



# **CITY OF SALINAS**

## **LIBRARY AND COMMUNITY SERVICES COMMISSION**

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**DATE:** NOVEMBER 13, 2019

**FROM:** MATT N. PRESSEY, CPA, FINANCE DIRECTOR

**TITLE:** PARKS IMPACT FEE UPDATE STUDY

### RECOMMENDED MOTION:

Endorse the draft parks impact fee update study and recommend that the impact fees be presented and approved by the Salinas City Council.

### RECOMMENDATION:

Staff recommends the Library and Community Services Commission endorse the draft parks impact fee update study and recommend that the impact fees be presented and approved by the Salinas City Council.

### EXECUTIVE SUMMARY:

As part of the 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 and the study is attached for your review.

### BACKGROUND:

On December 5, 2018, the City release 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 unique park fees for the West Area Specific Plan (WASP), Central Area Specific Plan (CASP) and an updated fee for 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. City staff worked in collaboration with the WASP and CASP developers in reviewing and finalizing the study. The fee for the WASP and CASP will only be charged to the WASP and CASP developers, respectively and will be enough to cover the costs of all the parks planned for the WASP and CASP in accordance with the City's current park standards that were updated in the last year.

#### STRATEGIC PLAN INITIATIVE:

The updated park fees will impact the City Council's goals of:

- Safe, Livable Community
- Well Planned City and Excellent Infrastructure
- Quality of Life

#### DEPARTMENTAL COORDINATION

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

#### FISCAL AND SUSTAINABILITY IMPACT:

The cost of the Willdan's study was \$19,170 and is funded from the park impact fees. The future revenue from these fees is yet to be determined but will allow for all of the parks of the future growth area to be funded and the City-wide fee will allow for new or improvements to existing parks.

#### ATTACHMENTS:

Draft Willdan's Park Facilities Development Impact Fee Update Study