

RESOLUTION NO. 19-8769

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA
TO AMEND RESOLUTION No. 19-8749 TO ESTABLISH THE
PARKLAND IN LIEU FEE SCHEDULE FOR NEW RESIDENTIAL
DEVELOPMENT IN ACCORDANCE WITH CHAPTER 17.35
("PARK AND RECREATIONAL LAND") OF TITLE 17
("DEVELOPMENT") OF THE CODE OF THE CITY OF SANTA
CLARA AND TO DETERMINE THE PARK IMPROVEMENT COST
TO BE USED IN THE FEE CALCULATIONS**

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, the City of Santa Clara is the Government entity responsible for providing public parks, recreation and open space facilities within the City of Santa Clara; and,

WHEREAS, the 2010-2035 General Plan includes a goal that new parks, open space and recreation be provided with new development so that existing facilities are not overburdened;

WHEREAS, the report entitled "Public Facilities Impact Fee Study" ("Nexus Study") dated June 25, 2014, prepared by Willdan Financial Services, Inc. was reviewed by Council in June 2014;

WHEREAS, on July 15, 2014, the City Council adopted Ordinance No. 1928, which added Chapter 17.35 to the City Code, and requires new residential development to provide adequate community and neighborhood park land for active recreational uses, and/or under certain conditions to pay a fee in lieu of parkland dedication;

WHEREAS, on February 24, 2015, the City Council adopted Ordinance No. 1937, adding duplex dwellings to the types of developments subject to the parkland dedication requirement, and removing the one (1) acre minimum for a developer to receive credit for private open space;

WHEREAS, on August 14, 2019 and on August 21, 2019, a notice of the August 27, 2019 public hearing to consider a Resolution to Establish the Parkland In Lieu Fee Schedule for New Residential Development in Accordance with Chapter 17.35 of the Code of the City of Santa Clara was published in the Weekly, a newspaper of general circulation;

WHEREAS, on August 27, 2019, Council approved Resolution No. 19-8749 which included the statutory findings required pursuant to the California Quimby Act (Quimby) and Mitigation Fee

Act (MFA), and related information to be used in the calculation of the fees due in lieu of parkland dedication including the report entitled "Santa Clara Park and Recreation Facilities Impact Fee Update Study" ("Nexus Study") dated April 9, 2019, prepared by Willdan Financial Services, Inc., the professional land valuation appraisal report with a valuation date of December 31, 2017, and the 2018 park improvements replacement costs data, as well as additional documents and public testimony;

WHEREAS, on August 27, 2019, Council voted not to include an implementation schedule in Resolution 19-8749, and directed staff to provide additional policy alternatives for phasing in the increased cost of the park improvement portion of the in-lieu fee calculation to "longer than three years", and to provide pros and cons associated with these alternatives, and directed that all development project applications currently on file would be subject to the existing fees as adopted in FY2017-18 (Resolution No. 17-8427);

WHEREAS, on October 16, 2019 and on October 23, 2019, a notice of the October 29, 2019 public hearing to consider a Resolution to Amend Resolution No. 19-8749 to establish the Parkland In Lieu Fee Schedule for New Residential Development in Accordance with Chapter 17.35 of the Code of the City of Santa Clara and to determine the Park Improvement Costs to be used in the Fee Calculations was published in the *Weekly*, a newspaper of general circulation;

WHEREAS, the fees established by this resolution are derived from, are based upon, and do not exceed the costs of providing capital park and recreation land and facilities necessitated by the new residential development for which fees are levied; and

WHEREAS, on October 29, 2019 the City Council held a public hearing to consider the proposed fee schedule and draft resolution, at which time all interested persons were given an opportunity to give testimony and provide evidence.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. Findings and Purpose. That the City Council hereby finds and declares that:

A. New residential subdivisions and new non-subdivided residential projects generate impacts and demands for public services, facilities, and neighborhood and community parkland, and have a significant effect on the use and availability of park and recreation space and facilities, and that the limited open space and recreation amenities provided by these residential developments are insufficient to meet the needs.

B. It is the City's intent and desire (General Plan Goals & Policies: 5.9.1-G3, -G4; 5.9.1-P14, -P18, -P20) to require that such developments contribute their fair share of land, facilities, or amenities or contribute public costs toward the purchase, development and/or improvement of park and recreational facilities.

C. The imposition of impact fees is one of the customary methods of ensuring that development bears a proportionate share of the cost of capital facilities necessary to accommodate such development in order to promote and protect the public health, safety and welfare.

D. The provisions of this Resolution are enacted pursuant to the Charter, the City of Santa Clara General Plan and sections 66000-66025, 66477, and 66479 of the California Government Code (the "Mitigation Fee Act" and the "Quimby Act"), as may be applicable.

E. The report entitled "Public Facilities Impact Fee Study" ("Nexus Study") dated June 25, 2014, prepared by Willdan Financial Services, Inc. and reviewed by Council in June 2014, set forth a reasonable methodology and analysis for the determination of the impact of development on the need for and costs for additional capital parks and recreation facilities improvements in the City.

F. The report entitled "Santa Clara Park and Recreation Facilities Impact Fee Update Study" ("Nexus Study Update") dated April 9, 2019, prepared by Willdan Financial Services, Inc. and reviewed by Council on May 21 and August 27, 2019, set forth a reasonable methodology and updated analysis for the determination of the impact of development on the

need for and the costs for additional capital parks and recreation facilities improvements in the City.

G. Pursuant to Government Code Section 66016, the City made data available regarding the costs, or estimated costs, to provide services and proposed parkland dedication standards for the public facility impact fees by posting the draft Nexus Study Update prepared by Willdan Financial Services, Inc., on the City's Website on April 9, 2019 and previously provided the land valuation appraisal report and addenda prepared by the Schmidt-Prescott Group dated February 22, 2018 ("Appraisal Report") on the City's website on March 9, 2018, and the park improvement replacement costs contained in the Facility Condition Assessment Report ("Kitchell 2017") on the City Website in January 2018, which dates were all at least ten (10) days before the Council public hearing on August 27, 2019. In addition, a copy of a report analyzing the potential options for a gradual phase-in of the fees and the use of a cost escalator for parkland improvement costs was placed on file with the City Clerk on October 18, 2019, and a copy was posted on the City's website also on October 18, 2019, which dates were at least ten (10) days before the Council public hearing on October 29, 2019.

H. After careful consideration, including review of documentary evidence and additional information submitted in the administrative review process, the City Council finds the imposition of impact fees to finance major public park and recreational land acquisition, development and rehabilitation, as revised using the values set forth in the Nexus Study Update Report, is in the public interest and general welfare of the City and its residents, is equitable, and does not impose an undue burden on new development.

2. Calculation of Fees.

A. The Nexus Study Update calculates the parks fees that would fund the fair share cost to new development for additional capital parks and recreational facilities and improvements. The Nexus Study is based on the General Plan planning horizon of 2010-2035 and estimates the future

residential population needs for parkland and recreational facilities. The Nexus Study Update determines a fair share of future planned public facilities using the "system plan" method to assure that new development doesn't pay for existing service deficiencies. The Nexus Study Update uses the "existing inventory demand standard" translated into facility costs per capita to determine new development's fair share of planned facility costs and to calculate the maximum parks fee. The cost standard provides a reasonable method for converting disparate types of facilities, in this case parkland and special use recreational facilities, into a single measure of demand (capital cost per capita). The cost standard is based on the existing inventory of parks and recreation facilities. New development will fund the expansion of facilities at the same rate that existing development has provided facilities. This method sets the fee that will fund the expansion of park facilities at the same standard that currently serves existing residents. The Nexus Study Update provides a reasonable methodology to determine the impacts and costs of new residential development. The City may adopt development impact fees up to the legally justified amounts in the Nexus Study Update (100% cost recovery).

B. Pursuant to Santa Clara City Code Chapter 17.35, the maximum amount of the fees due in lieu of required parkland dedication shall be determined by the fair market value of the amount of land that would otherwise be required to be dedicated and using the average per acre land value for property in the City of Santa Clara for each of the three existing ZIP Codes in the City (95050, 95051, 95054), for each of the Dwelling Unit Categories (Single Family, Multi-family) on an annual basis in a Council resolution.

C. An independent real estate appraisal firm, The Schmidt-Prescott Group, was retained to provide a "Fair Market Value" opinion (valuation date of December 31, 2017) conforming to Uniform Standards of Professional Appraisal Practice and using the City's supplemental instructions for an average acre of land (hypothetical, rectangular, useable site) for property in each of the three existing City of Santa Clara Zip Codes 95050, 95051, 95054. The data set included all property types: Single Family (low and very low density), High Density Residential, Medium Density

Residential, Commercial/Retail, Industrial, Lots and Land. Excluded were transactions considered not "arms-length", having encumbered or clouded title, environmentally impaired sites, or more than three (3) years old. An inflation factor was computed and applied to comparable sales over one year old based on reasonable and rational considerations such as sales and rental trends or other appropriate methods. The weighted average of each property type was based on the percentage of land area in the sales transactions.

D. Based on the findings of the Appraisal Report, the average per acre land value for each ZIP Code area as of December 31, 2017, is: \$3.738 million per acre (\$85.81/sf) in 95050; \$3.993 million per acre (\$91.67/sf) in 95051; and, \$4.035 million per acre (\$92.63/sf) in 95054. If a developer objects to this determination of fair market value, the developer may elect to have the value established by appraisal, in conformance with City Code Section 17.35.040(b)(2).

E. Per acre Park Improvement Value. In 2017, an independent asset inventory evaluation firm, Kitchell CEM, was retained by the City to provide a complete asset inventory and facility condition assessment of all parks and recreation assets in the City for inclusion in the City's Enterprise Asset Management System and geo-database for lifecycle asset management (GIS-Lucity), and conforming to the industry standards used a reasonable methodology to determine the replacement cost for all existing assets and from which a condition index could be calculated (Kitchell Report dated February 21, 2018). The report was available on the City website, reported at the Parks & Recreation Commission, and noted and filed by the City Council on April 24, 2018. The total replacement cost of park assets inventoried in existing parks is the basis from which the system determines a reasonable estimate of the average per acre value of park improvements. The cost to provide an asset or set of assets in a park ("park improvements") is found to be the same as the current replacement cost of an asset such that a new park will provide the same level of service to new residents as received by existing residents in the park system as a whole, but no greater. Following stakeholder meetings on

June 11, 2018 and June 27, 2018, adjustments were made (subtracted) in the inventory's costs for non-standard park facilities and buildings. The City then further reviewed actual construction bid prices for recent park construction projects in the City of Santa Clara, and contracted with an independent construction cost estimator to review the existing park inventory cost data. Based on these analyses and findings, the reasonable average cost per acre for park improvements was determined and found to be \$1.335 million per acre (\$3,471 per capita).

F. Impact of Future Park Improvement Cost Escalation. The average cost per acre for park improvements/construction of \$1.335 million per acre is based on 2018 data and does not account for potential future annual construction cost escalation (increase/decrease). Over time, the actual costs of park development may exceed the 2018 cost per capita limit used to calculate annual fees and may impact the ability of the City to provide new parks at the same standard as provided in the existing park inventory. One objective, historical (retrospective), measure is provided by the California Department of Government Services annual (December through December) California Construction Cost Index (CCCI) and is based upon the Building Cost Index for the San Francisco and Los Angeles areas as produced by Engineering News Record (ENR BCI). Over the past eleven years, historical annual construction costs have typically increased on average 2.3%, and are documented to have been within a range of negative (decrease) 1.1% to positive (increase) 6.8%. The application of a Construction Cost Index on an annual basis (whether increase or decrease) to the park improvement cost basis of \$3,471 per capita (or, \$1.335 million per acre) would provide an additional reasonable cost adjustment and address the measurable annual changes, up or down, in park improvement/construction costs.

G. Parkland Dedication Standard. In calculation of parkland dedication or fees due in lieu thereof, new residential developments subject to the Mitigation Fee Act will use the existing parkland ratio of 2.6 acres per thousand residents; and, new residential subdivisions subject to the Quimby Act will use the City parkland standard of 3.0 acres of property for each one thousand residents for public park and recreational facilities.

H. Dwelling Unit Categories and Density. In calculation of parkland dedication or fees due in lieu thereof, the types of dwelling units and average density factors (U.S. Census Bureau, 2017 American Community Survey) are: (1) Multiple Family Dwelling equals 2.40 persons per household; and, (2) Single-Family Dwelling equals 2.98 persons per household.

I. In conformance with City Code Section 17.35.050, in subdivisions of over fifty (50) parcels of land, in condominium developments of more than fifty (50) dwelling units, and in residential developments not involving a subdivision, a combination of land dedication and fee payment may be required. Developments of fifty (50) units or less will be required to pay an in-lieu fee.

J. In conformance with City Code Section 17.35.070, developers will submit a written request with the project application for any eligible credits requested against the amount of parkland dedication or the amount of the in-lieu fee. The developer will work with the Director of Parks & Recreation on the proposed credits and project's park, recreation and green space conditions. The Approving Authority must make findings that the on-site parks and recreation amenities meet the Code's standards. For housing developments of which 100% of the units are affordable or for senior citizens authorized by the California Civil Code or the Federal Fair Housing Amendments Act, the Approving Authority must make findings that the development complies with all other provisions of the section and that providing the additional credit would serve the public interest.

3. Schedule of Fees.

A. Fee Policy History. On October 14, 2014, Council adopted Resolution No. 14-8174 that set fees due in lieu of parkland dedication at 100% cost recovery for Fiscal Year (FY) 2014-15 based on land valuation from calendar year 2013 and park improvement value from 2014. In FY2015-16, fees remained unchanged due to the recent adoption of the ordinance and fees. On June 7, 2016 Council reviewed and adopted supplemental land valuation instructions for use in the calculation of the fees. On August 23, 2016 Council adopted Resolution No. 16-8358 that set fees due in lieu of parkland dedication at 100% of cost recovery based upon land valuation date of

December 31, 2015 for FY2016-2017 and park improvement value from 2014. On May 8, 2017, Council adopted Resolution No. 17-8427 that set fees due in lieu of parkland dedication at 100% of cost recovery based upon land valuation date of December 31, 2016 for FY2017-18 and park improvement value from 2014. In FY 2018-19, fees remained unchanged due to an extensive review and public comment periods. In FY2019-20, on August 27, 2019 Council adopted Resolution No. 19-8749 that made the statutory findings to be used in the calculation of fees due in lieu of parkland dedication at 100% cost recovery including, but not limited to the MFA parkland standard of 2.6 acres per thousand residents, the Quimby parkland standard of 3.0 acres per thousand residents, the Multiple Family Dwelling Unit average density of 2.40 persons per household, the Single-Family Dwelling unit average density of 2.98 persons per household, the average per acre land value for each ZIP Code area as of December 31, 2017 of \$3.738 million per acre in 95050, \$3.993 million per acre in 95051, and \$4.035 million per acre in 95054 to be annually undated according to City Code 17.35; and the average per acre value for park improvements/construction as of February 2018 of \$1.335 million per acre (\$3,471 per capita). However, Council requested additional policy alternatives to phase in the increase in park improvements cost to more than three years. Furthermore, Resolution No. 19-8749 maintained that for all development project applications currently on file, the existing fees would apply as adopted in FY2017-18 (Resolution No. 17-8427), i.e. no change in fees.

B. Phase-In Policy. After considering the alternatives, Council has selected the following phase-in policy for the change in fees to achieve 100% cost recovery over an extended period of time: Phase in the park improvement cost increase of \$2,664 (\$3,471 - \$807) per capita over a four-year period increasing 25% (\$666) per year and continue to adjust the land valuation (increase/decrease) fee component each year based on the annual land appraisal at 100% cost recovery.

C. Construction Cost Index. In order to continue to achieve, but not exceed, 100% cost recovery, the City shall in two years, revisit the use of the California Construction Cost Index (increase/decrease) to adjust the park improvement cost basis of \$3,471 per capita in the

calculation of future fees due in lieu of parkland dedication.

D. The land valuation component will be subject to the updated annual land value appraisal report and supplemental instructions as adopted by Council June 7, 2016 with valuation dates of December 31 of each calendar year for use in calculating the following (next) fiscal year's fee update. Pursuant to Ordinances Nos. 1928 and 1937, projects subject to the Quimby Act and the Mitigation Fee Act, will provide for parkland (and/or its corresponding fee calculated and due in lieu of land dedication) according to the Quimby Act or Mitigation Fee Act as appropriate, and will provide for park improvements (and/or its corresponding fee calculated and due in lieu of improvements) according to the Mitigation Fee Act or its corresponding fee due in lieu of improvements.

E. Pursuant to Ordinances Nos. 1928 and 1937, fees subject to the Quimby Act and the Mitigation Fee Act are calculated and provided for each Zip Code Area of the City (95050, 95051, and 95054) in Attachment 1, attached hereto and incorporated herein by this reference.

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F. Implementation Schedule. For development projects subject to the Quimby Act, the proposed fees will be imposed on development projects with applications deemed complete on or after October 29, 2019 (immediately). For development projects subject to the Mitigation Fee Act, the proposed fees will be imposed on development projects with applications deemed complete on or after December 28, 2019 (60 days after adoption of Resolution). For development project applications "deemed complete" prior to this date, the existing fees will apply as adopted in FY2017-18 (Resolution No. 17-8427).

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 29TH DAY OF OCTOBER, 2019, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Chahal, Davis, Hardy, Mahan, O'Neill, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST:


NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:

1. Fee Schedule - Four Year Phase-In (25% annually)

Attachment 1

Four Year Phase-In (25% annually)

Table A													
Park and Recreation Facilities Fee Schedule - Zip Code Area 95050													
Year	1			2			3			4			
	2019			2020			2021			2022			
park improvement value increase=	0.25	\$3,471	\$ 1,473	0.5	\$3,471	\$ 2,139	0.75	\$3,471	\$ 2,805	1	\$3,471	\$ 3,471	
formula	A	B	E=C+D	C=AxB	D=Cx0.02	E=C+D	C=AxB	D=Cx0.02	E=C+D	C=AxB	D=Cx0.02	E=C+D	
Land Use	Cost Per Capita	Density	Total Fee	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	
Quimby Act													
Single Family													
Parkland	\$11,214	2.98	\$34,086	\$33,418	\$ 668	\$34,086	\$33,418	\$ 668	\$34,086	\$33,418	\$ 668	\$34,086	
Improvements	\$ 3,471	2.98	\$ 4,477	\$ 6,374	\$ 127	\$ 6,502	\$ 8,359	\$ 167	\$ 8,526	\$10,344	\$ 207	\$10,550	
Total	\$14,685		\$38,563	\$39,792	\$ 796	\$40,588	\$41,777	\$ 836	\$42,612	\$43,761	\$ 875	\$44,637	
Multi-Family													
Parkland	\$11,214	2.4	\$27,452	\$26,914	\$ 538	\$27,452	\$26,914	\$ 538	\$27,452	\$26,914	\$ 538	\$27,452	
Improvements	\$ 3,471	2.4	\$ 3,606	\$ 5,134	\$ 103	\$ 5,236	\$ 6,732	\$ 135	\$ 6,867	\$ 8,330	\$ 167	\$ 8,497	
Total	\$14,685		\$31,058	\$32,047	\$ 641	\$32,688	\$33,646	\$ 673	\$34,319	\$35,244	\$ 705	\$35,949	
Mitigation Fee Act													
Single Family													
Parkland	\$ 9,719	2.98	\$29,542	\$28,963	\$ 579	\$29,542	\$28,963	\$ 579	\$29,542	\$28,963	\$ 579	\$29,542	
Improvements	\$ 3,471	2.98	\$ 4,477	\$ 6,374	\$ 127	\$ 6,502	\$ 8,359	\$ 167	\$ 8,526	\$10,344	\$ 207	\$10,550	
Total	\$13,190		\$34,019	\$35,337	\$ 707	\$36,044	\$37,322	\$ 746	\$38,068	\$39,306	\$ 786	\$40,092	
Multi-Family													
Parkland	\$ 9,719	2.4	\$23,792	\$23,326	\$ 467	\$23,792	\$23,326	\$ 467	\$23,792	\$23,326	\$ 467	\$23,792	
Improvements	\$ 3,471	2.4	\$ 3,606	\$ 5,134	\$ 103	\$ 5,236	\$ 6,732	\$ 135	\$ 6,867	\$ 8,330	\$ 167	\$ 8,497	
Total	\$13,190		\$27,398	\$28,459	\$ 569	\$29,028	\$30,058	\$ 601	\$30,659	\$31,656	\$ 633	\$32,289	

Attachment 1 (continued)

Four Year Phase-In (25% annually)

Table B											
Park and Recreation Facilities Fee Schedule - Zip Code Area 95051											
Year	1			2			3			4	
	2019			2020			2021			2022	
<i>park improvement value increase=</i>	<i>0.25</i>			<i>0.5</i>			<i>0.75</i>			<i>1</i>	
<i>formula</i>	<i>A B</i>			<i>C=AxB D=Cx0.02 E=C+D</i>			<i>C=AxB D=Cx0.02 E=C+D</i>			<i>C=AxB D=Cx0.02 E=C+D</i>	
Land Use	Cost Per Density	Capita	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee
Quimby Act											
<i>Single Family</i>											
Parkland	\$11,979	2.98	\$35,697	\$ 714	\$ 36,411	\$35,697	\$ 714	\$ 36,411	\$35,697	\$ 714	\$ 36,411
Improvements	\$ 3,471	2.98	\$ 4,390	\$ 88	\$ 4,477	\$ 6,374	\$ 127	\$ 6,502	\$10,344	\$ 207	\$10,550
Total	\$15,450		\$40,087	\$ 802	\$ 40,889	\$42,072	\$ 841	\$ 42,913	\$46,041	\$ 921	\$ 46,962
<i>Multi-Family</i>											
Parkland	\$11,979	2.4	\$28,750	\$ 575	\$ 29,325	\$28,750	\$ 575	\$ 29,325	\$28,750	\$ 575	\$ 29,325
Improvements	\$ 3,471	2.4	\$ 3,535	\$ 71	\$ 3,606	\$ 5,134	\$ 103	\$ 5,236	\$ 8,330	\$ 167	\$ 8,497
Total	\$15,450		\$32,285	\$ 646	\$ 32,930	\$33,883	\$ 678	\$ 34,561	\$37,080	\$ 742	\$ 37,822
Mitigation Fee Act											
<i>Single Family</i>											
Parkland	\$10,382	2.98	\$30,938	\$ 619	\$ 31,557	\$30,938	\$ 619	\$ 31,557	\$30,938	\$ 619	\$ 31,557
Improvements	\$ 3,471	2.98	\$ 4,390	\$ 88	\$ 4,477	\$ 6,374	\$ 127	\$ 6,502	\$10,344	\$ 207	\$10,550
Total	\$13,853		\$35,328	\$ 707	\$ 36,034	\$37,313	\$ 746	\$ 38,059	\$41,282	\$ 826	\$ 42,108
<i>Multi-Family</i>											
Parkland	\$10,382	2.4	\$24,917	\$ 498	\$ 25,415	\$24,917	\$ 498	\$ 25,415	\$24,917	\$ 498	\$ 25,415
Improvements	\$ 3,471	2.4	\$ 3,535	\$ 71	\$ 3,606	\$ 5,134	\$ 103	\$ 5,236	\$ 8,330	\$ 167	\$ 8,497
Total	\$13,853		\$28,452	\$ 569	\$ 29,021	\$30,050	\$ 601	\$ 30,651	\$33,247	\$ 665	\$ 33,912

Attachment 1 (Continued)

Four Year Phase-In (25% annually)

Table C Park and Recreation Facilities Fee Schedule - Zip Code Area 95054												
Year	1			2			3			4		
	2019			2020			2021			2022		
park improvement value increase=	0.25 \$3,471 \$ 1,473			0.5 \$3,471 \$ 2,139			0.75 \$3,471 \$ 2,805			1 \$3,471 \$ 3,471		
formula	A	B	C=AxB	D=Cx0.02	E=C+D	F=Cx0.02	G=Cx0.02	H=Cx0.02	I=Cx0.02	J=Cx0.02	K=Cx0.02	L=C+D
Land Use	Cost Per Density	Capita	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	BaseFee	Admin Charge	Total Fee	
Quimby Act												
<u>Single Family</u>												
Parkland	\$12,105	2.98	\$36,073	\$ 721	\$36,794	\$36,073	\$ 721	\$36,794	\$36,073	\$ 721	\$36,794	
Improvements	\$ 3,471	2.98	\$ 4,390	\$ 88	\$ 4,477	\$ 6,374	\$ 127	\$ 6,502	\$ 8,359	\$ 167	\$ 8,526	\$10,550
Total	\$15,576		\$40,462	\$ 809	\$ 41,272	\$42,447	\$ 849	\$ 43,296	\$ 44,432	\$ 889	\$ 45,320	\$47,345
<u>Multi-Family</u>												
Parkland	\$12,105	2.4	\$29,052	\$ 581	\$29,633	\$29,052	\$ 581	\$29,633	\$29,052	\$ 581	\$29,633	
Improvements	\$ 3,471	2.4	\$ 3,535	\$ 71	\$ 3,606	\$ 5,134	\$ 103	\$ 5,236	\$ 6,732	\$ 135	\$ 6,867	\$ 8,497
Total	\$15,576		\$32,587	\$ 652	\$ 33,239	\$34,186	\$ 684	\$ 34,869	\$ 35,784	\$ 716	\$ 36,500	\$38,130
<u>Mitigation Fee Act</u>												
<u>Single Family</u>												
Parkland	\$10,491	2.98	\$31,263	\$ 625	\$31,888	\$31,263	\$ 625	\$31,888	\$31,263	\$ 625	\$31,888	
Improvements	\$ 3,471	2.98	\$ 4,390	\$ 88	\$ 4,477	\$ 6,374	\$ 127	\$ 6,502	\$ 8,359	\$ 167	\$ 8,526	\$10,550
Total	\$13,962		\$35,653	\$ 713	\$ 36,366	\$37,637	\$ 753	\$ 38,390	\$ 39,622	\$ 792	\$ 40,415	\$42,439
<u>Multi-Family</u>												
Parkland	\$10,491	2.4	\$25,178	\$ 504	\$25,682	\$25,178	\$ 504	\$25,682	\$25,178	\$ 504	\$25,682	
Improvements	\$ 3,471	2.4	\$ 3,535	\$ 71	\$ 3,606	\$ 5,134	\$ 103	\$ 5,236	\$ 6,732	\$ 135	\$ 6,867	\$ 8,497
Total	\$13,962		\$28,714	\$ 574	\$ 29,288	\$30,312	\$ 606	\$ 30,918	\$ 31,910	\$ 638	\$ 32,549	\$34,179