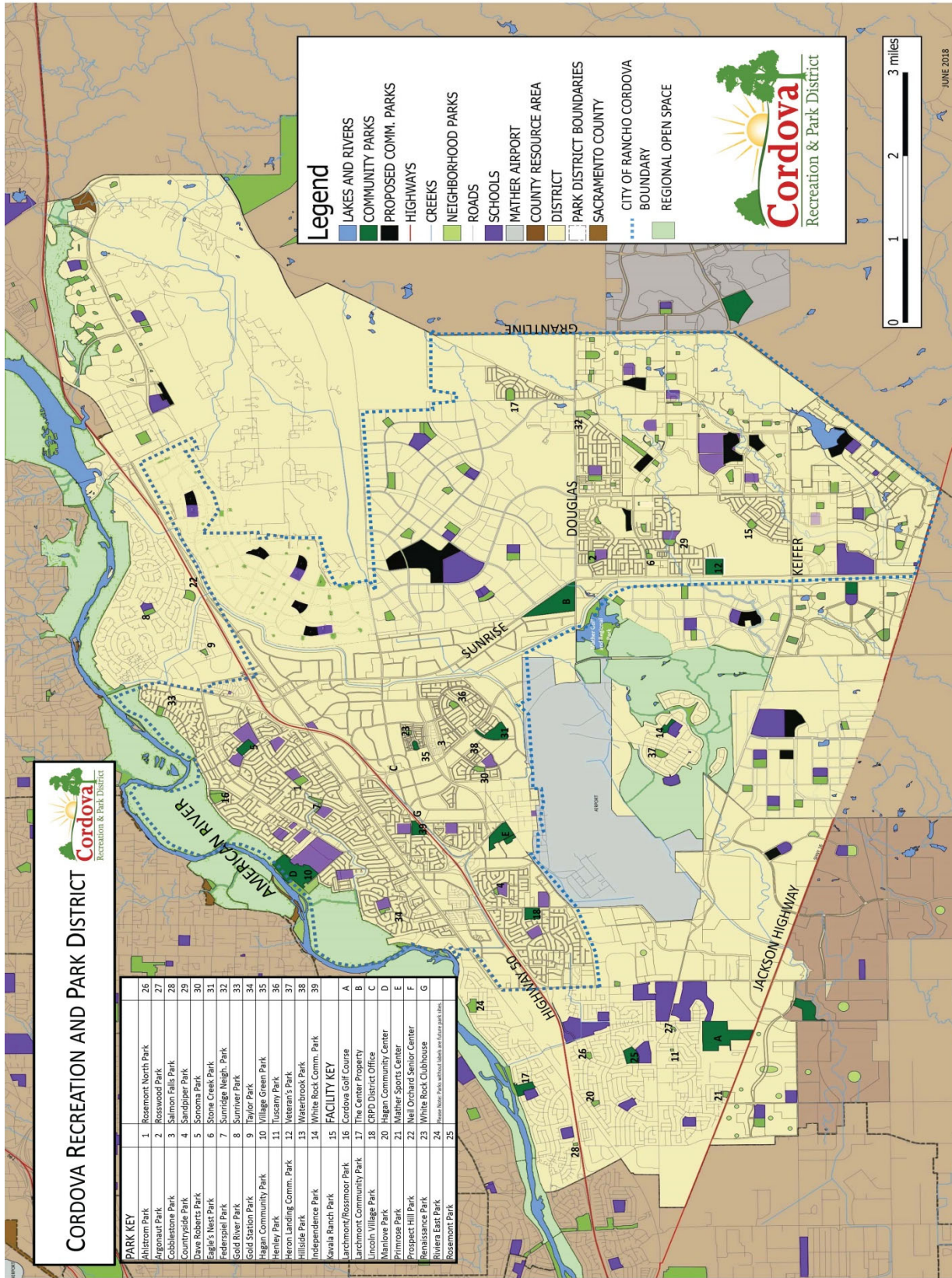
The purpose of this Nexus Study is to demonstrate that the fees calculated herein comply with the Mitigation Fee Act. The assumptions and cost allocation methodology that are used to establish the nexus between the Park Fee and future development are summarized in the subsequent sections of this report.

ORGANIZATION OF REPORT

The remainder of this report has been organized into the following sections:

- | | |
|-------------|--|
| Section II | Provides a general explanation of the methodology used to calculate the Park Fees. |
| Section III | Discusses the land use and fee categories used in the calculation of the Park Fees. |
| Section IV | Discusses the components of the Capital Improvement Plan and their related costs. |
| Sections V | Summarizes the Park Fee calculation for each land use category. |
| Sections VI | Explains the nexus findings for the Park Fees. |
| Section VII | Addresses implementation of the Park Fee Program, future fee adjustments, credit/reimbursement policies, and required administrative duties. |

DISTRICT MAP



CORDOVA RECREATION AND PARK DISTRICT

PARK KEY	
1	Rosemont North Park
26	Ahlstrom Park
2	Roswood Park
27	Argonaut Park
3	Salmon Falls Park
28	Cobblestone Park
4	Sandpiper Park
29	Countryside Park
5	Sonoma Park
30	Dave Roberts Park
6	Stone Creek Park
31	Eagle's Nest Park
7	Federpsal Neigh. Park
32	Sunridge Neigh. Park
8	Sunriver Park
33	Gold Station Park
9	Taylor Park
34	Gold Station Park
10	Village Green Park
35	Hagan Community Park
11	Tuscany Park
36	Henley Park
12	Veteran's Park
37	Heron Landing Comm. Park
13	Watersbrook Park
38	Independence Park
14	White Rock Comm. Park
39	Independence Park
15	FACILITY KEY
A	Larchmont/Rosmoor Park
16	Cordova Golf Course
A	Larchmont/Rosmoor Park
B	The Center Property
B	Larchmont Community Park
17	The Center Property
C	Lincoln Village Park
C	Lincoln Village Park
D	Manlove Park
D	Manlove Park
E	Primrose Park
E	Primrose Park
F	Prospect Hill Park
F	Prospect Hill Park
G	Renaissance Park
G	Renaissance Park
20	Hagan Community Center
21	Mather Sports Center
22	Neil Orchard Senior Center
23	White Rock Clubhouse
24	White Rock Clubhouse
25	Rosemont Park

II. FEE METHODOLOGY

When calculating impact fees, an analysis must be presented in enough detail to demonstrate that a logical and thorough consideration was applied in the process of determining how the fee relates to the impacts from new development. Various findings pursuant to the Mitigation Fee Act must be made to ensure that there is a reasonable relationship between the fee amount and the development on which that impact fee will be levied. The following section of the report outlines the methodology used in this Nexus Study to calculate the Park Fees.

The method used to calculate the Park Fee ensures that each land use category funds its equitable share of park improvements and that a reasonable relationship exists between the Park Fee and the cost of the park facilities attributable to new development. Following is a summary of the steps used to calculate the Park Fee:

- 1) Determine the number of future residents that will be served - the District assumed a base population of 50,000 new residents.
- 2) Determine the additional park acreage and improvements needed to serve future development. These facilities and improvements are based on the level of service standards identified in the District's Inventory and Assessment Plan and the County Code.
- 3) Estimate the total cost of the park facilities that are needed to serve future development based on the level of service adopted in the District's Inventory and Assessment Plan.
- 4) Allocate the total cost of the park improvements that are attributable to future residential development and determine a cost per DUE. A single family residential ("SFR") unit was assigned a dwelling unit equivalent (DUE) of 1.0. Since the average persons per household ("PPH") for a SFR is 2.91, the total estimated DUEs for the 50,000 future residents equals 17,182. This is determined by dividing the 50,000 future residents by 2.91 pph. See Appendix Table A-1.
- 5) Multiply the cost per DUE by the DUE factor assigned to each land use category to determine the Park Fees.

By applying this methodology, the Park Fee for each residential land use is based on the benefit received from park facilities and thus a nexus, or a reasonable relationship, is established between the amount of the Park Fee and the cost of the facilities attributable to each type of development.

DISTRICT INVENTORY AND ASSESSMENT PLAN

CRPD's Inventory and Assessment Plan sets forth the District's goals and strategies related to the provision of parks and recreational facilities. To meet the future needs of residents and employees in the District, service standards were developed through assessments of existing facilities, resident surveys, and a series of public meetings. The result of this was a determination by the Board of Directors and staff that neighborhood parks would become more passive in nature and that community parks would be more active. This new District philosophy includes:

1. Moving sports facilities and restrooms from neighborhood parks to the community parks.
2. Increasing flexibility in field use by reducing limited-use and enhancing multi-use fields.
3. No longer building spray ground facilities in future neighborhood parks and instead adding enhanced spray ground facilities in community parks.
4. Replacing full-court basketball facilities in neighborhood parks with half-court facilities.

The Inventory and Assessment Plan also calls for the park facilities to be financially sustainable and cites several sources of funding, including development impact fees. This Park Fee Program will serve as the primary financing component to achieve this goal. Districtwide facilities that are not fully funded through the Park Fee Program, which include the corporation yards and maintenance storage buildings may be funded through other potential funding sources such as a community facilities district.

REMOVAL OF DISTRICT-WIDE FACILITIES FROM THE PROPOSED CRPD IMPACT FEE FOR THE UNINCORPORATED SACRAMENTO COUNTY

Facilities serving a population larger than 50,000 have been removed from the new growth CIP. Community park facilities have been divided into two categories: Level 1 and Level 2. Level 1 are typical community park facilities that serve up to 25,000 residents.

Level 2 facilities, such as lighted sports fields, may serve a larger population than the immediate development. Level 2 facilities would not serve a level greater than the 50,000 population anticipated in the District's new growth area within the County jurisdiction along the Jackson highway corridor.

III. LAND USE CATEGORIES

LAND USE CATEGORIES

The Mitigation Fee Act requires that a reasonable relationship exist between the need for public facilities and the type of development on which an impact fee is imposed. The amount of park facilities is related to the level of service as defined in the District's Inventory and Assessment Plan and will vary in proportion to the number of residents generated by a particular development type. Therefore, five residential and three nonresidential land use categories have been defined in order to distinguish between their relative impacts on park facilities. The following land use categories are identified for purposes of the Park Fee Program:

Single Family Residential – includes single family detached units

Attached Residential 2 to 4 – includes units within residential buildings with two to four attached units, including duplex, half-plex units, and townhouses

Attached Residential 5+ - includes units within residential buildings with five or more attached units

Mobile Home – includes a mobile home unit located within a mobile home designated area

Accessory Dwelling Unit – includes units defined as an attached or detached residential dwelling unit that provides complete independent living facilities and is located on a lot with a proposed or existing primary residence. A one bedroom ADU greater than 850 square feet or a multi-bedroom ADU that is greater than 1,000 square feet shall be subject to the Park Fee. All other ADUs are exempt from the Park Fee.

Retail/Commercial - Retail and service businesses, including but not limited to, general retail stores, clothing stores, bookstores, video rental stores, drug stores, professional services (i.e., barber shops, dry cleaners), hospitals, movie theaters, appliance and electronics stores, home supply stores, tire stores, auto parts stores, auto service centers, oil change service centers and other businesses providing auto-related products and services

Office - includes, but not limited to, buildings in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted

Industrial: includes, but is not limited to, manufacturing, heavy and light industrial uses, processing, fabricating, assembly, refining, repairing, packaging, or treatment of goods, material or produce, sheet metal and welding shops, wholesale lumber yards, contractor yards, auto wrecking yards, warehouses, mini-storage facilities, etc.

DEVELOPMENT PROJECTIONS

The District’s 2014 CIP was developed based on a service population of 100,000 residents using the level of service adopted in the Inventory and Assessment Plan. However, a scaled down version of the Inventory and Assessment Plan CIP, one that assumes serving 50,000 instead of 100,000 residents, is used in this Nexus Study to reflect more closely the estimated future population within four development areas in the Jackson Corridor that are within the District. Because the CIP is scalable, the effect of reducing the residents by 50% also reduces the facilities and costs by 50%, and therefore does not change the amounts of the Park Fees. However, Sacramento County does not support aquatic centers and some larger gathering facilities in County fee structures. Items not supported by the County have been removed from the CIP resulting in a reduced total cost for the CIP and lower Park Fees. The Inventory and Assessment Plan does not forecast when full development of the District will be attained. By not assuming a specific development period, the District has the flexibility to construct park facilities as needed; if development occurs slowly, then facilities will be deferred until enough residents warrant the development of park facilities. Likewise, if development occurs more quickly, fee revenue will be available to fund facilities sooner.

DWELLING UNIT EQUIVALENTS FACTORS – RESIDENTIAL DEVELOPMENT

Residential and nonresidential development in the District will create demand for park facilities. For purposes of this Park Fee Program, demand is measured by the number of potential park users anticipated in the District. By allocating facilities costs to each land use category based on its anticipated demand for park facilities, this Nexus Study ensures that each land use category will fund its fair-share of the required park facilities.

A Dwelling Unit Equivalent (“DUE”) provides a way to quantify impacts to parks from different land use types in terms of their equivalence to a single family unit. A single family unit is assigned a DUE factor of 1.0 and the DUE factor for each of the other land use categories is determined based on the number of park users expected for each land use category relative to the number of park users for a single family unit.

For example, based on estimates of demographic data for future development in the Jackson Corridor area of the District, and summarized in Table 1 below, a single family unit in the unincorporated County is estimated to have an average population of 2.91 persons per household. Each person would represent one park user, for a total of 2.91 park users per single family unit. A multi-family unit in the District (2 to 4 Unit Attached category), with an average population of 2.53 persons per household, would generate 2.53 park users. By dividing 2.53 by 2.91, a DUE factor of approximately 0.87 is calculated for a multi-family residential unit and so its impact on parks is estimated to be 87% of the impact of a single family residence.

Table 1
Estimated Future Persons per Household in the Unincorporated Portion of the CRPD

<u>Totals</u>	Units	Residents	Average PPH
Single Family Detached	7,835	22,800	2.91
2 to 4 Unit Attached	699	1,765	2.53
5+ Attached	4,002	8,794	2.20
Mobile Homes	NA	NA	2.16

See Table A-1 in appendix for more details of PPH calculation

DWELLING UNIT EQUIVALENTS FACTORS – NONRESIDENTIAL DEVELOPMENT

For nonresidential development, DUEs are calculated by first determining the impact on parks from an employee relative to the impact of a resident. To do this, a Residential Equivalent Factor is calculated by comparing the amount of potential time an employee can use parks to the amount of potential time a resident can use parks. Table 2 on the following page illustrates this calculation by assuming that a resident has the potential to use the District’s parks 5,840 hours per year while an employee has the potential to use parks 520 hours per year. The result shows that an employee has the potential to use District parks approximately 0.09 of the time that a resident does. So, the Resident Equivalent Factor for an employee equals 0.09, as shown in Table 2.

Table 2
Resident Equivalent Factor Calculation

Total Park Hours Available per Year ¹	a	5,840
Hours Available to Employees Per Year ²	b	520
Residential Equivalent Factor	c = b/a	0.09

1. Equals 365 days, 16 hours per day.
2. Equals 52 weeks per year, 5 days per week, and 2 hours per day.

Since some employees also live in the District, it is necessary to exclude their impact on parks since their impact will already have been accounted for when calculating the residential total impact on parks. To not double-count this impact, residents that work in the district are excluded when calculating the total impact from employees on the District’s parks. Table 3 below illustrates this calculation. Data in Table 3 was provided by the US Census Bureau and the American Community Survey through their use of the Inflow Outflow Analysis model. Their analysis shows that approximately 96.9% of employees in the unincorporated portion of the District commute into the District.

Table 3
Nonresidential Employee Factor Calculation

Employed and Living in District	a	625
Employed in District but Living Outside District	b	19,825
	c = a + b	20,450
Nonresident Employee Factor	d = b/c	96.9%

Source: US Census Bureau/American Community Survey; see details of this calculation in Appendix Table A-2

Table 4 below shows the calculation of the DUEs for nonresidential development based on the average number of employees per 1,000 square feet of building space for the three nonresidential categories in this Nexus Study. The DUEs show the relative impact of employees compared to residents. For example, 2.25 employees have approximately 0.07 impact on the District’s parks as a single family detached unit. Or stated another way, every 1,000 square feet of Retail/Commercial development has about 0.07 of the impact on the District’s parks as a single family detached unit.

Table 4
Nonresidential DUE Factors Calculation

Land Use	Employees Per 1,000 SF a	Resident Equivalent Factor b	Nonresident Employee Factor c	Resident Equivalents per 1,000 SF d=a*b*c	DUEs Per 1,000 SF e = d / 2.91
Retail /Comm	2.25	0.09	96.9%	0.19	0.07
Office	3.50	0.09	96.9%	0.30	0.10
Industrial	1.50	0.09	96.9%	0.13	0.04

Employees per 1,000 square feet of building space amounts are based on a Southern California Association of Governments Study dated October 31, 2001.

LEVEL OF SERVICE

The District currently maintains approximately 615 acres of developed parks, trails, greenbelts, a golf course, and other special use facilities that serve a population of approximately 115,000 residents. This exceeds a service level of approximately 4.87 acres of parks per 1,000 residents, which is the District’s required level of service per County Code.

SERVICE AREA

The Park Fee Program will fund park and recreation facilities to serve future development in the unincorporated County portion of CRPD. All development in the District, new as well as infill development, will be subject to the Park Fee unless a developer has entered into a development agreement with the District for park mitigation.

IV. CAPITAL IMPROVEMENT PLAN

This Nexus Study identifies park improvements needed to serve future development within the District. The CRPD determined the required capital facilities and their costs. The County Code identifies a level of service of 4.87 acres per 1,000 residents, which results in a total of 244 acres of park and facilities to serve the 50,000 residents identified in the CIP. The 244 acres is comprised of the following:

- 117 acres of Neighborhood Parks
- 127 acres of Community Parks

EXISTING PARK FACILITIES

Of CRPD's 615 acres of existing park facilities, approximately 116 acres are neighborhood parks, 242 acres are community parks, and 257 acres are special use areas. The District updated its park service areas and standards to address the needs of its growing community.

The Inventory and Assessment Plan identifies neighborhood parks as serving an area of 0.5 to 0.75 miles from the park and parks generally range in size from 2 to 15 acres. The District currently has 30 neighborhood parks.

Community parks serve residents within 1.0 to 1.5 miles of the park and are generally greater than 15 acres in size; the District currently has 11 community parks. Facilities with the community parks may serve residents from several nearby development areas. Special use areas include park and bike trails, a golf course, and greenbelts.

PLANNED FACILITIES

The CIP costs can be categorized into (i) neighborhood parks, (ii) community parks - level 1, and (iii) community parks - level 2. In addition, all three CIP categories include funding for art in the park, and design, engineering, construction management, and permitting costs. Each of these CIP components is described in more detail below. As shown in Table 5 on the following page, the total cost of the CIP is estimated at \$149.0 million. Land costs are not included in the CIP since park land will be dedicated by developers pursuant to the Quimby requirement of 4.87 acres per 1,000 residents.

NEIGHBORHOOD PARKS

Table 6 shows the facilities and costs of neighborhood park improvements. The total estimated cost of these improvements is \$56.9 million. Basic improvements, totaling \$36.5 million (in 2020 dollars), include project startup costs, clearing and grubbing, site grading specific to park development, utility fees (i.e., drainage, water, sewer, electrical), concrete walks, lighting, benches, soil prep, turf, and irrigation systems. The developer provides rough grading of each park site as part of the mass grading of the project. Additional facilities include playgrounds, shade structures, sports courts, and leisure amenities. In addition to basic on-site improvements listed above, costs for the facilities in the neighborhood parks category include:

- Playgrounds (\$8.0 million) – neighborhood play areas which include age appropriate play equipment, sand play areas, safety surfacing, and a parents’ sitting area.
- Shade Structures (\$3.2 million) – manufactured shade or custom shade trellis/arbor, picnic tables, BBQ grills, water fountains, and prep tables.
- Sports Courts and Leisure Amenities (\$0.3 million) – half-court basketball, horseshoe areas, pickleball courts, cornhole, etc.
- Design/Engineering and Construction Management (\$6.7 million) – equals 10% and 4%, respectively, of the total cost of the park improvements.
- Art in the Park (\$1.0 million) – equals 2% of the total cost of the park improvements.

Table 5
Capital Improvement Plan

Facility	Category	Total per 50K	Service Level	Unit Cost	Total Cost
Basic Park Improvements					
Basic Improvements	Neighborhood Park	117.0 acres	1 per 427	\$311,547	\$36,450,999
Basic Improvements	Community Pk Level 1	126.5 acres	1 per 395	\$311,547	\$39,410,696
Playgrounds					
Play Area - Neighborhood	Neighborhood Park	22.5 units	1 per 2,222	\$357,010	\$8,032,725
Play Area - Community	Community Pk Level 1	3 units	1 per 16,667	\$479,865	\$1,439,595
Shade Structures					
Group Shade/Picnic Area - Small Neighborhood	Neighborhood Park	27 units	1 per 1,852	\$80,147	\$2,163,969
Group Shade/Picnic Area - Small	Community Pk Level 1	5 units	1 per 10,000	\$80,147	\$400,735
Group Shade/Picnic Area - Large Neighborhood	Neighborhood Park	7.5 units	1 per 6,667	\$141,357	\$1,060,178
Group Shade/Picnic Area - Large	Community Pk Level 1	5 units	1 per 10,000	\$141,357	\$706,785
Group Shade/Picnic Area - Destination	Community Pk Level2	1 unit	1 per 50,000	\$422,060	\$422,060
Sports Fields¹					
Baseball Field - Youth - Lighted - Game	Community Pk Level2	2 units	1 per 25,000	\$420,526	\$841,052
Baseball Field - Youth - Unlighted - Game	Community Pk Level 1	3 units	1 per 16,667	\$187,991	\$563,973
Softball Field - Adult Lighted	Community Pk Level2	1.5 units	1 per 33,333	\$406,831	\$610,247
Softball Field - Youth - Unlighted - Game	Community Pk Level 1	3 units	1 per 16,667	\$145,543	\$436,629
Softball Field - Youth - Lighted - Game	Community Pk Level2	2 units	1 per 25,000	\$343,978	\$687,956
Soccer Field - bantam - Small	Community Pk Level 1	2.5 units	1 per 20,000	\$12,372	\$30,930
Soccer Field - Large	Community Pk Level 1	2.5 units	1 per 20,000	\$12,923	\$32,308
Soccer Field - Regulation - Grass	Community Pk Level 1	8.5 units	1 per 5,882	\$85,318	\$725,203
Soccer Field - Regulation - Lighted	Community Pk Level2	1 unit	1 per 50,000	\$228,692	\$228,692
Sports Courts & Leisure Amenities²					
Basketball (1/2 court)	Neighborhood Park	8 units	1 per 6,250	\$31,393	\$251,144
Basketball Full Court	Community Pk Level 1	4 units	1 per 12,500	\$62,787	\$251,148
Bocce Ball - competition (4 court)	Community Pk Level2	1.5 units	1 per 33,333	\$153,615	\$230,423
Tennis Courts - Lighted (2 courts ea.)	Community Pk Level 1	5 units	1 per 10,000	\$301,376	\$1,506,880
Volleyball (sand) tournament (6-court complex)	Community Pk Level2	1 unit	1 per 50,000	\$276,143	\$276,143
Horseshoes - Neighborhood	Neighborhood Park	5 units	1 per 10,000	\$7,782	\$38,910
Horseshoes (2 court)	Community Pk Level 1	4 units	1 per 12,500	\$17,423	\$69,692
Spray Parks					
Spray Area	Community Pk Level 1	3 units	1 per 16,667	\$1,372,037	\$4,116,111
Structures					
Multi-Use Community Center (33,140 sq. ft.)	Community Pk Level2	1 unit	1 per 50,000	\$18,507,997	\$18,507,997
Restrooms Small	Community Pk Level 1	2.5 units	1 per 20,000	\$184,588	\$461,470
Restrooms Medium	Community Pk Level 1	4.5 units	1 per 11,111	\$335,446	\$1,509,507
Restroom/concession/storage	Community Pk Level2	3 units	3 per 50,000	\$859,694	\$2,579,082
Miscellaneous Features					
Dog Park	Community Pk Level2	13.5 acres	9 per 33,333	\$256,025	\$384,038
Disc Golf Course	Community Pk Level2	9 targets	9 per 50,000	\$1,690	\$15,208
Off-street parking	Community Pk Level 1	738 spaces		\$1,752	\$1,292,976
SUB TOTAL					\$125,735,458
Design/Engineering			10.0%		\$12,573,546
Construction Management			4.0%		\$5,029,418
Art in the Park			2.0%		\$2,514,709
Total (2020 \$)					<u>\$145,853,132</u>
Total (2021 \$)⁴					\$149,033,897
Cost Per DUE					\$8,674

1 Other field sports may be substituted such as rugby or lacrosse.
2 Other sports courts may be substituted such as pickleball, cornhole, or bean bag toss.
3 Based on 17,182 DUEs.
4 The 2020 facilities costs are inflated by 2.18% based on ENR construction cost indices.

Source: Cordova Recreation and Park District

Table 6
Neighborhood Parks

Facility	Quantity	Unit Cost	Total Cost
<u>Basic Park Improvements</u>			
Basic Improvements	117	\$311,547	\$36,450,999
<u>Playgrounds</u>			
Play Area - Neighborhood	22.5	\$357,010	\$8,032,725
<u>Shade Structures</u>			
Group Shade/Picnic Area - Small Neighborhood	27	\$80,147	\$2,163,969
Group Shade/Picnic Area - Large Neighborhood	7.5	\$141,357	\$1,060,178
<u>Sports Courts & Leisure Amenities¹</u>			
Basketball (1/2 court)	8	\$31,393	\$251,144
Horseshoes - Neighborhood	5	\$7,782	\$38,910
SUBTOTAL			\$47,997,925
Design/Engineering	10.0%		\$4,799,792
Construction Management	4.0%		\$1,919,917
Art in the Park	2.0%		\$959,958
Total (2020 \$)			\$55,677,592
Total (2021 \$)²			\$56,891,809
Estimated DUEs			17,182
Cost Per DUE			\$3,311

1. Other sports courts may be substituted such as pickleball, cornhole, or bean bag toss.

2. The 2020 facilities costs are inflated by 2.18% based on ENR construction cost indices.

Source: Cordova Recreation and Park District

COMMUNITY PARKS – LEVEL 1 FACILITIES

As shown in Table 7 on the following page, community park level 1 improvements have an estimated cost of \$62.8 million and includes Basic Park improvements as described for neighborhood parks. Community park facilities in the level 1 category are designed to serve a population up to 25,000 residents. Level 1 facilities for community parks include playgrounds, shade structures, sports fields, sports courts, spray parks, restrooms, and parking. Costs and brief descriptions of the facilities in community parks – level 1 category include:

- Playgrounds (\$1.4 million) – universal and community play areas which include age appropriate play equipment, sand and water play areas, rubber surfacing, and shade structures.
- Shade Structures (\$1.1 million) – manufactured or custom shade structures, picnic tables, BBQ grills, water fountains, and tables.
- Sports Fields (\$1.8 million) – includes lighted and unlighted baseball fields, softball fields, and soccer fields.
- Sports Courts and Leisure Amenities (\$1.8 million) – includes full basketball courts, lighted tennis and pickleball courts, horseshoes courts, cornhole, etc.
- Spray Parks (\$4.1 million) – includes water play equipment, piping and plumbing, rubberized surfacing, lighting, and seating elements.
- Restrooms (\$2.0 million) – includes small and medium size restrooms.
- Parking (\$1.3 million) – includes off-street parking
- Design/Engineering and Construction Management (\$7.4 million) – equals 10% and 4%, respectively, of the total cost of the park improvements.
- Art in the Park (\$1.1 million) – equals 2% of the total cost of the park improvements.

Table 7
Community Parks – Level 1

Facility	Quantity	Unit Cost	Total Cost
<u>Basic Park Improvements</u>			
Basic Improvements	126.5	\$311,547	\$39,410,696
<u>Playgrounds</u>			
Play Area - Community	3	\$479,865	\$1,439,595
<u>Shade Structures</u>			
Group Shade/Picnic Area - Small	5	\$80,147	\$400,735
Group Shade/Picnic Area - Large	5	\$141,357	\$706,785
<u>Sports Fields</u>			
Baseball Field - Youth - Unlighted - Game	3	\$187,991	\$563,973
Softball Field - Youth - Unlighted - Game	3	\$145,543	\$436,629
Soccer Field - bantam - Small	2.5	\$12,372	\$30,930
Soccer Field - Large	2.5	\$12,923	\$32,308
Soccer Field - Regulation - Grass	8.5	\$85,318	\$725,203
<u>Sports Courts & Leisure Amenities¹</u>			
Basketball Full Court	4	\$62,787	\$251,148
Tennis Courts - Lighted (2 courts ea.)	5	\$301,376	\$1,506,880
Horseshoes (2 court)	4	\$17,423	\$69,692
<u>Spray Parks</u>			
Spray Area	3	\$1,372,037	\$4,116,111
<u>Structures</u>			
Restrooms Small	2.5	\$184,588	\$461,470
Restrooms Medium	4.5	\$335,446	\$1,509,507
<u>Parking</u>			
Off-street parking	738	\$1,752	\$1,292,976
SUBTOTAL			\$52,954,637
Design/Engineering	10.0%		\$5,295,464
Construction Management	4.0%		\$2,118,185
Art in the Park	2.0%		\$1,059,093
TOTAL (2020 \$)			\$61,427,379
TOTAL (2021 \$)²			\$62,766,987
Estimated DUES			17,182
Cost Per DUE			\$3,653

1. Other sports courts may be substituted such as pickleball, cornhole, or bean bag toss.
2. The 2020 facilities costs are inflated by 2.18% based on ENR construction cost indices.

Source: Cordova Recreation and Park District

COMMUNITY PARKS LEVEL 2 FACILITIES

Table 8 on the following page presents the community park level 2 facilities; the total estimated cost of these facilities is \$29.4 million. Community park facilities in the level 2 category are designed to serve a population up to 50,000 residents. Level 2 facilities include a multi-use community center, larger sports courts, sports fields, dog parks, and a disc golf course. Costs for community park level 2 facilities include:

- A multi-use community center (\$18.5 million) – includes 33,140 square feet of space that provides services for multi-generations and District staff office space.
- Sports Fields (\$2.4 million) – includes additional lighted and unlighted baseball fields, softball fields, and soccer fields to the level 1 sports fields.
- Sports Courts and Leisure Amenities (\$0.5 million) – includes facilities such as sand volleyball tournament courts, and bocce ball courts.
- Miscellaneous Features (\$0.4 million) – includes dog park areas and a disc golf course.
- Restroom/concession/storage Facilities (\$2.6 million) – includes three facilities for restrooms, concession stands, and storage.
- Design/Engineering and Construction Management (\$3.5 million) – equals 10% and 4%, respectively, of the total cost of the park improvements.
- Art in the Park (\$0.5 million) – equals 2% of the total cost of the park improvements.

Table 8
Community Parks – Level 2

Facility	Quantity	Unit Cost	Total Cost
<u>Shade Structures</u>			
Group Shade/Picnic Area - Destination	1	\$422,060	\$422,060
<u>Sports Fields</u>			
Baseball Field - Youth - Lighted - Game	2	\$420,526	\$841,052
Softball Field - Adult Lighted	1.5	\$406,831	\$610,247
Softball Field - Youth - Lighted - Game	2	\$343,978	\$687,956
Soccer Field - Regulation - Lighted	1	\$228,692	\$228,692
<u>Sports Courts & Leisure Amenities¹</u>			
Bocce Ball - competition (4 court)	1.5	\$153,615	\$230,423
Volleyball (sand) tournament (6-court complex)	1	\$276,143	\$276,143
<u>Structures</u>			
Multi-Use Community Center (33,140 sq. ft.)	1	\$18,507,997	\$18,507,997
Restroom/concession/storage	3	\$859,694	\$2,579,082
<u>Miscellaneous Features</u>			
Dog Park	13.5 acres	\$28,447	\$384,038
Disc Golf Course	9 targets	\$1,690	\$15,208
TOTAL			\$24,782,897
Design/Engineering	10.0%		\$2,478,290
Construction Management	4.0%		\$991,316
Art in the Park	2.0%		\$495,658
TOTAL (2020 \$)			\$28,748,160
TOTAL (2021 \$)²			\$29,375,100
Estimated DUEs			17,182
Cost Per DUE			\$1,710

1. Other sports courts may be substituted such as pickleball, comhole, or bean bag toss.
2. The 2020 facilities costs are inflated by 2.18% based on ENR construction cost indices.

Source: Cordova Recreation and Park District

OTHER IMPROVEMENTS

Off-street parking improvements are estimated to cost \$1.3 million for 738 off-street parking spaces. The total cost includes (i) demolition, (ii) earthwork and drainage, (iii) utility connections, and (iv) site construction fees.

ART IN THE PARK

Two percent of the total cost of facilities in the CIP will be used to add art features to park sites. The purpose of the art features is to make each park unique and to enhance the attractiveness of public places. A total of approximately \$2.5 million has been included in the CIP for these amenities.

DESIGN, ENGINEERING, CONSTRUCTION MANAGEMENT, AND PERMITTING

The “soft” costs to improve the parks and recreation facilities are estimated to be approximately 14 percent of the total associated “hard” costs. The “soft” costs include 10 percent for design and engineering incurred during the design and construction document preparation phase of the project and four percent for construction management costs. Construction management costs include oversight of construction contracts by a developer and/or the Cordova Recreation and Park District. In addition to the construction costs identified in the tables, “hard” construction costs also include plan check fees, permit fees, geotechnical services, construction surveying, inspection services, and extended involvement of the design professional, as needed, throughout the construction process. These costs are estimated to total approximately \$17.6 million.

CRPD AND COUNTY ADMINISTRATION FEES

In order to recover the cost of administering the Park Fee Program, the CIP includes an additional 3.5 percent applied to the hard costs in the CIP. Administrative costs for the District include overhead, annual review of the Park Fee program, updating the nexus study, legal review, accounting, and other costs associated with administering the Park Fee Program.

The County will also apply a 1.5% administrative fee to the Park Fees presented in this Nexus Study to offset their Park Fee Program administration costs.

V. PARK FEE CALCULATION

The park facilities identified in the District’s CIP will serve a future population of 50,000 residents and resident equivalents. The park facilities included in the CIP will serve future development and are not attributable to any existing park deficiencies in the District. Therefore, the entire \$149.0 million cost of the CIP is allocated to the 50,000 future residents and resident equivalents.

As was discussed in a prior chapter, a single family residential unit in the Park Fee Program area is assumed to have an average persons per household of 2.91 residents and is assigned a DUE factor of 1.0. By dividing the 50,000 CIP population by 2.91, the resulting calculation shows that there are approximately 17,182 DUEs in the 50,000 population figure. Furthermore, dividing the \$149.0 million cost of the CIP by the 17,182 DUEs results in a cost per DUE of \$8,674. Since a single family residential unit is equal to 1.0 DUE, the cost per unit for a single family residential unit is equal to \$8,674. For the Attached Residential 2- 4 residential category, one unit has an average persons per household of 2.53 residents, so its DUE equals 0.87; this translates to a cost per unit of \$7,526 (i.e., \$8,674 x 0.87). Table 9 below shows the calculation of the cost per unit for the four residential categories.

Table 9
Park Facilities Cost Allocation

Land Use Category	Average Household Population	DUE Factor	Cost per DUE	Cost per Unit
Single Family Residential	2.91	1.0	\$8,674	\$8,674
Attached Residential - 2 to 4 Units	2.53	0.87	\$8,674	\$7,526
Attached Residential - 5+ Units	2.20	0.76	\$8,674	\$6,550
Mobile Home	2.16	0.74	\$8,674	\$6,438

Source: Sacramento County; California Department of Finance; Goodwin Consulting Group, Inc.

Table 10 below identifies the proposed residential Park Fees, including the 3.5 percent CRPD fee program administrative cost and the 1.5 percent County fee program administrative cost that are added to the allocated costs per unit shown in Table 9. The sum of park facilities cost per unit and the administrative costs equals the total Park Fee for each residential category.

Table 10
Park Fees – Residential

Land Use Category	Park Cost Per Unit	CRPD Admin Fee	County Admin Fee	Park Fee
Single Family Residential	\$8,673.69	\$303.58	\$130.11	\$9,107.37
Attached Residential - 2 to 4 Units	\$7,526.20	\$263.52	\$112.94	\$7,902.66
Attached Residential - 5+ Units	\$6,549.64	\$229.00	\$98.13	\$6,876.77
Mobile Home	\$6,438.16	\$225.48	\$96.64	\$6,760.28

Table 11 below identifies the proposed nonresidential Park Fees, including the CRPD and County fee program administrative costs. The sum of park facilities costs and the administrative costs equals the total Park Fee per building square foot for each nonresidential category.

Table 11
Park Fees – Nonresidential

Land Use Category	Park Cost Per Unit	CRPD Admin Fee	County Admin Fee	Park Fee
Retail /Commercial	\$0.58	\$0.02	\$0.01	\$0.61
Office	\$0.90	\$0.03	\$0.01	\$0.94
Industrial	\$0.39	\$0.01	\$0.01	\$0.41

Table 12 shows the Park Fees broken down by the three park category fee components and the administration fees.

Table 12
Park Fees by Park Category Components

Park Category	Single-Family Unit	2-4 Units Attached	5+ Units Attached	Mobile Home	Retail / Comm.	Office	Industrial
	Per Unit				Per Bldg Sq Ft		
Neighborhood Park Fee	\$3,311.08	\$2,873.03	\$2,500.24	\$2,457.69	\$0.22	\$0.34	\$0.15
Community Park Level 1	\$3,653.01	\$3,169.73	\$2,758.45	\$2,711.50	\$0.24	\$0.38	\$0.16
Community Park Level 2	\$1,709.60	\$1,483.43	\$1,290.95	\$1,268.97	\$0.11	\$0.18	\$0.09
CRPD Administration Fee (3.5%)	\$303.58	\$263.52	\$229.00	\$225.48	\$0.02	\$0.03	\$0.01
County Administration Fee (1.5%)	\$130.11	\$112.94	\$98.13	\$96.64	\$0.01	\$0.01	\$0.01
Total Park Fee	\$9,107.37	\$7,902.66	\$6,876.77	\$6,760.28	\$0.61	\$0.94	\$0.41

ACCESSORY DWELLING UNITS

An accessory dwelling unit (ADU) is defined as an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It includes permanent provisions for living, sleeping, cooking, and sanitation on the same parcel as the single family or multifamily dwelling. The recently enacted Government Code 65852.2 provides guidance on levying development impact fees on ADUs.

In Sacramento County, the Park Fee for a one bedroom ADU greater than 850 square feet and a multi-bedroom ADU that is greater than 1,000 square feet shall be imposed proportionately in relation to the square footage of the primary dwelling unit. All other ADUs are exempt from the Park Fee. For example, the calculation of the maximum Park Fee for the construction of a 900 square foot ADU on a single family parcel with a 2,250 square foot single family home would be:

$(900/2,250) \times \$9,107 = \$3,643$, where \$9,107 is the Park Fee for the primary single family dwelling unit.

VI. NEXUS FINDINGS

As growth occurs within the District, future residents and employees will require parks and recreation facilities and services. The Park Fee Program will provide funding for neighborhood and community parks in accordance with the policies and goals set forth in the Inventory and Assessment Plan. As required pursuant to the Mitigation Fee Act, the Park Fee that is calculated in this Nexus Study meets the nexus requirements of the Act, as outlined below.

Purpose of Fee

The purpose of the Park Fee is to fund park development and facilities in accordance with the level of service prescribed in the Inventory and Assessment Plan to serve future residential and nonresidential development in the unincorporated County portion of the CRPD.

Use of Fee

Park Fee revenue will be used to fund the construction and/or acquisition of park facilities and improvements required to serve new development in the unincorporated County portion of the CRPD. The fee will be used to fund the neighborhood and community parks and facilities identified in Table 5 of this report.

Reasonable Relationship Between the Fee's Use and the Type of Development

Future residential and nonresidential development within the unincorporated County portion of the CRPD will require parks and facilities at a level of service equal to 4.87 acres per 1,000 residents. Residents and employees use parks and recreation facilities, and therefore, it is reasonable to charge a fee to future residential and nonresidential development. The use of fee revenue to fund the construction and/or acquisition of park facilities ensures that such facilities will be available to serve future residents and employees in the District at the service level identified in the Inventory and Assessment Plan and the County Code.

Reasonable Relationship Between the Need for the Facility and the Type of Development

Pursuant to the Mitigation Fee Act Section 66001(g), "A fee shall not include the costs attributable to existing deficiencies in public facilities but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to... (2) achieve an adopted level of service that is consistent with the general plan." Each new development project will generate additional demand for parks and recreation facilities. The County Code identifies

this level of service as 4.87 acres of park land per 1,000 residents. The District has deemed that all development, residential and nonresidential, creates an impact on parks, and therefore, Park Fees are presented for both types of development in this Nexus Study.

Reasonable Relationship Between the Amount of the Fee and the Cost of the Facility Attributable to the Type of Development

The Inventory and Assessment Plan identifies the park facilities required to serve future development. The average number of residents per household provides a good measure of the demand for park facilities required by different residential development types, such as single family, multi-family, and mobile home developments. For nonresidential development, the resident equivalent factor is a good measure of the demand for park facilities required by employees.

By assigning the demand for parks based on the average persons per household or the resident equivalent factor for different types of developments and quantifying that demand in the calculation of the Park Fee, a reasonable relationship is established between the amount of the Park Fee and the cost of the facilities attributable to the different types of development.

VII. ONGOING ADMINISTRATION OF THE PARK FEE PROGRAM

FEE IMPLEMENTATION

According to California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting. At least 10 days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting, and a general explanation of the matter, are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall be posted over a 10-day period in a newspaper regularly published once a week or more. Two publications, with at least five days intervening between the dates of the first and last publication, not counting such publication dates, are sufficient.

The Nexus Study and fees established herein will be adopted through a District ordinance and resolution. Once the Park Fee is adopted by the District Board of Directors, a Park Impact Fee program with fees established and demonstrated by this Nexus Study will be presented to the Sacramento County Board of Supervisors for adoption through a County ordinance and resolution. Once the Park Fee program is adopted by the County Board of Supervisors, the fees shall become effective no sooner than sixty days after the final legislative action.

FEE ADJUSTMENTS

The Park Fees should be adjusted in future years via updates to the program to reflect revised or updated facilities or costs, or receipt of funding from alternative sources. The District should also adjust the fees annually to account for inflation. Inflation will increase the cost of construction and purchase of facilities and improvements and therefore, the Park Fees should be increased each year to keep up with these costs.

Pursuant to County Municipal Code Section 16.155.190, the Park Fees shall be adjusted, with notice given to the District administrators, automatically without any further action by the Board of Supervisors on March 1 of each year, by averaging the net percentage change in the Engineering News Record Construction Cost Index for San Francisco and the 20 U.S. Cities Index for the preceding calendar year.

To be consistent with Sacramento County policies, the CIP facilities costs and Park Fees in this Nexus Study have been inflated by 2.18% to account for construction cost inflation in 2020.

FEE CREDITS OR REIMBURSEMENTS

Developers who fund construction of park facilities included in this Nexus Study will be eligible for fee credits/reimbursements against the Park Fee. Fee credits or reimbursements may be provided up to the cost of the improvement, as indicated in the Nexus Study, subject to periodic inflation adjustments, or the actual cost paid by the developer, whichever is lower. The Administrative Fee component of the Park Fee cannot be credited against and must be paid to the District even if a developer constructs the park facilities. For construction cost overruns, only that amount shown in the Nexus Study, subject to periodic inflation adjustments, should be credited or reimbursed. The District will evaluate the appropriate fee credit or reimbursement based on the value of the dedication or improvement. Credits or reimbursements may be repaid based on the priority of the capital improvements, as determined by the District. In some cases, repayment for constructed facilities that have low priority may be postponed. Fee credits and reimbursements will be determined by the District on a case-by-case basis.

The District allows developers to construct neighborhood parks and will provide park fee credits against the amount of the neighborhood park fee component shown in Table 7 of this Nexus Study. The credit amount will be adjusted to the actual acres of neighborhood parks built in the development. A developer may be allowed to construct a community park, with the District's approval, but this will be determined by the District on a case-by-case basis. If the District allows construction of a community park, the developer will receive park fee credits against the amount of the community park fee component shown in Table 7. The credit amount will be adjusted to the actual acres of the community park to be built and the community park level 2 facilities to be added by the developer.

ASSEMBLY BILL NO. 1483 REPORTING REQUIREMENT

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code (GC). As it relates to development impact fees, a city, county, or special district that has an internet website shall make the following available on its website:

- A current schedule of fees, exactions, or affordability requirements imposed by the city, county, or special district, including any dependent special district applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, or affordability requirements that apply to each parcel

- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013 of the GC
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the public agency on or after January 1, 2018. A cost of service study means the data provided to the public pursuant to subdivision (a) of Section 66016 of the GC

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

ANNUAL ADMINISTRATIVE DUTIES

Government Code Sections 66006(b) and 66001(d) requires a public agency to report, every year and every fifth year, certain financial information regarding the impact fees. Within 180 days after the last day of each fiscal year the public agency must make the following information available for the past fiscal year:

- (a) A brief description of the type of fee in the account or fund
- (b) The amount of fee revenue
- (c) The beginning and ending balance of the account or fund
- (d) The amount of fee revenue collected and interest earned
- (e) An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of public improvement that was funded with fees
- (f) An identification of an approximate date by which time construction on the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement
- (g) A description of each interfund transfer or loan made from the account or fund, when it will be repaid and at what interest rate
- (h) The amount of any refunds made once it is determined that sufficient monies have been collected to fund all projects

The public agency must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

FIFTH-YEAR ADMINISTRATIVE DUTIES

For the fifth year following the first deposit into the fee account and every five years thereafter, the public agency must make the following findings with respect to any remaining funds in the fee accounts:

- (a) Identify the purpose to which the fee is to be put
- (b) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged
- (c) Identify all sources and amounts of funding anticipated to complete financing incomplete improvements
- (d) Designate the approximate dates on which funding is expected to be deposited into the appropriate accounts or funds

As with the annual report, the five-year report must be made public within 180 days after the end of the public agency's fiscal year and must be reviewed at the next regularly scheduled public meeting. The public agency must make these findings, otherwise the law states that the District must refund the fee revenue to the then current owners of the development project.

APPENDIX

Table A-1
Future Persons Per Household Calculation

<u>Mather South /1</u>	<u>Units</u>	<u>Residents</u>	<u>PPH</u>
Single Family Detached	2,291	6,508	2.84
2 to 4 Unit Attached	450	1,068	2.37
5+ Attached	781	1,516	1.94
<u>NewBridge /2</u>			
Single Family Detached	2,004	5,691	2.84
2 to 4 Unit Attached			
5+ Attached	1,071	2,548	2.38
<u>Jackson Jackson Township /3</u>			
Single Family Detached	3,540	10,601	2.99
2 to 4 Unit Attached	249	697	2.80
5+ Attached	2,150	4,730	2.20
<hr/>			
<u>Totals</u>	<u>Units</u>	<u>Residents</u>	<u>Average PPH</u>
Single Family Detached	7,835	22,800	2.91
2 to 4 Unit Attached	699	1,765	2.53
5+ Attached	4,002	8,794	2.20
Mobile Homes	NA	NA	2.16

1. Mather South PPH rates are from Mather South Community Master Plan
2. NewBridge PPH rates are from the NewBridge Specific Plan
3. Jackson Township PPH rates are from Jackson Township Specific Plan
4. occupancy density of mobile homes is based on the countywide average due to an inadequate sample size for the District.

Table A-2
Employees in Unincorporated CRPD - Residing In vs. Commuting Into the District

Employees in CRPD	Gold River CDP	La Riviera CDP	Mather CDP	Rosemont CDP	District Totals:
Total CDP Residents that Also Work in CDP	144	159	25	297	625
Total Workers that Commute into CDP	5,603	6,668	2,794	4,760	19,825
Total Workers in CDP	5,747	6,827	2,819	5,057	20,450
Non-Resident Employees in District	97.5%	97.7%	99.1%	94.1%	96.9%

Source: Census Bureau/American Community Survey