



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: NOVEMBER 19, 2019
DEPARTMENT: FINANCE
FROM: MATT N. PRESSEY, CPA, FINANCE DIRECTOR
TITLE: PARK IMPACT FEE UPDATE

RECOMMENDED MOTION:

A motion to approve a resolution to update the park impact fee schedule.

RECOMMENDATION:

Staff recommends that the City Council approve the resolution to update the park impact fee schedule.

EXECUTIVE SUMMARY:

As part of the North of Boronda Future Growth Area development, an update to the park fee was needed to ensure that enough funds would be collected to fund the necessary parks to meet the City's current park standards. The City hired Willdan to conduct a park impact fee update study. The study results in an updated schedule of park impact fees. One of the park fees is unique to the West Area Specific Plan (WASP). The WASP developers assisted with the development of this unique fee in the park fee schedule. To stay on schedule with the approval of the WASP and a development agreement with the WASP developers, staff is bringing the unique WASP park fee (referred to as the West Area Park Impact Fee or WAPIF) forward as an update to the park fee schedule. The remaining park fees updated from the study will come back at a future City Council meeting for consideration.

BACKGROUND:

On December 5, 2018, the City released a request for proposal (RFP) for a park impact fee nexus study update. The City received 5 responses to the RFP. A review committee ranked Willdan as the top firm. The scope of the study included updating the City's park fee including coming up with a unique park fees for the WASP, Central Area Specific Plan (CASP), and City-wide.

DISCUSSION:

California Government Code Sections 66000-66008, also known as the Mitigation Fee Act, provides local jurisdictions the authority to impose fees as a condition of approval of a

development project to defray all or a portion of the cost of public facilities related to the project. The Mitigation Fee Act broadly defines public facilities to include public improvements, public services, and community amenities. Although not specifically addressed in the Act, other provisions of the Government Code prohibit the use of impact fees for maintenance or operating costs. The Act also contains specific requirements for establishing, increasing, and imposing impact fees, as well as for the collection and expenditure of those fees, and required annual reporting and periodic re-evaluation of the fee program.

Attached to this staff report is the park impact fee update study report. The fee for the WASP will only be charged to the WASP developers and is projected to be sufficient to cover the costs of all the parks planned for the WASP in accordance with the City’s current park standards that were updated in the last year.

CEQA CONSIDERATION:

The proposed actions are not projects as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines section 15378).

STRATEGIC PLAN INITIATIVE:

The updated park fee will impact all five of the City Council’s goals:

1. Economic Diversity and Prosperity
2. Safe, Livable Community
3. Effective, Sustainable Government
4. Well-planned City and excellent infrastructure
5. Quality of Life

DEPARTMENTAL COORDINATION:

The Finance Department worked close with the Library and Community Services, Public Works, City Attorney and the Community Development Department.

FISCAL AND SUSTAINABILITY IMPACT:

There is no fiscal impact related to this item at this time. The park fee schedule is updated by adding the unique WASP fee:

<u>Park Impact Fee Summary Table</u>	
<u>Land Use</u>	<u>WASP*</u>
Single Family	\$10,280
Multifamily	\$ 8,751
*Park fee unique to the West Area Specific Plan (WASP)	

ATTACHMENTS:

1. Resolution
2. Willdan's Park Facilities Development Impact Fee Update Study