

Amador County Park Development Fees

**Park Impact Fees
Quimby Fees**

Nexus Plan 2006-2025

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1. INTRODUCTION

In October of 2003, the Amador County Recreation Agency (ACRA) was formed under a joint powers agreement consisting of Amador County; the Amador County Unified School District; the cities of Amador City, Ione, Jackson, Plymouth and Sutter Creek; and the community services districts for Volcano and Camanche. In total, these agencies under ACRA represent the entire population of Amador County. The stated purpose of ACRA is as follows:

“ACRA shall have as a specific purpose the planning, financing, and operation of recreation programs and facilities in Amador County benefiting the members and all areas of Amador County. The goal is to maximize recreation opportunities for all the people in all the areas of Amador County”.

In the summer of 2006, ACRA commissioned a study to develop a strategy for meeting existing and future park and facility needs. The resultant plan called the *Amador County Park and Recreation Master Plan* is the basis for calculating development fees for parkland acquisition and development. These fees are designed to cover park improvement costs attributed to new population growth. This Nexus Report contained herein illustrates the relationship between the recommendations for parks and facilities and the fee schedule for park impact fees. This report provides technical calculations in support of the fee schedule. The fee schedule represents the maximum fee that can be charged. Amador County and the cities can choose to charge a fee lower than the maximum level, choose to provide credits, or not charge for specific types of residential development.

Two development fees are proposed; fees collected under the Quimby Act, and fees collected under AB1600 Impact Mitigation Fee. These are described below. The County and the cities within may choose to collect fees under one or both measures.

2. SUMMARY OF FINDINGS AND RECOMMENDATIONS

- The development fee calculations are based on a county-wide park system made up of county and city facilities.
- Since ACRA does not have land use authority, the County and each City will be responsible for collecting the fees. It is recommended that ACRA enter into an agreement with each of the agencies to assume management of the fees, acquiring land and developing parks.
- Without an updated General Plan, population growth was based on calculations made several years ago for the Regional Transportation Plan. With a number of large residential projects in the discussion stage, population growth may exceed earlier expectations.
- The fee calculations are based on assumed population growth and today's cost for acquiring and developing park land. It is very possible that with a surge in development,

land costs could increase significantly.

- Local ordinances created to enable the collection of development fees should reflect the potential increase in park acquisition and development costs by either updating the fee calculations or provide an inflationary clause.
- Calculations have been made for two development fees: Quimby Fees and Park Impact Fees. The public agencies responsible for collecting the development fees may charge for one or the other, or both; or charge a fee less than what is presented in this report.
- Development fees are based on a cost per dwelling unit. No differentiation is made between types of dwelling units, i.e. single family, multi-family, etc.
- Development Fee Schedule

\$2,836	Quimby Fee cost per dwelling unit
\$8,670	AB1600 Park Impact Fee
\$11,506	Total park acquisition and development cost per dwelling unit

3. DEVELOPMENT FEE TYPES

As new residents move into Amador County, they will require additional park and recreation services and capital facilities. In order to ensure that new development does not reduce the current level of service, Amador County and the cities within can charge new development to cover the cost of providing additional parkland and park facilities. Park development fees can be charged under two California Statutes; the Quimby Act and the Mitigation Fee Act (AB1600).

Quimby Act

Fees charged under the Quimby Act are calculated based on the cost of land acquisition and a State standard allowing a ratio of 3-5 acres per 1,000 population. The specific ratio is based on the current standard but cannot exceed five acres per 1,000 population. Since the current overall ratio including the cities in Amador County is 10.5 acres, per 1,000 population, the maximum rate can be imposed (see table 3.3 of the Park Master Plan). The revenue from Quimby Fees (often referred to as in-lieu parkland fees) can be used to purchase parkland or improve existing parkland. The Quimby Act applies to subdivided single-family property and is applied at the time of subdivision approval. It does not apply to apartments or home additions.

AB1600 (Park Impact Mitigation Fees)

Under AB1600, fees can be charged for all types of residential development, and in some cases, non-residential development. The fee is applied at the time of acquiring the building permit. Park Impact Mitigation Fees must be based on the current level of service to ensure that new development does not pay for any existing deficiencies in park development.

AB1600 requires certain procedures for administering the fee such as how the fee is collected, tracking the use of the fees, and making an annual report. If any collected fee remains unspent for a period of five years or more, the County must show a need for the unspent funds. These

procedures and circumstances for credits, reimbursements and exemptions should be articulated in the County enabling ordinance.

4. THE NEXUS REPORT

AB 1600 requires a plan be prepared that describes the nexus or connection between the park impact fee that is charged upon new development and the purpose for which the fees will be used. This legislation requires that the plan cover the following items:

- A. Purpose of the fee
- B. How the fee is to be used
- C. Relationship between the fee's use and the development projects
- D. Basis for calculating the fees

A. Purpose of the Fee

The purpose of the park impact fee for Amador County is to offset the direct, indirect and cumulative impacts of new development upon the park systems in Amador County and all of the incorporated cities therein. Initiation of the fee schedule described below will ensure that new development contributes its fair share to park development and that the level of service provided does not decrease as new development occurs. While the County and most of the cities currently impose a park impact fee, none of the fee schedules reflect the true cost of providing parks and facilities in their jurisdiction

B. Use of the Park Impact Fee

The Amador County Park Impact Fee will be used to acquire land for parks, to acquire land for expansion of existing parks, to pay for improvements to new parks and to pay for expansion of facilities at existing parks.

C. Relationship between the Impact Fee's Use and Development Projects

The Amador County Park and Recreation Master Plan was prepared to establish the connection between the demand for parks and facilities and the needed improvements to be funded by the park mitigation fee program. A summary of the capital Facilities Plan found in Table 1 describes the projects and their cost needed to meet the need until 2025. A detailed spreadsheet of all projects and their costs, including those not eligible for impact fees is found in the appendix.

**Table 1
Improvement Costs Eligible for Park Impact Fees
Years 2006-2025**

Project	Project Cost
City of Plymouth	
Lodge Hill Park Development	\$361,950
Norm Waters Park	83,820
New Community Park (acq./dev.)	8,286,750
City of Amador City	
New Neighborhood Park (acq./dev.)	2,444,750
City of Ione	
Howard Park Expansion	381,000
New Neighborhood Park (acq./dev.)	2,444,750
City of Jackson	
Oro de Amador Site Development	7,588,250
Tailing Wheels Area	114,300
New Neighborhood Park #1 (acq./dev.)	2,444,750
New Neighborhood Park #2 (acq./dev.)	2,444,750
City of Sutter Creek	
New Community Park (acq./dev.)	8,286,750
Pine Grove Community	
New Community Park (acq./dev.)	5,715,000
Camanche Village	
Papoose Pond Development	2,159,000
Amador County Rural Areas	
Molly Joyce Park Development	717,550
TOTAL	\$43,473,370

D. Park Impact Fee Calculation

In order to ensure that new development will pay for its fair share of park improvements, park fees will be charged under both the Quimby Act and AB1600 Mitigation Fee Act. Quimby Fees will be collected for subdivided property based on a cost standard of five (5) acres per 1,000 population and includes single family attached and detached homes and condominiums. For the most part, it is intended that Quimby Fees be used to acquire parkland. Park Mitigation Fees will be charged for single family dwelling units, apartments and all other residential development. No fee is proposed for additions to existing homes. The sum total collected from the two fee types shall not exceed the total cost of park acquisition and development described in Table 1 plus an administrative fee.

Population Growth and Housing Characteristics

According to the California Statistical Abstract, the current 2006 population for Amador County is 38,133 persons. Based on the population forecast in the Amador County Regional Transportation Plan, the population should reach 47,253 by the year 2025. This will result in a net increase of 9,120 persons in the next 19 years.

Based on the 2000 U.S. Census, the average household size is 2.39 persons and 75.5% of the households in Amador County are owner occupied. Since no data is available for the average household size for apartments or other housing types, one fee schedule will be used regardless of the housing type or number of bedrooms.

Assumptions

Raw land costs suitable for active park development	\$235,000 per acre
Park development costs	Ranges from \$150,000-200,000 per acre
Household size	2.39 persons

Quimby Parkland Fees

This section estimates the fees that could be charged for park land acquisition under the Quimby Act for subdivided property (single family, townhomes and condominiums). The amount of new park land required to serve the County until 2025 is estimated at 50 acres. Based on the maximum standard of 5 acres per 1,000 population that can be applied, about 45.6 acres of land can be funded from Quimby Fees. This is equivalent to about \$10,716,000 million in fees. The remainder of parkland costs will be covered by park mitigation fees.

The parkland fee attributed to Quimby Fees is calculated by allocating the total eligible cost attributed to land acquisition (\$10,716,000) needed to serve future residential development. Under the Quimby Act, this calculation results in a per unit parkland fee of \$2,808 for subdivided property. The calculations are shown below.

\$10,716,000	Amount eligible for Quimby Fees
\$10,823,160	Total cost including a 1% administrative fee
9,120	Net population growth between 2006 and 2025
3,816	No dwelling units based on 2.39 persons per D.U.
\$2,836	Cost per unit by dividing amount eligible for Quimby Fees by the number of subdivided dwelling units

Park Impact Fees

Using the AB1600 Impact Fee Mitigation Act, Amador County and its cities within may establish a fee to generate revenue for parkland acquisition and park improvements. The calculations are similar except it is important to deduct the amount already covered by the Quimby Fees. The AB1600 Park Mitigation Fee is calculated by allocating the total cost (less the amount dedicated to Quimby Fees) needed to acquire and develop parkland to serve future residential development. This amount is then divided by the expected number of new dwelling units to reach a per unit cost of \$9,443.

\$43,473,370	Total amount needed to meet future population growth
\$10,716,000	Amount eligible for Quimby Fees
\$32,757,370	Total amount eligible for park impact fees
\$33,084,943	Total cost including a 1% administrative fee
9,120	Net population growth between 2006 and 2025
3,816	No dwelling units based on 2.39 persons per D.U.
\$8,670,	Cost per unit by dividing amount eligible for park impact fees by the number of residential units