

PARKS & RECREATION COMMISSION

Jag Bains, District 1
Fatima Malik, District 2 (Vice Chair)
David Guerrero, District 3
Julie Murphy, District 4
Terri Shettle, District 5
Shannon McKinley, District 6
Shane Singh, District 7
Chinua Rhodes, District 8
David Heitstuman, At Large (Chair)
David O'Toole, At Large
Caliph Assagai, Mayoral

COMMISSION STAFF

Christopher C. Conlin, Director
Shannon Brown, Operations Manager
Ilee Muller, Administrative Analyst
Sheryl Patterson, Senior Deputy City Attorney

Agenda
Parks & Recreation
Commission
915 I Street, 2nd Floor - HCH
Published by the
Parks & Recreation Department
(916) 808-5172

Thursday, September 1, 2016

6:30 p.m.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing (*City Code 2.15.160*).

Speaker slips are available on the City's Website and from staff, and should be completed and submitted to the Commission Clerk.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order and estimated time for Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff Recommendation; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Hard copies are available at the Department of Parks & Recreation and all written material received is available at the meeting for public review.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Parks & Recreation Department at (916) 808-5172 at least 48 hours prior to the meeting.

General Conduct for the Public Attending Parks & Recreation Commission Meetings

- Members of the public attending Parks & Recreation Commission meetings shall observe the same rules and decorum applicable to the Members and staff as noted in Chapters 3 and 4 of Council Rules of Procedure.
- Stamping of feet, whistles, yells or shouting, physically threatening conduct, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the Sergeant-at-Arms.
- Lobbyists must identify themselves and the client(s), business or organization they represent before speaking to the Committee.
- Members of the public wishing to provide documents to the Commission shall comply with Rule 7 D of the Council Rules of Procedure.

Members of the Public Addressing the Parks & Recreation Commission

- **Purpose of Public Comment.** The City provides opportunities for the public to address the Board as a whole in order to listen to the public's opinions regarding non-agendized matters within the subject matter jurisdiction of the City during Regular meetings and regarding items on the Agenda at all other meetings.
 - Public comments should not be addressed to individual Members nor to City officials, but rather to the Parks & Recreation Commission as a whole regarding City business.
 - While the public may speak their opinions on City business, personal attacks on Members and City officials, use of swear words, and signs or displays of disrespect for individuals are discouraged as they impede good communication with the Commission.
 - Consistent with the Brown Act, the public comment periods on the Agenda are not intended to be "Question and Answer" periods or conversations with the Committee and City officials. The limited circumstances under which Members may respond to public comments are set out in Rule 8 D 2 of the Council Rules of Procedure.
 - Members of the public with questions concerning Consent Calendar items may contact the staff person on the report prior to the meeting to reduce the need for discussion of Consent Calendar items and to better respond to the public's questions.
- **Speaker Time Limits.** In the interest of facilitating the Committee's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the Committee during the meeting.
 - **Matters not on the Agenda.** Two (2) minutes per speaker.
 - **Consent Calendar Items.** The Consent Calendar is considered a single item, and speakers are therefore subject to the two (2) minute time limit for the entire Consent Calendar. Consent Calendar items can be pulled at a member's request. Such pulled Consent Calendar items will be considered individually and up to two (2) minutes of public comment per speaker on those items will be permitted.
 - **Discussion Calendar Items.** Two (2) minutes per speaker.

Time Limits per Meeting In addition to the above time limits per item, the total amount of time any one individual may address the Committee at any meeting is eight (8) minutes.

- Each speaker shall limit his/her remarks to the specified time allotment.
- The Presiding Officer shall consistently utilize the timing system which provides speakers with notice of their remaining time to complete their comments. A countdown display of the allotted time will appear and will flash red at the end of the allotted time.
- In the further interest of time, speakers may be asked to limit their comments to new materials and not repeat what a prior speaker said. Organized groups may choose a single spokesperson who may speak for the group but with no increase in time.
- Speakers shall not concede any part of their allotted time to another speaker.

The Presiding Officer may further limit the time allotted for public comments per speaker or in total for the orderly conduct of the meeting and such limits shall be fairly applied

AGENDA

Thursday, September 1, 2016

6:30 p.m.

Historic City Hall Meeting Room, 915 I Street, Sacramento, CA 95814

Open Session – 6:00 p.m.

Roll Call

Public Comments-Matters Not on the Agenda (2 minutes per speaker)

Public Hearings

Consent Calendar **Estimated Time: 5 minutes**

All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.

1. **Parks and Recreation Commission Meeting Minutes**

Location: Citywide

Recommendation: Approve Commission minutes for August 17, 2016

Contact: Ilee Muller, Administrative Analyst, 808-1022

2. **Election Date for Chair and Vice Chair**

Location: Citywide

Recommendation: Amend the Commission Rules of Procedures to change the election date for the Chair and Vice Chair from April to the first meeting in January.

Contact: Josette Reina, Support Services Manager, 808-1956

Discussion Calendar **Estimated Time: 30 Minutes**

Discussion Calendar items include an oral presentation including those recommending “receive and file”.

3. **Modifications to City Parkland Dedication and Park Impact Fee Programs**

Location: Citywide; All Districts

Recommendation: Staff recommends the Parks and Recreation Commission support the following actions: 1) Modify the City’s parkland dedication requirements of development as outlined in the City’s Subdivision Code and to be incorporated into the City’s Planning and Development Code 2) establish updated Community Plan area land values, 3) modify the Park Impact Fee Code to be incorporated into the City’s Planning and Development Code, 4) approve a Park Impact Fee Nexus Study Update, and 5) approve a Park Impact Fee Schedule.

Contact: Mary de Beauvieres, Principal Planner, 808-8722

4. Park Project Programming Guide (PPPG) Update

Location: Citywide/All Districts

Recommendation: Receive and file

Contact: Mary de Beauvieres, Principal Planner, 808-8722

5. Parks and Recreation Director Report (Oral): Review Highlights for August

Location: Historic City Hall Hearing Room

Recommendation: Review and Comment

Contact: Christopher C. Conlin, Director, 808-8526

Member Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment



**Meeting Minutes of the
Parks and Recreation Commission**

AGENDA

Wednesday, August 17, 2016

6:00 p.m.

Historic City Hall Meeting Room, 915 I Street, Sacramento, CA 95814

Open Session – 6:00 p.m.

Roll Call

Chair Heitstuman called the meeting to order at 6:04 p.m. Commissioners Assagai, Bains, Guerrero, McKinley, Murphy, Rhodes, Shettle, and Singh were in attendance. Commissioner Malik arrived at 6:07 p.m. Commissioner O'Toole was absent.

Public Comments-Matters Not on the Agenda (2 minutes per speaker)

Petaque Director, Brendan Cohen, from Club Francais de Sacramento spoke about the Sacramento Petaque Club and their goal to partner with the City of Sacramento to create Petaque courts in Midtown parks.

Special Oral Presentation

1. Greater Sacramento Softball Association - Grant Award for Sacramento Softball Complex

Rich Semenza, Program Coordinator with the Sacramento Softball Complex, gave a presentation about the softball complex and the partnership the complex has had with Greater Sacramento Softball Association. Jeff Dubchansky with the Greater Sacramento Softball Association presented a grant to the City for the Sacramento Softball Complex in the amount of \$2,500. The money will be used to provide shade structures throughout the softball complex.

Public Hearings

2. Appeal of a Decision of the Director of Public Works to Remove Trees on R St between 13th St. and 16th St.

Location: Council District 4

Recommendation: Hear the appeal and uphold Director of Public Works Decision

Contact: Joe Benassini, Urban Forest Manager, 808-6258

Commissioners Assagai, Guerrero and Murphy, disclosed that they received emails in regard to the appeal and visited the site prior to the hearing. Chair Heitstuman disclosed he also received emails and met with the appellants at the site on Monday, August 15, 2016. Commissioners Bains, Malik, Rhodes, Shettle, and Singh, disclosed that they also received emails, but had no other contact.

City Staff Kevin Hocker, Urban Forestry, and Zuhair Amawi, Department of Public Works, and Todd Leon with CADA presented information in regard to the proposed R Street improvements project, the health of the existing trees, the proposed tree removals and replacements, and public outreach efforts.

Appellants Dan Pskowski, Jim Pacht, Karen Jacques, and Luree Stetson presented information about the loss of tree canopy, importance of trees, and possible alternatives to removing trees on R Street. Judith Lamare also testified as on behalf of the appellants.

Members of the public testified as follows: Marq Truscott (in favor of the City), Nico Coulouras (in favor of the City), Mike Heller (in favor of the City), Nathan Jacobsen (in favor of the appellants).

Moved, seconded to deny the appeal. Motion failed 3 Ayes/7Nays. (Singh/Bains. Ayes: Bains, McKinley, and Singh. Nays: Assagai, Guerrero, Heitstuman, Malik, Murphy, Rhodes, and Shettle. Absent: O'Toole. Abstain: none)

Moved, seconded and carried 7 Ayes/3 Nays, to uphold the appeal regarding the ten yew pine trees located on the north side of R street between 15th and 16th Street. (Assagai/Malik. Ayes: Assagai, Guerrero, Heitstuman, Malik, Murphy, Rhodes and Shettle. Nays: Bains, McKinley, and Singh. Absent: O'Toole. Abstain: none)

Moved, seconded and carried 9 Ayes/1 Nay, to deny the appeal to allow removal of the six London plain trees location on R Street between 13th and 14th Street. (Murphy/Bains. Ayes: Assagai, Bains, Guerrero, Heitstuman, McKinley, Murphy, Rhodes, Shettle, and Singh. Nays: Malik. Absent: O'Toole. Abstain: none)

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.

3. Parks and Recreation Commission Meeting Minutes

Location: Citywide

Recommendation: Approve Commission minutes for June 2, 2016

Contact: Kim Rhodes, Administrative Analyst, 808-6316

Moved, seconded and carried to approve the consent calendar. (Malik/Murphy.
Ayes: Heitstuman, Malik, Murphy, Rhodes, Shettle, and Singh. Absent: O'Toole.
Abstain: Assagai, Bains, Guerrero and McKinley)

Discussion Calendar

Discussion Calendar items include an oral presentation including those recommending "receive and file".

4. Parks and Recreation Director Report (Oral): Review Highlights for June

Location: Citywide

Recommendation: Review and Comment

Contact: Christopher C. Conlin, Director, 808-8526

Director Chris Conlin gave updates on the Parks and Recreation budget for last year ending in the black, the Department strategic plan preparation which should start by February, the Park Planning Program Guide was approved by Council, and the upcoming Mayoral transition has already started. Director Conlin also introduced the new Parks Maintenance Manager, Eugene Loew.

Questions, Ideas and Announcements

Commissioner Guerrero introduced himself as a new Commissioner from District 3.

Commissioner Heitstuman praised Camp Sacramento Manager Jarred and the Camp for having their first LGBT summer camp, which was fantastic and turned out great.

Adjournment

Chair Heitstuman adjourned the meeting at 9:12 p.m.

Respectfully submitted:



Kimberly Rhodes, Administrative Analyst
Department of Parks and Recreation

Approved by:

David Heitstuman, Chairperson
Parks and Recreation Commission

August 26, 2016

Parks and Recreation Commission
Sacramento, California

Honorable Members in Session:

SUBJECT: Parks and Recreation Commission's Election Date for Chair and Vice Chair

LOCATION AND COUNCIL DISTRICT: Citywide

RECOMMENDATION: Amend the Commission Rules of Procedures to change the Election Date for Chair and Vice Chair from April to the first meeting in January.

CONTACT PERSONS: Josette Reina, Support Services Manager, 808-1956

FOR COMMISSION MEETING: September 1, 2016

SUMMARY

Proposed Changes in attached June 2014 Rules of Procedures, Section IV, Paragraph A to set election of chair and vice chair to January.

Election of Officers

The Commission shall elect from its membership the Chair and the Vice-Chair at the first regular meeting in January and then annually thereafter. When there is a vacancy in the office of chairperson or vice chairperson, the Commission shall fill that office from among its members.

Respectfully submitted,

Josette Reina, Support Services Manager

Department of Parks and Recreation
Director's Office
915 I Street, 3rd Floor
Sacramento, CA 95814
(916) 808-8526

SACRAMENTO CITY PARKS AND RECREATION COMMISSION RULES OF PROCEDURES

I. AUTHORITY

These rules of procedure are adopted pursuant to Section 2.62.010 of the Sacramento City Code.

II. MEMBERSHIP

A. Appointment

The Parks and Recreation Commission ("Commission") shall be comprised of eleven members, appointed by the Mayor, Council Members and the Personnel and Public Employees Committee, with the approval of a majority of the City Council.

B. Term Lengths and Limits

Members shall serve a term of four years. No member shall serve for more than two consecutive terms. In the event a vacancy occurs, the Mayor, Council Member, or the Personnel and Public Employees Committee, as applicable, with the approval of a majority of the City Council, shall appoint a successor to serve the unexpired term. A member shall serve until his or her successor has been appointed.

III. POWERS AND DUTIES

A. The powers and duties of the Commission shall be as follows:

1. To provide recommendations and advice to the City Council and the Department of Parks and Recreation on policies, projects, and other matters pertaining to parks, recreation, trees, and human services affecting the City of Sacramento referred to the Commission by the City Council, the Director of Parks and Recreation, the community, or members of the Commission.

2. To review and provide recommendations on the development and implementation of the Parks and Recreation Master Plan as an element of the City's General Plan.

3. To conduct public hearings and review complaints and other matters pertaining to parks and recreation issues, as requested by the Director of Parks and Recreation or the City Council.

4. To conduct an annual workshop to review the Department's annual operating budget and capital improvement plan.

Parks and Recreation Commission

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Approved: June 12, 2014

Amended: September 1, 2016

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5. To hear appeals from decisions of the Director of Public Works relating to tree maintenance and removal pursuant to Sections 12.56.120 and 12.64.060 of the Sacramento City Code.

6. To meet with neighborhood associations and park user groups to discuss parks and recreation issues and needs.

7. To encourage individuals, business, and citizens groups to contribute funds, property and/or volunteer services for the development and operation of parks and recreation facilities.

IV. OFFICERS

A. Election of Officers

The Commission shall elect from its membership the Chair and the Vice-Chair at the first regular meeting in January and then annually thereafter. When there is a vacancy in the office of chairperson or vice chairperson, the Commission shall fill that office from among its members.

B. Duties of the Chair

1. The Chair shall preside and preserve order at all regular and special meetings of the Commission.

2. The Chair shall state every motion coming before the Commission, announce the decisions of the Commission on all subjects, and decide all questions of order without debate. The Chair shall execute all formal documents on behalf of the Commission.

3. The Chair shall be entitled to make and second motions on matters before the Commission and vote on actions, but shall possess no veto power over actions of the Commission.

4. The Chair shall collaborate with members regarding all meeting requests, including Standing Committees and Ad-Hoc meetings, as well as review of all meeting agenda items. Members may submit items for inclusion on a future agenda by orally making the request under Questions, Ideas, and Announcements of Commission Members.

C. Chair--Succession

In the absence of the Chair, the Vice-Chair shall for that occasion consent to the duties and obligations of the Chair. In the absence of the Chair and Vice-Chair, the

Secretary shall, if necessary, call the Commission to order, and a temporary Chair shall be elected from among the members present. Upon arrival of the Chair or Vice-Chair, the temporary Chair shall relinquish the Chair upon conclusion of the item then before the Commission.

V. MEETINGS

A. Meetings and Meeting Place

The Commission shall meet approximately monthly and not less than eight times per year. The Commission shall meet at 915 I Street, Sacramento, or at such other place to which the meeting may be adjourned and as provided in Government Code §54954. In the case of an emergency or other condition rendering the regular meeting place unsafe or unsuitable for the meeting, the meeting may be held for the duration of such condition at such other place as may be designated by the presiding officer in a notice to the local media who have requested such notices in writing. The notice shall be given by the most rapid means of communication available at the time.

B. Regular Meetings

1. The Commission shall hold its regular meetings on the first Thursday of each month at the hour of 6:30 p.m., except that upon adoption of an annual meeting calendar, regular meetings may be cancelled or rescheduled to a different date.

2. If the regular meeting date falls on a legal holiday, the meeting shall be held on such day as shall be agreed by the Commission.

C. Special Meetings

1. A special meeting may be called by the Chair or by the Parks and Recreation Director.

2. Business at a special meeting shall be limited to the items specified in the special meeting notice.

3. A special meeting shall be held at the place specified in the notice and as provided in Government Code §54954.

4. Joint meetings fall under the category of a "special meeting." At a joint meeting, only those items that are of interest to both boards may be discussed. Meeting minutes of the individual boards may not be agendized at a joint meeting.

5. Notice of a special meeting shall be given by the Director at least twenty-four (24) hours before the time of the meeting by delivering written notice either personally or by any other means to each member of the Commission at his or her

usual place of residence or other specified address and to each local newspaper of general circulation, radio, and television station requesting special meeting notice in writing. The notice shall specify the time and place of the special meeting and the business to be transacted or discussed and shall be posted at least twenty-four hours before the meeting at a publicly accessible bulletin board, as required in Government Code §54956.

D. Adjourned Meetings

1. The Commission may adjourn any regular, special, adjourned regular, or adjourned special meeting to a time and place specified in the order of adjournment. A copy of the order of adjournment shall be conspicuously posted on or near the door of the place where the regular, adjourned regular, special or adjourned special meeting was held, within twenty-four (24) hours after the time of the adjournment.

2. Unless stated otherwise, all references in these Rules to regular meetings and special meetings shall include adjourned regular meetings and adjourned special meetings.

E. Quorum

1. A quorum shall be required for the Commission to take any action or discuss any agenda item(s). A quorum shall be six members. However, in the event of any vacancy or vacancies, the quorum shall be the majority of members then serving on the Commission. The affirmative vote of six members present and voting shall be necessary to approve any item.

2. In the absence of a quorum as to a particular item of business before the Commission due to a conflict of interest by one or more Commission members, the item shall be continued until the next regular meeting or to a special meeting unless participation of one or more of the Commission members with a conflict of interest is legally required for the action or decision to be made, in which case a quorum may be established and the quorum may hear, consider, and/or take action on the item as the Commission deems appropriate.

3. During the course of meeting, should the Chair note a Commission's quorum is lacking, the Chair may declare a recess for a reasonable period of time in order to reestablish a quorum or the meeting shall be deemed automatically adjourned. In the absence of a quorum, the Chair, the Vice-Chair, any member of the Commission, or, in their absence, the Director, shall adjourn the meeting in the manner described in section V.D., provided that 15 minutes shall have elapsed after the hour set for the meeting.

G. Attendance at Meetings

If any Commissioner cannot attend a meeting, he or she shall notify the Chair as soon as possible, but no later than noon on the meeting day. Failure of any member to attend three (3) consecutive regular meetings shall be deemed good cause for removal per City Code Section 2.40.100. If a Commissioner contacts the Chair prior to a meeting, the absence is considered "excused". If the member does not communicate his/her absence, it is considered "unexcused".

H. Stipends

Each member of the Commission shall receive a stipend payment of fifty dollars (\$50.00) for each Commission meeting attended, not to exceed a total of two hundred fifty dollars (\$250.00) per month, or such other compensation as may be set by the Compensation Commission established by Section 29 of the Sacramento City Charter.

I. Meetings Open to Public

All regular, special, and meetings of the Commission and its standing committees shall be open to the public to attend.

VI. THE AGENDA AND MINUTES

A. Agenda Preparation and Delivery

1. For all regular and special meetings the Commission Secretary shall prepare an agenda setting forth the time and place of the meeting and a brief general description of each item of business to be transacted or discussed at the meeting. Agenda items shall be submitted by the Director of Parks and Recreation, and/or Commission Chair.

2. Regular meeting agendas shall be mailed or delivered to each Commissioner at least three days prior to the day of the meeting. Special meeting agendas shall be mailed or delivered to each Commissioner as soon as practicable prior to the day of the meeting.

3. The agenda packet shall include the agenda, staff reports and other attachments. Corrections or supplements to a staff report or other written materials already included in the agenda packet may be delivered separately.

4. If requested, the agenda shall be made available in appropriate alternative formats upon request by a person with a disability in compliance with the Americans with Disabilities Act of 1990.

B. Posting

At least 72 hours before each regular meeting, the Commission Secretary or representative shall post the agenda at a publicly accessible bulletin board at meeting location, as required by law. Agendas will be published to the City's website 72 hours before each regularly scheduled meeting.

C. Right of Public to Address Commission—Regular Meetings

The agenda for every regular meeting shall include an opportunity for members of the public to directly address the Commission on any item of interest to the public within the Commission's jurisdiction. If the item is not listed on the agenda, the public may address the Commission under the agenda item called, "Public Comments - Matters Not on the Agenda". If the item is on the agenda, the public may address the item when the item is announced. No discussion or action shall be taken on any item not appearing on the agenda, except as provided in subsection E., below.

D. Right of Public to Address Commission—Special Meetings

The agenda for every special meeting shall include an opportunity for members of the public to directly address the Commission on any item on the agenda before or during consideration of that item. No items may be added to the special meeting agenda. No action shall be taken and no discussion shall be had on any item not on the special meeting agenda.

E. Non-Agenda Items—Regular Meetings

1. Consideration Limited to Agenda Items

No action or discussion shall be taken on any item not appearing on a regular meeting posted agenda, except as provided below:

(a) Commissioners may respond briefly to statements made or questions posed by members of the public addressing the Commission on any item not on the agenda.

(b) Commissioners may, on their own initiative or in response to questions posed by a member of the public, ask a question for clarification, make a brief announcement, make a brief report on his or her own activities, or provide a reference to staff or other resources for factual information.

(c) Individual Commission members may contact other members of the Commission prior to a regular meeting for the purpose of making of brief announcement, i.e.; a special event, but shall not participate in any further communication or discussion.

F. Minutes of the Meeting

Written minutes of the Commission meeting shall be prepared by the Secretary and mailed or delivered to members of the Commission with the agenda for the next regular meeting.

G. Approval of Meeting Minutes

The minutes of a Commission meeting may be approved by consensus without reading by a formal motion of the Commission.

VII. ORDER OF BUSINESS

A. Regular Meetings

The order of business of all regular meetings of the Commission shall be as approved by the City Clerk's Office.

B. Regular Meetings - Change

The order of business may be changed at any time by order of the Chair with the consent of the Commission or by a majority vote of the Commission.

C. Conduct of Meeting

The Chair or presiding officer shall take the seat at the hour appointed for the meeting and shall immediately call the meeting of the Commission to order.

D. Roll Call/Attendance

Before proceeding with the business of the Commission, the roll of the members shall be called by the Secretary to the Commission, and the names of those present shall be entered in the minutes. A majority of the members of the Commission in office shall constitute a quorum and the Chair shall note the members present for the minutes. The late arrival of members shall be entered into the minutes.

E. Standards of Decorum of General Applicability

1. While the Commission is in session, the members and persons in attendance shall preserve order and decorum, shall not, either by conversation or otherwise, delay or interrupt the proceedings or the peace of the Commission or disturb any member while speaking, and shall not refuse to obey the orders of the Commission or its presiding officer. Commissioners and persons in attendance shall be courteous at all times in their dealings with the public, staff and each other.

2. No question shall be asked a member of the Commission except through the Chair.

3. Any person making personal, impertinent or slanderous remarks, or who shall become boisterous while addressing the Commission, or who disrupts the meeting of the Commission may be barred by the Chair from further audience before the Commission during that meeting, unless permission to continue is granted by a two-thirds vote of the Commission members present and voting. Any person who, without authority of law, willfully disturbs or breaks up a Commission meeting in violation of California Penal Code section 403 shall be subject to arrest in addition to expulsion from the meeting.

F. Conduct of Persons Addressing the Commission

1. Each person desiring to address the Commission shall, upon invitation of the Chair, step to the podium and may give his or her name, address, and group affiliation, if any, in an audible tone of voice for the record. All remarks shall be addressed to the Commission as a body and not to any individual member, to staff, or to the public. The Chair may limit the amount of time allowed for each person to speak when the Chair determines time limits are necessary for the orderly conduct of the meeting and the limits are fairly applied.

2. When more than one person is to address the Commission on a particular item, it shall be proper for the Chair to request each succeeding speaker to limit themselves, to the extent possible, to the presentation of new material to avoid repetition and unnecessary delay of the proceedings.

3. Written communications to the Commission on matters to be addressed at a meeting should be submitted in sufficient time before the meeting day to permit careful consideration by the Director and staff and, when practicable, by each Commission member.

4. Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Chair to request that a spokesman be chosen by the group to address the Commission and, in case additional matters are to be presented at the time by any member of the group, to limit the number of persons so addressing the Commission, so as to avoid unnecessary repetition.

G. Conduct of Commission Members

1. Each member of the Commission desiring to speak shall address the Chair and, upon recognition by the Chair, shall address the matter before the Commission. Commissioners shall avoid indecorous language and personal reflections upon the Commission, its individual members, and the staff.

2. A Commission member shall not be interrupted when speaking unless it is to call the member to order, to raise a point of order, or for the purpose of explanation. If a member, while speaking, be called to order, or if a point of order is raised, he or she

shall cease speaking until the question of order is resolved and the Chair again recognizes the member.

3. The Commission member moving the adoption of an order of business shall have the privilege of closing the debate.

4. A motion to reconsider any action taken by the Commission may be made only on the day such action was taken, made either immediately, during the same session, or at a recessed session. The motion must be made by one on the prevailing side, seconded by any member, and may be made at any time and shall have precedence over all other motions or while a member has the floor.

H. Length of Meeting

If a meeting continues in session to 10:30 P.M., the Chair shall make a motion to continue beyond 10:30 P.M. or adjourn the meeting.

VIII. PROCEDURE FOR PUBLIC HEARINGS

A. Rules for Conducting Hearings

Whenever any action of the Commission requires an administrative hearing where findings of fact are required by law, the provisions of this section shall govern. These rules shall not be applied to alter the substantive or procedural rights granted to any person under the law. The provisions of this Section VIII, however, shall prevail over any inconsistent provisions of these Rules.

B. Opening Hearing

At the time and place fixed in the notice of the hearing or by the Commission, the Chair shall proceed to open the hearing by introducing the item of business which is the subject of the hearing. The Chair shall inform all parties of the nature of the proceedings and of their procedural rights contained in this Section VIII. Those persons wishing to testify at the hearing shall not be required to testify under oath or affirmation unless the Commission or a person who may be adversely affected by the decision made on the issue being heard requests that all testimony in the hearing be under oath or affirmation. If such a request is made, the Secretary shall swear in all persons intending to testify during the hearing. The Secretary, unless objected to by the Commission, may collectively swear in all persons intending to testify at any of the administrative hearings schedules at the Commission meeting where testimony is to be under oath or affirmation.

C. Order

The Chair may then undertake to receive evidence in the matter in the following order:

- The Director or his/her representative(s) and witness(es).
- The proponent, appellant and his/her representative(s) and witness(es).
- Members of the public.
- Closing statement/rebuttal of the proponent, appellant and his/her representative(s).

The Chair, for good cause, may alter the order of presentation of evidence.

D. Questions

After presentation of evidence by any person, the Chair may entertain questions from members of the Commission directed at the person presenting evidence.

E. Closing the Hearing

The hearing may be closed by motion or, absent objection, by the Chair upon completion of the presentation of evidence. The Commission may thereafter take the matter under submission or proceed to render a decision.

F. Reopening the Hearing

The hearing may be reopened for purposes of accepting additional evidence upon motion of the Commission.

G. Decision

At the conclusion of a hearing, the Commission shall adopt findings of fact in support of the decision. The Chair shall announce the intended decision and direct staff to prepare the written findings for approval by the Chair. Once the written findings of fact have been signed by the Chair, the decision on the issue shall then be final.

H. Evidence

Any relevant evidence will be admitted at the hearing if it is the type of evidence upon which reasonable persons are accustomed to rely in the conduct of serious affairs regardless of the existence of common law or statute which might make improper the admission of the evidence over objection in civil actions. Unduly repetitious and irrelevant evidence shall be excluded by the Chair. Written staff reports and attachments submitted to the Commission with the agenda material or at the hearing shall be deemed to be, and shall become, a part of the record of the hearing proceedings. A copy of the staff report and attachments shall be available in the meeting room for public inspection during the hearing. The Commission may take official notice of all official documents, resolutions, and ordinances of the City.

I. Ex Parte Communications

After the hearing is opened and prior to the time that members of the public are called to present testimony or other evidence, each member of the Commission shall place on the record the subject and substance of any written or oral ex parte communication concerning the subjectmatter of the hearing and the identity of the person, group, or entity with whom the communication took place, including but not limited to members of government agency staff, applicants, appellants, and members of the public. Members of the Commission who conduct site visits pertaining to the subject of the hearing shall place on the record the date and time of the site visit.

J. Rights

Each party shall have the following rights:

- To introduce oral, documentary, and physical evidence;
- To ask questions of other parties and witnesses, by addressing the question through the Chair, on any matter relevant to the issues of the hearing;
- To represent himself or herself or to be represented by any one of his or her choice who is lawfully permitted to do so.

K. Time Limits

The Chair may impose reasonable time limits on any person addressing the Commission, including applicants, proponents, and opponents, when the Chair determines time limits are necessary for the orderly conduct of the hearing and the limits are fairly applied.

L. Exhibits

Any person submitting architectural renderings, modes, conceptual drawings, or other graphic representation of a proposed project shall exclude any and all features of the project site not currently in existence nor reasonably expected to be on the site in the future. All the renderings, models, drawings, and representations of a project shall become a part of the record and shall remain in the custody of the Commission; provided, however, that photographs or appropriate size, color, and clarity may be accepted at the discretion of the Commission in lieu of the actual renderings, models, drawings, and other representations.

M. Continuing Body

The Commission shall be a continuing body. No measure pending before the Commission shall be abated or discontinued by reason of the expiration of the term of office, resignation, or removal of a Commission member. No Commission member shall be disqualified from participating in any decision on an item of business that was

the subject of a hearing during the absence of that member if the member listens to the tape recording or reads the transcript of the hearing prior to participating in the decision on the item. The Commission member shall state on the record that he/she listened to the digital recording or read the transcript of the hearing prior to participating in the decision.

N. Additional Rules

The Chair may establish other rules of procedure for the orderly and expeditious administration of hearings as may be necessary or convenient for the orderly conduct of the hearing.

O. Strict Compliance Not Necessary

The Commission's failure to strictly comply with these administrative hearing rules of procedure shall not affect the validity of any proceedings taken.

IX. VOTING

A. Majority Vote

All motions by the Commission shall be carried by not less than six (6) affirmative votes.

B. Abstention - Qualified Member - Majority Vote

1. An abstention shall be recorded when a member, although qualified to vote on a motion, states "abstain."

2. An abstention shall not be considered for purposes of determining a majority vote. For purposes of determining whether a sufficient number of Commissioners are present to act on an item of business, however, an abstaining member shall be counted as present. For example, where seven Commissioners are present and qualified to vote, a vote on a motion of 3 in favor, 2 opposed, and 2 abstain would be a majority vote.

C. Conflict of Interest

No Commissioners shall make, participate in making or in any way attempt to use his or her official position to influence a decision on any issue when prohibited from so doing by law due to a conflict of interest.

D. Conduct During Consideration of Item by Disqualified Commissioner

1. At the time the Chair calls an item from which a Commissioner is disqualified from participation under subsection C., above, the disqualified Commissioner shall announce the fact and the reason he or she is disqualified for the record and shall immediately leave the room for the duration of the item.

2. If the item, from which the Commissioner is disqualified from participation under subsection C, above, is on the consent calendar, the Commissioner shall announce the fact and the reason for disqualification and recuse him/her from discussing and voting on the matter, but is not required to leave the room during the consent calendar.

3. A Commissioner who is disqualified from participation under subsection C above may speak to the item as a member of the general public if, after announcing the fact and the reason for disqualification and re-excusing him/herself from discussing and voting on the matter, speaks from the same area as members of the public. The Commissioner may also listen to the public discussion of the matter with the members of the public, pursuant to 2 Cal. Code of Regs. 18702.5 (d) (3).

E. Abstention - Conflict of Interest

A Commissioner disqualified from participation under subsection C, above, shall not be considered present at the meeting for the item(s) of business on which such member is disqualified.

X. MOTIONS

A. No motion shall be entertained when a question is before the Commission except the following listed in order of precedence. Any such motion, except to adjourn, postpone, substitute or reconsider, shall be put to a vote without discussion.

1. Motion to Adjourn – A motion to adjourn requires a second and is not debatable except to set the date and time to which the meeting is adjourned to consider the unfinished business. The purpose of a motion to adjourn is to terminate the meeting although the business on the agenda has not been completed, and a time fixed for adjournment has not yet arrived.

2. Motion to Table – The purpose of this motion is to terminate further consideration of the subject being discussed without qualification. The effect of the motion, if approved, is to not only end discussion on any other motion being considered, but to preclude any other motion being made. A motion to table requires a second, is not amendable, and is not debatable. A motion to table shall not preclude any member from placing the subject on an agenda for a later meeting.

3. Motion to Postpone to a Certain Time/Day – A motion to postpone to a time certain is amendable, and debatable as to the propriety of postponement and as to

time set in the motion. The purpose of the motion is to postpone the subject under discussion to another specified time.

4. Motion to Substitute – A motion to substitute the motion under consideration with another motion requires a second, is not amendable and is debatable. A motion to substitute must be germane to the subject and compatible with the underlying purpose of the motion under consideration; and if passed, the substitute motion will, by its own action, eliminate the necessity to vote on the motion being substituted. If the substitute motion fails to pass, debate will resume on the motion previously being considered.

4. Withdrawal of Motion – A motion may not be withdrawn by the movant without the consent of the member seconding it.

5. Voting on a Motion – The vote on a motion shall be taken either by unison vote or roll call vote and entered in full upon the record. The Chair shall announce the result vote. Any member wanting to declare a conflict of interest or abstain shall do so prior to the vote being taken.

XI. DISTRIBUTION OF MATERIALS

A. Commission Meetings

Agendas and other writings distributed by any person to all or a majority of the Commission in connection with a matter subject to discussion or consideration at a public meeting shall be made available for inspection and copying as public records. Writings prepared by staff or by a member of the Commission which are distributed during a public meeting shall be available for public inspection at the meeting. If prepared by some other person, the writings shall be made available for public inspection after the meeting. In this case, a copy of the writing shall be delivered to the Secretary who will keep the copy with the record of the Commission meeting and make a copy available for inspection and copying as required by law. These writings shall be made available in alternative formats upon request by a person with a disability in compliance with the Americans with Disabilities Act of 1990.

XII. STANDING COMMITTEES

A. Appointments

The Commission shall submit their Committee preferences to the Chair at the first regular meeting following the selection of Chair and Vice-Chair and annually thereafter. The Chair shall move forward with nominations at the next regular or special meeting, whichever occurs first. A member of the public who is not an appointed Commission member may be a non-voting Committee member with approval from the full Commission. No Committee shall be comprised of more than five (5) appointed

Commission members. A Commission member may serve on more than one Committee. All appointments shall be confirmed by the full Commission. Standing Committees are subject to the Brown Act.

B. Meetings

No Committee meeting, whether requested by City staff or an individual Committee member, shall be scheduled without the prior approval of the Commission Chair.

C. Agenda & Agenda Items

1. The Chair shall review all agenda requests for consideration. Members may submit items for inclusion on a future agenda by orally making the request under Commissioner's Ideas, Questions, and Announcements.

2. At least 72 hours before each regular meeting, the Commission Secretary or representative shall post the agenda at a publicly accessible bulletin board at meeting location, as required by law.

3. No action or discussion shall be taken on any item not appearing on a regular meeting posted agenda, except that members or staff may briefly respond to statements made or questions posed by persons giving public testimony.

4. Committee meeting minutes shall be approved at the next regular scheduled committee meeting. Committee chairs may share their committee draft minutes at the next regularly scheduled Commission meeting as a "receive and file" consent item.

XIII. AD-HOC COMMITTEES

A. Establishment

1. Once the Chair or a member of the Commission has requested the creation of an Ad-Hoc committee, the Director of Parks and Recreation together with the City Attorney will determine the scope and approximate length of time the ad hoc committee will be needed.

2. The Director of Parks and Recreation will submit a request to the Chair with a copy to the Commission Secretary requesting the creation of and appointment of up to four (4) members to an Ad-Hoc committee. The Chair will make Ad-Hoc committee appointments at the next regularly scheduled meeting.

3. Commission members who are not Ad-Hoc Committee Members shall not attend the Ad-Hoc committee meetings.

4. Once the Ad-Hoc committee has completed its task, the Chair will submit a report to the Department Director, with a copy to the Commission Secretary, stating completion of the Ad-Hoc committee tasks and dissolving the Ad-Hoc committee.

B. Scheduling

Once an Ad-Hoc committee has been established by the Chair, all meeting requests will be directed to staff for coordination with members' calendars and to locate a meeting location. Once confirmed, staff will notify the members and the Commission Chair of the details of the committee meeting.

Chair

XIV. CHANGES TO THE RULES

A. Amendments

These Rules of Procedure may be amended at any time and the motion to amend the Rules is carried by the minimum number of affirmative votes specified in section IX.A.

B. Suspension

Any section of these Rules of Procedure may be temporarily suspended by the unanimous consent of all members present.

C. Roberts Rules of Order

All questions of order not addressed in these Rules and Procedures shall be determined in accordance with *Robert's Rules of Order*, except that if a substitute motion is adopted which completely supercedes the main motion, no additional vote on the main motion as substituted shall be necessary.

D. Copies

The board and commission support staff shall furnish each member of the Commission with one or more copies of these Rules, shall maintain a copy at the Commission's meeting place, and shall maintain a supply for public purposes.

XV. VALIDITY OF ACTIONS

No action taken by the Commission which is otherwise legally valid shall be voided or nullified by reason of a failure to follow these Rules of Procedure.

City of
SACRAMENTO
Parks and Recreation

August 24, 2016

Parks and Recreation Commission
Sacramento, California

Honorable Members in Session:

SUBJECT: Modifications to City Parkland Dedication and Park Impact Fee Programs

LOCATION AND COUNCIL DISTRICT: Citywide; All Districts

RECOMMENDATION: Staff recommends the Parks and Recreation Commission support the following actions: 1) modify the City's parkland dedication requirements of development as outlined in the City's Subdivision Code and to be incorporated into the City's Planning and Development Code, 2) establish updated Community Plan Area land values, 3) modify the Park Impact Fee Code to be incorporated into the City's Planning and Development Code, 4) approve a Park Impact Fee Nexus Study Update, and 5) approve a Park Impact Fee Schedule.

CONTACT PERSON: Mary de Beauvieres, Principal Planner, 808-8722

FOR COMMISSION MEETING: September 1, 2016

Summary: Parkland acquisition and park development funding generally comes from two sources; the City's Parkland Dedication Ordinance (also known as its Quimby Code) and its Park Impact Fee program. Both are collected during the development process. City staff recently completed a comprehensive review of both programs; proposed changes will encourage and streamline development and bring both programs into compliance with the 2035 General Plan.

Department of Parks and Recreation
Park Planning and Development Division
915 I Street, 3rd Floor
Sacramento, CA 95814
(916) 808-5200

On April 9, 2012, the City's Zoning Code was updated and renamed the *Planning and Development Code*. This new document reflected changes resulting from the City's 2030 General Plan. A second phase of code changes to the Planning and Development Code are now proposed to incorporate the Subdivision Chapter of

City Code (Title 16 - Subdivisions) into the Planning and Development Code. This will bring all of the standards and processes that inform site design and subdivisions into one document. Parkland dedication requirements are part of the Subdivision Code. The Parkland Dedication Ordinance (Chapter 16.64), will be renumbered and moved into the City's Planning and Development Code, in addition to revisions that will be incorporated and are explained in this report.

At the same time, the Community Development Department has been conducting a citywide study of all existing and potential impact fee programs in an effort to streamline and standardize them under one section of City Code. Under the current City Code, various fee programs have been added over the years and there are inconsistencies between the programs. Moving all impact fees into one City Code section will correct some of the inconsistencies that have caused confusion to developers and staff.

A new Impact Fee Ordinance (the 'Master Ordinance') is proposed to govern all City impact fees, including the Park Impact Fee. When adopted, the current Park Impact Fee chapter of City Code (Chapter 18.44) will be rescinded. Those components that are unique to the Park Impact Fee will be included in a new Article, under the Master Ordinance. The same will be true for other Impact Fees that other departments may be updating or proposing.

2035 General Plan Update

On March 3, 2015, the City Council adopted the 2035 General Plan Update, a five-year technical update to its 2030 General Plan. The 2035 Update originally proposed to modify the parks service level goal (LOS) from 5 acres of neighborhood and community parkland for every 1,000 people to 3.5 acres of parkland per 1,000 population, except in the Central City Community Plan Area where the LOS would be further reduced to 1.75 acres per 1,000 population. The City opted to leave the parkland service LOS at 5 acres of neighborhood and community parks per 1,000 population. However, the City added Goal ERC 2.2.5 which states that new residential development would be required to meet its fair share of the park acreage service level goal through dedication, payment of a fee or renovation of existing improvements. The developer's fair share is being further defined at this time.

Parkland Dedication, aka 'Quimby'

The City's parkland dedication requirement was incorporated into City Code in 1981. The Quimby Act, the State law on which it is based, enabled cities and counties to require residential land dividers to mitigate the impact of residential development by dedicating parkland or paying a fee in lieu of dedication. The Act established a minimum requirement of 3 acres of parkland for every 1,000 population, or up to 5 acres of parkland for every 1,000 population, if the city or county provided parkland in excess of 3 acres per 1,000 population. In that event, each city or county could require developers to maintain its status quo by requiring dedication of up to 5 acres for every 1,000 population.

The City of Sacramento adopted its Quimby Ordinance (Ordinance Number 81-007) on February 3, 1981 based on the City providing 5 acres of property for recreational and park purposes per 1,000 population. Records from that time are unclear and staff has been unable to recreate a park acreage table that reflected 5 acres of parkland for every thousand residents. However, it has been speculated that 'school parks' (as they were then called) may have been included. During that time, the City worked very closely with the local school districts to ensure that school grounds remained open to the general public when schools were not in session. In addition, the City funded public recreational improvements on school property. That is no longer the case, except in extenuating circumstances.

The City currently provides 3.4 acres of neighborhood and community parkland for every 1,000 population. The developer's fair share is being aligned with the amount of neighborhood and community parkland provided by the City. Developers will be required to provide the equivalent of 3.5 acres of neighborhood and community parkland for every 1,000 population in the majority of the City, except in the Central City where the standard will be 1.75 acres of neighborhood and community parkland for every 1,000 population. These standards will continue to be met through dedication, payment of a fee in lieu of dedication, or a combination of the two. Partial credit for the provision of private recreation facilities will continue to be an option for developers.

A lower Central City standard reflects the lack of vacant land in the Central City that can be acquired or developed as parkland. A study conducted during the 2035 General Plan Update showed that the amount of vacant land that was potentially suitable for parkland development would support the 1.75 acre per 1,000 population standard. A lower Central City standard also lessens the burden on new development which means more land is available for development, which should increase the project's value, which should help developers absorb other infrastructure costs; and thus, encourage infill development. This would be consistent with the City's General Plan which encourages infill development over sprawl. Over time, this may also reduce the burden on the City's General Fund for the ongoing cost of park maintenance.

Using the growth projections from the 2035 General Plan, at buildout the City would be providing 3.2 acres of neighborhood and community parkland for every 1,000 population (a drop from the 3.4 acres per 1,000 population that is currently provided). This is primarily due to the lower standard in the Central City which will have an impact on the overall City figures. The lowering of the overall park acreage over time will restrict any future upward adjustments to the LOS standard to the acreage per 1,000 population that is provided at the time.

Other changes to the City's Quimby Code include modifications to encourage joint use facilities and the types of private recreation facilities that would be eligible for partial dedication credit. These issues were discussed by the Commission at its January 7, 2016 meeting. Feedback from the Commission was incorporated into the

changes to be considered by City Council to include limiting the maximum percentage of parkland dedication credit available to 25%.

Community Plan Area Average Land Values

The parkland dedication requirement must be met before a developer can record a final map to create buildable lots. When the project is small or the City has no need for land to be dedicated as part of the project, a developer pays a fee in lieu of dedication. The project's land value is factored into the fee calculation; the land value may be determined using either the 'per acre' land value from an appraisal, or land values can be derived using City Council adopted 'average land values' for each Community Plan Area.

The current adopted land values are outdated, having last been updated in 2004. During the recession, very few maps were being recorded and there were minimal land sales, so there was no need to update the land values. Development activity has increased and some developers have opted to conduct appraisals, which indicate that the land values are inaccurate on the high side. Vacant land sales and home sales have also increased, creating a large enough study group to be compiled to update the land values.

An updated land value list by Community Plan Area is Attachment 1. The new land values were determined by researching vacant land sales and home sales and determining the residual land value of housing sales data between June 2014 and December 2015. Developers will continue to have the option to prepare an appraisal if they so choose, but the appraisal process may take four to five weeks and the appraisal and associated staff costs must be borne by the developer.

Park Development Impact Fee

In 1999, the City codified its Park Development Impact Fee (PIF) and adopted a Park Development Impact Fee Nexus Study to establish the fee amount. The fee has been updated several times; the fee is also adjusted annually for inflation. The fee can be used to develop, renovate or rehabilitate neighborhood and community parks. While City Code allows the fee to be used for citywide parks and facilities, it is the most recent Nexus Study that determines what improvements have been funded. The City Council has always refrained from funding citywide parks and facilities using its PIF due to the additional cost involved. The only exception is that for many citywide parks, a smaller area of the park may also serve as the surrounding resident's neighborhood or community parkland. In that event, limited improvements in some citywide parks have been funded using PIF.

Park improvements were originally broken into tiers, with each tier representing certain types of improvements. The fee initially funded 'Tier 1' and a small portion of 'Tier 2' improvements, which included basic landscaping, walkways, site furnishings and irrigation systems, play structures and either a sport field or court. In 2004, the fee was increased to cover the remainder of 'Tier 2 and 3' improvements, which included children's play areas, picnic areas, sport fields or court facilities, restrooms and sport lighting. The fee has been funded at the Tier 3 level since 2004. 'Tier 4'

improvements, which include pools, community centers and gymnasiums, along with citywide park and parkway development, have never been funded using PIF. These improvements have depended on special agreements, the City's General Fund or other funding sources. For example, improvements at Sutter's Landing Regional Park are dependent on billboard revenue; Granite Regional Park depends on the surrounding business park development, as outlined in the Granite Regional Park Development Agreement.

Park Impact Fee Nexus Study

The Park Impact Fee is an authorized exaction under the Mitigation Fee Act (AB 1600). In order to establish a new fee or significantly modify an existing fee, a new Nexus Study is required. The Nexus Study needs to identify the purpose of the fee and how the fee will be used, and determine a reasonable relationship between the use and the type of development project on which the fee is imposed. The fee is currently collected on residential building permits on a 'per unit' basis and on non-residential building permits on a 'per square foot' basis.

The City's comprehensive review of all impact fee programs included the Park Impact Fee and required the preparation of a Park Impact Fee Nexus Study Update (Study). The Study was prepared by New Economics and Advisory, a local consulting firm specializing in economic studies. The Study analyzed a reduction in the citywide park dedication standards to 3.5 acres of neighborhood and community parkland per 1,000 population (except in the Central City Community Plan Area where the standard is further reduced to 1.75 acres per 1,000 population), the cost of constructing park improvements (which vary by park size and type), and determined new fee levels for residential and non-residential land uses. The Study is based on the population growth assumptions contained in the 2035 General Plan, people per household and the area occupied by an employee for various commercial or industrial uses. Based upon feedback from the development community, the Nexus Study Update proposes to switch the residential fee from a 'per unit' basis to a 'per square foot' basis. This new approach assumes that for residential uses, each person occupies an average of 750 square feet of living space up to a residential unit of 2,000 square feet (which would contain 2.7 people). Studies show that larger residential units do not continue to add occupants as they add square footage.

The proposed fee outlined in the *2016 Park Impact Fee Nexus Study* (Attachment 2) is based on a Level of Service approach. The LOS ratios include the number of park acres for every 1,000 persons, as well as the number of persons per park facility (such as community centers or pools). Further adjustments to the PIF arise from adjustments to bring the Nexus Study into compliance with the City's General Plan assumptions related to population growth, people per household and the number of employees per 1,000 square feet for various uses.

Park development costs have been updated based upon recent development costs or construction cost estimates for master planned parks. This includes differentiating the cost of small urban parks, particularly in the Central City, which

are more expensive to build than their suburban counterparts. The small plazas generally have a higher percentage of costly hardscape improvements, while their contractor start-up costs may be similar to larger parks, making the cost per park acre much higher.

To offset the park development funding reduction due to the lower parkland dedication requirements, an increase in the PIF is proposed which would be used for citywide parks and parkways or citywide amenities such as community centers or pools. This Nexus Study evaluated the addition of a new component to the fee based on the provision of 1.5 acres of the City's goal of 8 acres of citywide parks and parkways for every 1,000 population (slightly less than 20% of the goal); however, this represents the 'maximum justifiable fee' and is not the fee that is proposed. The proposed fee is lower than the maximum justifiable fee. The proposed citywide parks and facilities fee component would create a dedicated funding source for citywide parks and facilities; something that has been missing from the City's park funding strategy. In the past, these types of facilities have had to depend on other funding sources or the City's General Fund.

Park Impact Fee

Attachment 3 contains the proposed Park Impact Fee Schedule. The costs vary for the Central City Community Plan Area and the remainder of the City, due to the different parkland dedication standards for the two areas. The fee was also adjusted to account for different park development costs (with urban parks being more expensive to construct than their suburban counterparts). The fee schedule shows the different components of each fee: the neighborhood and community park component, the citywide parks and facilities component and the total fee that developers will pay, based on the type of development. The fee is collected prior to issuance of a building permit.

The residential fee is currently paid on a 'per unit' basis, depending upon the construction of a single family unit, duplex unit or multi-family unit, but without regards to size of the unit. This has been frustrating for developers and homeowners who currently pay the same rate for a 500 square foot studio unit as they might for a 3,000 square foot home. The proposed fee will be on a 'per square foot' basis, with a minimum fee to be charged for any residential unit up to 750 square feet of living space, and a maximum fee based on a 2,000 square foot for any unit larger than 2,000 square feet in size.

Specified Infill Fee

In 2004, the City Council instituted a 'specified infill' rate for the park impact fee as a way to incentivize certain types of development in specific areas of the City. Qualifying projects paid a reduced park impact fee, which was about 46% of the standard fee. The rate boundaries coincide with the areas identified in the City's *Infill Strategy*, which was the policy document for infill development, prior to adoption of the 2030 General Plan. (The City no longer utilizes the *Infill Strategy*, relying instead on the policies of the General Plan). The reduced fee program has been difficult to administer and has been a source of confusion for many developers who

find it difficult to understand why their project qualifies as an infill project on many levels, but does not qualify for the reduced park fee ('infill') rate. The qualifying project definitions are very specific.

A new reduced fee program is proposed to replace the Specified Infill Fee program. The new 'Incentive Zone' program would provide a fee break for any development within the defined Incentive Zone (see Attachment 4). The Incentive Zone is meant to encourage development within economically challenged areas of the city where the average home sale price for a family of four is less than or equal to \$190,000. The source of the map is DataQuick Annual Average Home Sale Prices by Census Tract. The Incentive Zone was originally adopted on September 1, 2015 to reduce the Mixed Income Housing Ordinance fee obligation on some residential projects to promote affordable housing citywide. Using the same mapped area as an Incentive Zone for the purpose of a reduced park fee will further incentivize development in these areas.

Next Steps

Changes to the Planning and Development Code, which includes the Parkland Dedication and Park Impact Fee modifications, are under final review by the City Attorney's office and were not available for inclusion in this report. Copies of the City Code sections can be provided at a later date, when the documents are available for public review. The Code changes and proposed fees will be reviewed by the Planning and Design Commission on October 6, 2016. All proposed City Code additions or changes must be reviewed by the City's Law and Legislation Committee, scheduled for October 13, 2016. City Council consideration of all of the City Code and fee changes contained in this report is scheduled for October 25, 2016. All dates should be confirmed beforehand.

Following adoption, the parkland dedication changes and land value changes would take effect 30 days following adoption. The Park Impact Fee changes would take effect 180 days after adoption to allow time to retool Accela, the City's permitting software program.

Attachment 1: Proposed Average Land Values

Attachment 2: 2016 Park Impact Fee Nexus Study Update (Final Draft)

Attachment 3: Proposed Park Development Impact Fee Schedule

Attachment 4: Incentive Zone Map

Proposed Average Land Values

No.	Community Plan Area	Existing* Land Cost per Acre	Proposed ** Land Cost per Acre
1	Central City	\$250,000	\$360,000
2	Land Park	\$250,000	\$225,000
3	Pocket	\$375,000	\$265,000
4	South Area		
	<i>South of 34th; W of RR Lines</i>	\$160,000	\$140,000
	<i>South of Fruitridge to Florin</i>	\$100,000	\$80,000
	<i>South of Florin; East of RR Lines</i>	\$330,000	\$235,000
5	Fruitridge Broadway		
	<i>North of Fruitridge</i>	\$115,000	\$155,000
	<i>South of Fruitridge</i>	\$100,000	\$110,000
6	East Sacramento	\$250,000	\$330,000
7	Arden Arcade	\$115,000	\$95,000
8	North Sacramento	\$105,000	\$100,000
9	South Natomas	\$295,000	\$135,000
10	North Natomas	\$687,500	\$310,000

* Last updated in 2004

** Updated using vacant land sales data and housing sales data for 6/2014 - 12/2015

City of Sacramento Park Impact Fee Nexus Study Update

PUBLIC REVIEW DRAFT REPORT

Prepared by New Economics & Advisory

August 19, 2016

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List of Acronyms

AHS	American Housing Survey
CIP	Capital Improvement Project
EDU	Equivalent Dwelling Unit
LOS	Level of Service
MSA	Metropolitan Statistical Area
PIF	Park Impact Fee

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1. Executive Summary

This Park Impact Fee (PIF) Nexus Study Update has been prepared for the City of Sacramento (City) pursuant to the "Mitigation Fee Act" found in California Government Code 66000. The purpose of this 2015 Nexus Study Update is to establish the legal and policy basis to allow the City to impose a fee on new residential and non-residential development within the City.

The City originally adopted the PIF in August of 1999; it was updated in April of 2002, and again in April of 2004. Modifications were also proposed in 2007 and 2011, but were not acted upon owing to the economic recession occurring at that time. The amount of the fee adopted in 2004 was \$4,277 per single-family unit.

Current Fee and Purpose

With annual increases for inflation, effective as of July 1, 2015, the current PIF is \$5,962 per single-family unit, \$3,513 per multifamily unit, and \$0.42 per retail building square foot, \$0.57 per office building square foot, and \$0.18 per industrial building square foot. In Specified Infill Areas, the current PIF is \$2,770 per single-family unit, \$1,636 per multifamily unit, and \$.19 per commercial retail square foot, \$0.27 per office square foot, and \$0.18 per industrial square foot.

New residents and employees create the need for additional parks and park facilities. The current PIF funds the development of Neighborhood and Community parks for new residential and non-residential development based on a citywide level of service goal (LOS) of 5 acres of Neighborhood and Community Parks per 1,000 persons. Parkland acquisition for Neighborhood and Community parks is not included in the current PIF because it is instead addressed through the City's Quimby Ordinance and the City's Quimby In-Lieu Fee Program.

Other park facilities described in the City's Parks and Recreation Master Plan, including community centers, outdoor pool facilities, linear parks and parkways, and Regional parks are *not* funded through the existing PIF. There is no dedicated funding source for these facilities or for land acquisition for regional parks or parkways.

Overview of LOS Goals and Standards

This PIF Nexus Study relies on a LOS approach. Park LOS ratios include a number of acres per 1,000 persons, as well as a number of persons per park facility. As a result, the scale of park facilities needed to serve new development will depend on the amount of development that occurs over time.

The proposed LOS standards for park and recreation are summarized in **Figure 1.1** and described in more detail in **Section 3** of this Nexus Study update. The proposed LOS standards are different than the prior LOS goals that formed the basis for the current PIF.

The current PIF is based on the General Plan LOS goal of 5 acres per 1,000 residents to provide Neighborhood and Community parks, and does not include any Regional parks

or other Citywide Parks and Citywide Facilities, (hereafter referred to as “Citywide Parks and Facilities”).

The proposed PIF relies on a lower LOS for new development:

- **The proposed PIF relies on a lower LOS standard for Neighborhood and Community Parks that will be implemented by an amendment to the City’s Quimby Ordinance.** This reduction, to 1.75 acres per 1,000 residents in the Central City and 3.50 acres per 1,000 residents in the Remaining City lessens the burden on new development by lowering the amount of parkland required on-site, thereby creating additional developable land within new projects that can create increased project value and help absorb the cost of other infrastructure costs. The lower LOS standard also results in lower PIF rates for the development of Neighborhood and Community parks.
- **The proposed PIF includes a new Citywide Parks and Facilities component of 1.50 acres per 1,000 residents, 1 Outdoor Pool Facility for every 30,000 residents, and 1 Community Center for every 50,000 residents.** The Parks Master Plan includes a LOS goal of 8 acres per 1,000 residents for Citywide Parks and Facilities; however, at this time, there is no dedicated funding source for Citywide Parks and Facilities. As a result, over time the City has utilized limited other funding resources to build Citywide Parks and Facilities. This process has resulted in relatively few new Citywide Parks and Facilities, land that is undeveloped and the facilities are also not equitably distributed throughout the City. The proposed Citywide Parks and Facilities PIF-funded component would provide funding for less than twenty percent of the need—or 1.50 acres per 1,000 residents-- to allow all areas of the City to add and/or expand existing larger facilities that may fill a particular gap for a sub-area of the City while also enhancing the City’s overall park and recreation offerings and improving the City’s image and branding value as it relates to quality of life.
- **In the Central City, the LOS standard includes 1.75 acres per 1,000 population for Neighborhood and Community Parks and 1.50 acres per 1,000 population for Citywide Parks and Facilities, for a total of 3.25 acres per 1,000 population funded by the PIF.** In addition, there are LOS goals/standards for Outdoor Pool Facilities (1 every 30,000 population) and Community Centers (1 every 50,000 population). The reduced Neighborhood and Community LOS standard was developed to reflect the ongoing difficulties of acquiring and developing parkland in the Central City for Neighborhood and Community parks. The lower LOS also accounts for a surplus-- when measured at the lower LOS standards-- of existing Neighborhood and Community parks. This surplus reduces the net obligation of new development, thereby further reducing the fee rate for the Neighborhood and Community PIF component.
- **In the Remaining City, the LOS standard includes 3.50 acres per 1,000 population for Neighborhood and Community Parks and 1.50 acres per 1,000 population for Citywide Parks and Facilities, for a total of 5.00 acres per 1,000 population funded by the PIF.** In addition, there are LOS standard for Outdoor Pool Facilities (1 every 30,000 population) and Community Centers (1 every 50,000 population). This LOS

standard was developed to reflect the City’s desire to reduce the amount of local parkland required within new development projects in suburban areas and, thereby, lessen the burden on new projects to provide public land onsite. In turn, a Citywide park component is added to reflect the City’s desire to fund larger and more expansive, strategically-located park and recreation facilities serving the entire city. Up until now, the City has not had any dedicated funding source for citywide park and recreation facilities.

1.1 Parks & Rec Facility Level of Service (LOS) Goals and Standards
Proposed Standards: 2016 PIF

Facility	CENTRAL CITY	REMAINING CITY
	Proposed LOS	Proposed LOS
Neighborhood and Community Parks	[1]	[1]
Neighborhood Parks Standard	0.875 acres per 1,000 pop.	1.75 acres per 1,000 pop.
Community Parks Standard	0.875 acres per 1,000 pop.	1.75 acres per 1,000 pop.
Subtotal N & C Parks Standard	1.75 acres per 1,000 pop.	3.50 acres per 1,000 pop.
Portion Funded by PIF	1.75 acres per 1,000 pop.	3.50 acres per 1,000 pop.
Citywide Parks and Facilities	[2]	[2]
Citywide Parks Goal	8.00 acres per 1,000 pop.	8.00 acres per 1,000 pop.
Citywide Portion Funded by PIF (Standard)	1.50 acres per 1,000 pop.	1.50 acres per 1,000 pop.
Citywide Facilities (100% Funded by PIF)		
Outdoor Pool Facilities Goal/Standard [3]	1 per 30,000 pop.	1 per 30,000 pop.
Community Center Goal/Standard	1 per 50,000 pop.	1 per 50,000 pop.
Total LOS Goal	9.75 acres per 1,000 pop.	11.50 acres per 1,000 pop.
Total LOS Standard Funded by PIF	3.25 acres per 1,000 pop.	5.00 acres per 1,000 pop.

Prepared by New Economics & Advisory, August 2016.

[1] Goals will be established in a Quimby amendment expected to be adopted at the same time as the Nexus Study.

[2] LOS goals identified in City of Sacramento Parks and Recreation Master Plan 2005-2010, 2009 Technical Update, Table 7 and 8.

[3] Includes swimming and wading pool.

New Maximum Justifiable Fee

This Nexus Study calculates a maximum justifiable fee with a LOS for park and recreation facilities that is substantially different from the existing PIF and will be adopted in conjunction with an amendment to the City’s Quimby Ordinance. These changes may require updating the Parks and Recreation Master Plan. The maximum justifiable fee is designed to fund park improvements necessary to serve new residential and nonresidential development in the Central City and Remaining City. However, as shown in **Figure 1.2**, the maximum justifiable PIF includes not only Neighborhood and Community park development, but also Citywide Parks and Facilities.

1.2 *Maximum Justifiable PIF and PIF Components
FY 2015/16*

Land Use Category	CENTRAL CITY			REMAINING CITY (INCLUDING HOUSING INCENTIVE ZONES)		
	N + C Parks	CW Parks/ Facilities [1]	Maximum Justifiable PIF (N, C, & CW)	N + C Parks	CW Parks/ Facilities [1]	Maximum Justifiable PIF (N, C, & CW)
Level of Service Standard Funded by PIF (Acres per 1,000 Pop.)	1.75	1.50	3.25	3.50	1.50	5.00
Residential (per Building Sq. Ft.)	\$1.00	\$0.85	\$1.86	\$1.69	\$1.45	\$3.14
Nonresidential (per Building Sq. Ft.)						
Commercial	\$0.09	\$0.32	\$0.41	\$0.29	\$0.54	\$0.83
Office	\$0.15	\$0.51	\$0.66	\$0.47	\$0.87	\$1.34
Industrial	\$0.04	\$0.15	\$0.20	\$0.14	\$0.26	\$0.39

Prepared by New Economics & Advisory, August 2016.

[1] Includes Citywide parks (Regional parks, Linear Parks/Parkways, Open Space) and facilities (Community Centers, Outdoor Pool Facilities).

Whereas the existing PIF only funds Neighborhood and Community park development, the maximum justifiable PIF rates fund citywide park and recreation facilities. In addition, these PIF rates include some variation in LOS between the Central City and areas outside the Central City (herein referred to as the “Remaining City”). The following park and recreation facility components and LOS standards are included in the proposed PIF:

- **Neighborhood and Community park development:** 1.75 acres per 1,000 population in the Central City, and 3.50 acres per 1,000 population in the Remaining City.
- **Citywide park development:** 1.50 acres per 1,000 residents in all areas of the City.
- **Citywide Facilities development:** 1 Outdoor Pool Facility for every 30,000 residents and 1 Community Center for every 50,000 residents.

New Proposed Fee Rates

While the Nexus Study calculates a maximum justifiable fee, this Nexus Study also identifies the proposed PIF rates, which are less than the maximum justifiable rate. The proposed PIF rates are shown in **Figure 1.3**.

As described in a memorandum contained in **Appendix A**, the City has chosen to consider a set of lower PIF rates designed to achieve a series of policy objectives:

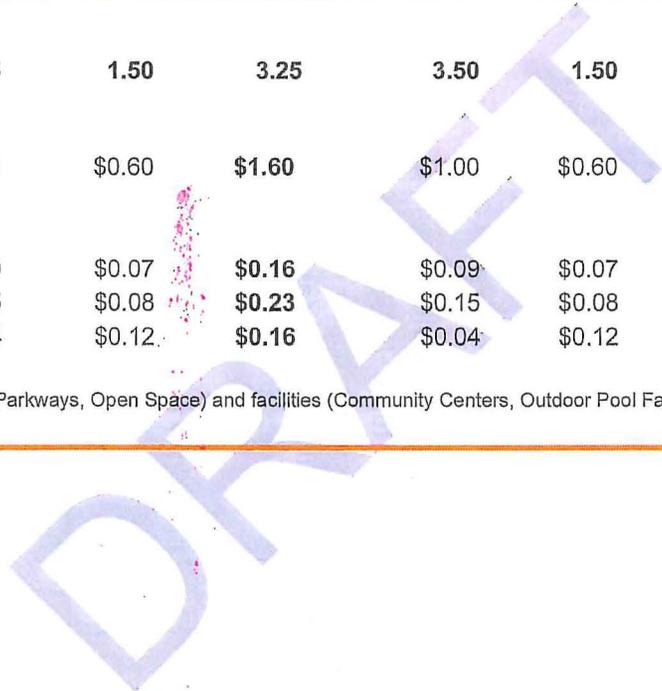
- **Fee rates in the Central City would be reduced.** These rates would be decreased to incentivize development in the Central City Community Plan Area. **Figure 1.4**

1.3 *Proposed PIF and PIF Components
FY 2015/16*

Land Use Category	CENTRAL CITY			HOUSING INCENTIVE ZONES			REMAINING CITY		
	N + C Parks	CW Parks/ Facilities [1]	Total Proposed PIF (N, C, & CW)	N + C Parks	CW Parks/ Facilities [1]	Proposed PIF (N, C, & CW)	N + C Parks	CW Parks/ Facilities [1]	Total Proposed PIF (N, C, & CW)
Level of Service Standard Funded by PIF (Acres per 1,000 Pop.)	1.75	1.50	3.25	3.50	1.50	5.00	3.50	1.50	5.00
Residential (per Building Sq. Ft.)	\$1.00	\$0.60	\$1.60	\$1.00	\$0.60	\$1.60	\$1.69	\$0.86	\$2.55
Nonresidential (per Building Sq. Ft.)									
Commercial	\$0.09	\$0.07	\$0.16	\$0.09	\$0.07	\$0.16	\$0.29	\$0.13	\$0.42
Office	\$0.15	\$0.08	\$0.23	\$0.15	\$0.08	\$0.23	\$0.47	\$0.10	\$0.57
Industrial	\$0.04	\$0.12	\$0.16	\$0.04	\$0.12	\$0.16	\$0.14	\$0.04	\$0.18

[1] Includes Citywide parks (Regional parks, Linear Parks/Parkways, Open Space) and facilities (Community Centers, Outdoor Pool Facilities).

Prepared by New Economics & Advisory, August 2016.



shows the boundaries of the Central City CPA. Downwards adjustments were made within the new Citywide parks component of the fee rate.

- **Fee rates in Housing Incentive Zones would be reduced.** These reductions are designed to help improve financial feasibility for new development in areas facing difficult market conditions that place a relatively low limit on new home prices. **Figure 1.4** also shows the location of Housing Incentive Zones, which would otherwise be subject to the Remaining City rates. Downwards adjustments were made within the new Citywide parks component of the fee rate.
- **Fee rates in Remaining City areas would be reduced.** These adjustments are intended to keep total PIF rates more in line with existing PIF rates. Downwards adjustments were made within the new Citywide parks component of the fee rate.

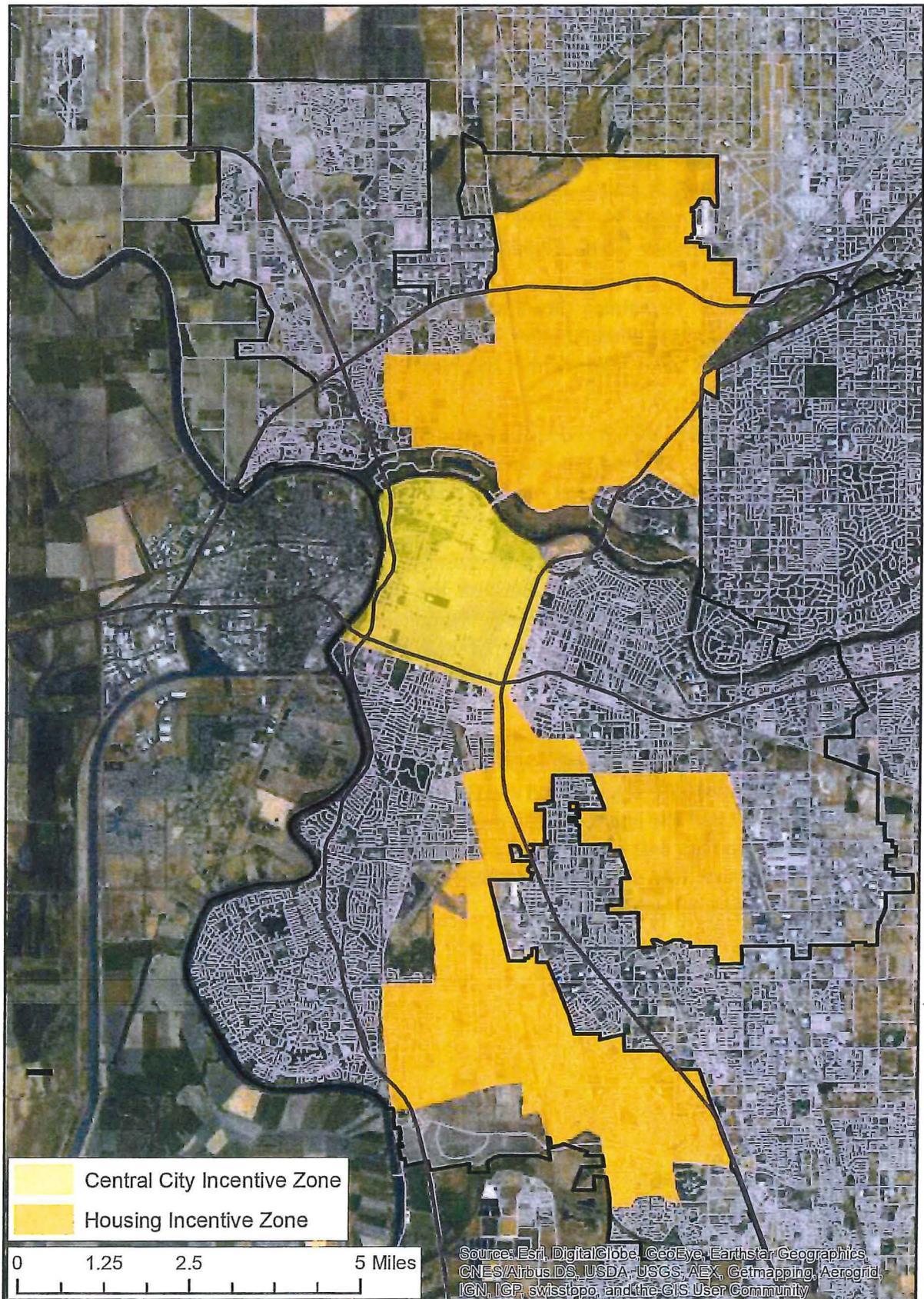
The proposed PIF rates would produce a lower level of revenue than the level calculated in this Nexus Study. To fund the balance of park improvements identified herein, the City would rely on other sources of funding, such as grants or General Fund monies, over time.

Figure 1.5 provides a comparison of the current versus proposed PIF rate for residential and non-residential development. Because the proposed PIF is expressed on a per-building-square-foot basis, New Economics applied a “typical” unit size in order to provide a comparison of rates: 900 square feet in the Central City and 2,000 square feet in the Housing Incentive Zone and Remaining City.

Park LOS Comparison

Figure 1.6 provides an overview of existing parkland standards, current parkland levels, and funding mechanisms for parkland and park development in select jurisdictions. This figure illustrates that the larger cities in the Sacramento Region have parkland standards that range between 5 and 9 acres per 1,000 residents, provide between 4 and 12 acres per 1,000 residents, rely primarily on dedication for parkland, and development impact fees for park development.

Figure 1.4: PIF Rate Incentive Zones



1.5 *Fee Summary: Current and Proposed Rates
Central City, Housing Incentive Zones, and Remaining City*

Land Use	CENTRAL CITY			HOUSING INCENTIVE ZONES			REMAINING CITY		
	FY 15/16 Current PIF [1]	FY 16/17 Proposed PIF [2]	% Change	FY 15/16 Current PIF [3]	FY 16/17 Proposed PIF [2]	% Change	FY 15/16 Current PIF [3]	FY 16/17 Proposed PIF [2]	% Change
Fee Components	Neighborhood & Community Parks Only	Neighb., Comm., & CW Parks/ Facilities		Neighborhood & Community Parks Only	Neighb., Comm., & CW Parks/ Facilities		Neighborhood & Community Parks Only	Neighb., Comm., & CW Parks/ Facilities	
Residential (per unit)	\$1,636 - \$2,770	\$1,444 [4]	-12% to -48%	\$3,513 - \$5,962	\$3,210 [5]	-9% to -46%	\$3,513 - \$5,962	\$6,279 [6]	5% to 79%
Nonresidential (per building sq. ft.)									
Commercial	\$0.19	\$0.16	-14%	\$0.42	\$0.16	-61%	\$0.42	\$0.42	0%
Office	\$0.27	\$0.23	-15%	\$0.57	\$0.23	-60%	\$0.57	\$0.57	-1%
Industrial	\$0.18	\$0.16	-9%	\$0.18	\$0.16	-9%	\$0.18	\$0.18	-2%

[1] Rate effective July 1, 2015 - June 30, 2016. Existing fee includes neighborhood and community park facilities only. Rates reflect those for Specified Infill.

[2] Proposed fee includes neighborhood, community, and citywide parks and facilities.

[3] Rate effective July 1, 2015 - June 30, 2016. Existing fee includes neighborhood and community park facilities only. Rates reflect those for standard development (not Specified Infill).

[4] Proposed fee per unit assumes a 900 sq. ft. unit in the Central City. The minimum fee would be based on a 750 sq. ft. unit and the maximum fee would be based on a 2,000 sq. ft. unit.

[5] Proposed fee per unit assumes a 2,000 sq. ft. unit in Housing Incentive Zones. The minimum fee would be based on a 750 sq. ft. unit and the maximum fee would be based on a 2,000 sq. ft. unit.

[6] Proposed fee per unit assumes a 2,000 sq. ft. unit in the Remaining City. The minimum fee would be based on a 750 sq. ft. unit and the maximum fee would be based on a 2,000 sq. ft. unit.

Prepared by New Economics & Advisory, August 2016.

1.6 Total Parkland Requirements in Select Cities
Roseville, Folsom, West Sacramento, Elk Grove

Item	Roseville [1]				Folsom [2]				West Sacramento [3]				Elk Grove [4]			
	LOS	Current Acres	Mech. (land)	Mech. (facilities)	LOS	Current Acres [5]	Mech. (land)	Mech. (facilities)	LOS	Current Acres	Mech. (land)	Mech. (facilities)	LOS	Current Acres	Mech. (land)	Mech. (facilities)
Population (2015)	123,514				72,000				48,744				N/A			
N/C Parks																
Neighborhood/Community Parks	3.0	439	Quimby	NDIF	NP - 2.0 CP - 5.0	364	Quimby	DIF	NP - 2.0 CP - 3.0	144	DIF	DIF, Grants	NP - 2.0 CP - 1.0	100	Ded./	DIF
Mini Parks	0.0	0			0.3	N/A		N/A	0.0				[6]			
Subtotal N/C Parks	3.0	439			7.3	364			5.0	144			3.0	100		
CW Parks		416														
Regional Parks	3.0	0	Ded.	CDIF	30% of N/C acres		90% Ded.; 10% Acq.	GF; LLD	0.0		N/A		1.0	42	Ded./DIF	DIF
Trails & Parkways	0.0	0	Ded.	Bike Trail & Paseo Fee	30% of N/C acres	500	90% Ded.; 10% Acq.	GF; LLD	0.0	49	DIF, Ded.	DIF, CFD	0.0	0	Ded./DIF	DIF
Open Space	3.0	4,000	Ded.	DIF	30% of N/C acres		90% Ded.; 10% Acq.	GF; LLD	0.0		DIF, Ded.	DIF, CFD	1.0	43	Ded./DIF	DIF
Subtotal CW Parks	6.0	4,416			N/A	500			0.0	49			2.0	85		
Total Parkland LOS (acres per 1,000)	9.0	12.0			7.3	7.3			5.0	4.0			5.0	9.0		

Prepared by New Economics & Advisory, April 2016.

[1] Reflect LOS for the West Roseville Specific Plan; City of Roseville Parks and Facilities Master Plan, 2013; 2013 City of Roseville Parks & Recreation Needs Assessment Update; and City Staff, April 2015.

[2] Information gathered from City of Folsom Parks and Recreation Master Plan 1996, City of Folsom Park Improvement Fee Updated Nexus Study, February 2015, and City staff, April 2015.

[3] City of West Sacramento General Plan Background Report, 2009, Interim Traffic and Park Impact Fee Study (2010), and City Department of Public Works, April 2015.

[4] Reflects Laguna Ridge Specific Plan area. Population in Laguna Ridge Specific Plan is not tracked. Information from Draft City of Elk Grove Laguna Ridge Specific Plan Supplemental Park Fee Program Nexus Study, August 2011, and City Staff, April 2015.

[5] Current acres from City of Folsom Park Improvement Fee Updated Nexus Study, February 2015. City of Folsom Regional and Open Space are left in their natural state and act as corridor for pedestrian and bicycle use. Open space includes parks and trails and 35 miles of bike trails. Of 364 acres of neighborhood and community parks, 340 acres are undeveloped at this time.

[6] Mini parks are included in neighborhood parks.

Fee Comparison

Figure 1.7 provides a comparison of the City's existing PIF and proposed new PIF to a range of existing park impact fees in other Sacramento Region jurisdictions. Once again, because the proposed PIF is expressed on a per-building-square-foot basis, New Economics applied a "typical" unit size in order to provide a comparison of rates: 2,000 square feet in the Remaining City. Development impact fees are typically updated annually and can fluctuate during times of economic recession; over the last several years, many cities have put in place freezes, reductions, and/or exemptions on development impact fees in an attempt to encourage new development. The fees shown here reflect a snapshot of current fees and may include some of these temporary incentive measures. Any knowledge of "adjustments" has been noted.

Other Documents Consulted for the Preparation of This Report

This Nexus Study references and/or relies upon a number of other documents produced for or by the City, including these:

- **2035 General Plan.** Adopted in 2015, the 2035 General Plan includes a LOS goal of 5.00 acres per 1,000 residents for Neighborhood and Community parks, but also states that for new development, the proportionate share of this LOS is to be determined. The 2035 General Plan provides the anticipated level of housing unit and employment growth that will create demand for additional park and recreation facilities analyzed in this Nexus Study.
- **2009 Parks and Recreation Master Plan.** The Parks and Recreation Master Plan, last updated in 2009, contains definitions of Neighborhood Parks, Community Parks, Regional Parks (referred to in this Nexus Study as Citywide Parks) and other Regional Amenities (referred to in this Nexus Study as Citywide Facilities). The City plans to perform an update to the Parks Master Plan to reflect changes in LOS standards for Neighborhood Parks, Community Parks, and other modifications to park facility terminology and definitions.
- **2016 Amended Quimby Ordinance.** Sacramento City Code Chapter 17.512 contains the City's Quimby Ordinance, which relates the requirement to provide Neighborhood and Community Parks. Sacramento City Code Chapter 18.44 addresses the current PIF. Chapter 17.512 of the City's code contains the amended Quimby Ordinance that assigns a modified LOS standard for the Central City and Remaining City. City Ordinance No. 2013-0017 amended the Quimby Ordinance to reflect more recent population density assumptions and added a provision for use of well water in lieu of domestic water in larger parks. Also, City Council Resolution No. 2013-0284 provided for some adjustments to the current PIF rates to correct previous inflation adjustment rounding errors. The Quimby and PIF Ordinances shall be updated to reflect the LOS standards for Neighborhood and Community parks described in this Nexus Study, as well as the inclusion of new parks and recreation facility components being added to the PIF (Citywide Parks and Facilities).

1.7 *Park Development Impact Fee Comparison*
FY 2014/15

Jurisdiction	Park Facilities Included in Fee	Residential		Non-Residential		
		Single-Family	Multi-Family	Comm.	Office	Ind.
Other Jurisdictions with Neighborhood and Community Park Fees Only						
Sacramento (Existing FY 2014/15 PIF)	Neighb. Parks, Comm. Parks	\$5,814	\$3,426	\$0.41	\$0.56	\$0.18
Folsom, Existing Fee [1]	Comm Parks, Pocket/Mini Parks	\$2,910	\$2,496	\$0.35	N/A	\$0.35
Folsom (2015) [2]	Mini, Neighb., Comm. Parks	\$6,501	\$4,319	\$0.44	\$0.44	\$0.44
Other Jurisdictions with Neighborhood, Community, and Citywide Park Fees						
Proposed Sacramento Fee (Remainder of City)	N, C, & CW Parks and Facilities	\$6,279	[5]	\$0.42	\$0.57	\$0.18 [5]
West Sacramento	Parks, Mini Parks, Special Facilities, Community Parks, Open Space, Recreation Corridors, Central Park, Riverfront, and Land.	\$14,621	\$11,989	\$1.26	\$2.04	\$0.88
Elk Grove (Laguna Ridge Fee + Suppl. Fee Zone 2 [3])	Local, Neighborhood Parks; Parkways; Comm. Park Facilities, Regional Facilities.	\$12,198	\$8,134	\$0.67	\$0.82	\$0.11
El Dorado Hills CSD [4]	Neighb. Parks, Village Parks, Comm. Parks, Comm. Center Bldg, Pool Facility, Admin. Bldg & Maint. Facility.	\$9,806	\$8,103	\$0.91	\$1.16	\$0.41
Roseville (WRSP)	Neighb. and Comm. Parks, Citywide Parks, Bike Trails, and Paseos.	\$6,554	\$5,303	N/A	N/A	N/A
Other Jurisdictions with Infill Rates						
Proposed Sacramento Fee (Central City)	N, C, & CW Parks and Facilities	\$1,444		\$0.41	\$0.66	\$0.20
San Diego (City Centre)	Variety of Downtown Park Acquisition, Development, and Facilities.	\$5,347	\$5,347	\$1.82	\$1.82	\$1.82
Roseville (Infill)	Neighb. and Comm. Parks, and Citywide Parks.	\$3,162	\$2,771	N/A	N/A	N/A

[1] Excludes land acquisition, park equipment fee (e.g. vehicles and major equipment such as tractors, work trucks, mowers and trailers).

[2] Approved by City Council. New fee effective July 1, 2015.

[3] Zone 2 excludes a land component and is therefore more similar to Sacramento's existing PIF for neighb. and community parks.

[4] Current fees carried from 2007 fee study, no additional adjustments made since then.

[5] Residential rate based on a 2,000 square foot unit in the Remaining City; non-residential rates reflect the Remaining City.

Prepared by New Economics & Advisory, August 2016. Fees valid as of February, 2015.

- **Zoning Designations.** The City of Sacramento provided a list of zoning categories consistent with the City's Planning and Development Code, most recently adopted in April 2013 and amended in August of 2013. This list, contained in **Technical Appendix Table B-1**, allows staff to crosscheck the PIF land use categories with zoning designations to the extent that the Planning and Development Use Codes do not provide a clear indication of how to classify a new development project.
- **Park Facility Development Cost Estimates.** City staff from the Parks Department, as well as the Real Estate Department, provided cost estimates for master planned or recently-constructed park and recreation facilities. These case studies were utilized to develop per-acre or per-facility costs for facilities included in the PIF.
- **The 2011 American Housing Survey (2011 AHS).** The Census tracks median square feet per person and median home size for Metropolitan Statistical Areas (MSA's). This Nexus Study relies on the median square feet per person for the Sacramento MSA, which includes El Dorado County, Placer County, Sacramento County, and Yolo County.

Overview of Methodology

The approach utilized to develop the maximum justified PIF rates includes the following general steps:

1. Identify the LOS standards for park and recreation facilities in the Central City and Remaining City.
2. Evaluate the existing scale of park facilities for the Central City and Remaining City based on the LOS standards for Sacramento's population as of 2012.
3. Project the scale of park and recreation facilities needed to serve anticipated residential growth through 2035. Identify costs (expressed in 2015\$) associated with these park and recreation facilities.
4. Determine final costs to be funded through the PIF after netting out any other funding sources for required park facilities.
5. Develop an estimated number of park users for the Central City and Remaining City growth segments, including residents and employees, based on common usage factors for parks.
6. Allocate the cost of anticipated park facilities across Central City and Remaining City park users.
7. Apply an administrative fee component for the PIF.
8. Determine the final cost per park user and average household size in the Central City and Remaining City.
9. Determine the maximum justified fee per residential square foot based on median Sacramento MSA square feet per person.
10. Determine the maximum justified fee per retail, office, and industrial building square foot (based on employment density assumptions in relation to household size).

2. Land Use Categories and Projected Growth

This section describes the types and scale of new development that will be subject to the PIF.

Land Use Categories

The PIF will be charged to new residential, retail, office, and industrial development. New development subject to the PIF is categorized by Planning and Development Code land use categories, as shown in **Figure 2.1**. In addition, **Technical Appendix Table B-1** contains a detailed list of zoning designations that are included in each of these Planning and Development Code land use categories, as well as designations that are exempt from the PIF. Should City staff need to classify a proposed use that does not easily fall within one of the Planning and Development Code land use categories, the zoning category list can be consulted.

2.1 *Proposed Land Use Categories* *Zoning by Land Use Categories*

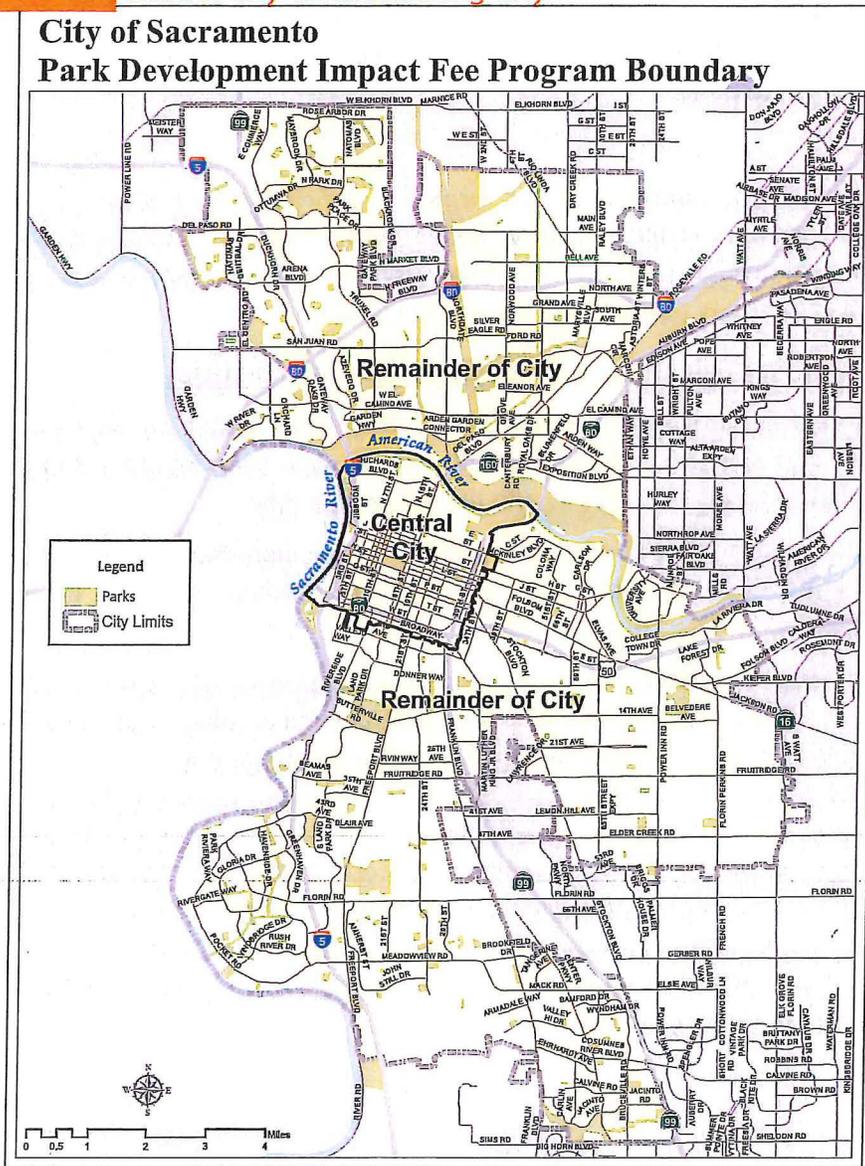
Planning and Development Code Land Use Category	PIF Program Land Use Categories			
	Commercial	Office	Industrial	Exempt
Nonresidential				
Retail Store				
Less than 200,000 sq. ft.	X			
200,000 to 500,000 sq. ft.	X			
Greater than 500,000 sq. ft.	X			
Hotel/Motel		X		
Office		X		
Hospital	X			
Schools				
Primary		X		
Secondary		X		
Colleges and Universities		X		
Church/Assembly	X			
Industrial			X	
Parking Lot				X
Warehouse			X	
Other				See Technical Table A-1

Source: City staff, March 2015.

Fee Program Boundaries—Nexus Study Calculations

The calculation of maximum justifiable PIF rates was based on two sub-areas of the City: the Central City and the Remaining City, both shown in **Figure 2.2**. The Central City coincides with the Central City Community Plan Area, while the Remaining City includes all other areas within the City boundaries.

2.2 Fee Program Boundaries Central City vs. Remaining City



Current Parkland Level of Service (Existing City Residents)

As of 2012, the City of Sacramento had approximately 475,000 residents (**Figure 2.3**).

Based on park facility LOS standards summarized in **Figure 1.1** in Section 1, the Central City has the following park facility surpluses or deficits:

- surplus of Neighborhood parks
- surplus of Community parks
- deficit of Citywide parks
- surplus of Outdoor Pool Facilities
- surplus of Community Centers

Based on park facility LOS standards summarized in **Figure 1.1**, the Remaining City has the following park facility surpluses or deficits:

- deficit of Neighborhood parks
- surplus of Community parks
- deficit of Citywide parks
- deficit of Outdoor Pool Facilities
- surplus of Community Centers

Figure 2.4 provides the estimated amount of surplus or deficit for the Central City and Remaining City for each park facility category. Based on the City's 2012 population and community and neighborhood park inventory, the citywide LOS is approximately 3.40 neighborhood and community park acres per 1,000 persons.

Anticipated Growth Through 2035 and Need for New Park Facilities

The City expects to accommodate approximately 165,000 new residents and 86,400 new jobs between 2012 and 2035, the current General Plan horizon year; **Figure 2.3** breaks this growth down between the Central City and the Remaining City.

Growth will require the provision of new park facilities at the identified PIF-funded LOS ratios. **Figure 2.5** provides both the gross and net park facilities required by new development anticipated to occur through 2035:

- The Gross Requirements reflect the amount of park facilities (expressed as acres or facilities) required by LOS standards and the assumed number of persons per household for the 2012-2035 growth period shown in **Figure 2.3**.
- The Net Requirements include the amount of park facilities required of new development, after subtracting out any existing surpluses in the Central City. This netting out process reflects the difficulty faced by the City to identify suitably sized vacant land that could be acquired for neighborhood parks, community parks, and/or citywide facilities within the Central City. Surpluses are not applied in the Remaining City because there is no shortage of land with which the City or developers must contend.

2.3 *Growth Projections*
2012-2035

Item	Units [1]			Population			Employees [1]			Population Density [3]		
	2012	2035	Change	2012 [2]	2035	Change	2012	2035	Change	2012	2035	2012-2035
Central City CPA	20,280	44,503	24,223	36,504	80,105	43,601	114,808	139,328	24,520	1.80	1.80	1.80
Remaining CPA's	172,071	216,205	44,134	438,896	560,295	121,399	184,924	246,887	61,963	2.55	2.59	2.75
Total City	192,351	260,708	68,357	475,400	640,400	165,000	299,732	386,215	86,483	2.47	2.46	2.59

[1] City of Sacramento 2035 General Plan estimates and forecasted projections for 2035.

[2] 2012 Central City population estimated using fixed population density and unit count provided by City staff. 2012 citywide population provided by City of Sacramento; Citywide population total is slightly different than that estimated by the California Dept of Finance (470,433).

[3] 2012 population densities for Central City provided by City staff, based on 2010 Census data. Densities for Total City and Remaining CPA's calculated based on 2012 citywide population estimates and unit counts. 2035 Central City population density provided by the City of Sacramento; Remaining CPA's and Citywide 2035 densities calculated based on projected population and units.

[4] Total City 2012-2035 reflects weighted average. Total City 2012 and 2035 figures reflect straight average.

Prepared by New Economics & Advisory, August 2016.

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2.4 Parks 2012 Deficit or Surplus
Central City, Remaining City

Description	CENTRAL CITY				REMAINING CITY			
	Proposed Level of Service Standards/Goals	2012 Provided Amt. [1]	2012 Required Amount	(Deficit)/ Surplus	Proposed Level of Service Standards/Goals	2012 Provided Amt. [1]	2012 Required Amount	(Deficit)/ Surplus
Population [2]			36,504				438,896	
Neighborhood and Community Parks	<u>Standard</u>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<u>Standard</u>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
Neighborhood Parks	0.875 per 1,000 pop.	49.60	31.94	17.66	1.75 per 1,000 pop.	675.20	768.07	-92.87
Community Parks	0.875 per 1,000 pop.	70.90	31.94	38.96	1.75 per 1,000 pop.	810.80	768.07	42.73
Total	1.75 per 1,000 pop.	120.50	63.88	56.62	3.50 per 1,000 pop.	1,486.00	1,536.14	-50.14
Citywide Parks [3], [5]	<u>Goal</u>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<u>Goal</u>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
	8.00 per 1,000 pop.	176.16	292.03	-115.87	8.00 per 1,000 pop.	1,697.74	3,511.17	-1,813.43
Citywide Facilities	<u>Goal/Standard</u>	<i>Facilities</i>	<i>Facilities</i>	<i>Facilities</i>	<u>Goal/Standard</u>	<i>Facilities</i>	<i>Facilities</i>	<i>Facilities</i>
Outdoor Pool Facilities [4] [5]	1 per 30,000 pop.	2	1.22	0.78	1 per 30,000 pop.	3	14.63	-11.63
Community Centers [5]	1 per 50,000 pop.	4	0.73	3.27	1 per 50,000 pop.	9	8.78	0.22

[1] Provided by City of Sacramento Parks Dept Staff, January 2015 (Citywide Facilities), March 2015 (Park Acreages).

[2] Supporting calculations in Figure 2.3.

[3] Includes Regional parks, linear parks/parkways, and open space.

[4] Includes swimming and wading pools.

[5] Service Level Goals from City of Sacramento Parks and Recreation Master Plan 2005-2010, 2009 Technical Update.

Prepared by New Economics & Advisory, August 2016.

2.5 *Adjusted Park and Facilities Requirements: New Development
Central City vs. Remaining City*

Description	CENTRAL CITY		REMAINING CITY	
	Proposed Service Level Standards Funded by PIF	2012-2035 Required Amount	Proposed Service Level Standards Funded by PIF	2012-2035 Required Amount
Anticipated Population Growth (2012-2035) [1]		43,601		121,399
Neighborhood and Community Parks				
Neighborhood Parks-- Gross Standard	0.875 per 1,000 pop.	38.15	1.75 per 1,000 pop.	212.45
<i>Minus Existing Surplus</i>		17.66 [2]		-
Total Net Neighborhood Parks Requirement		20.49		212.45
Community Parks-- Gross Standard	0.875 per 1,000 pop.	38.15	1.75 per 1,000 pop.	212.45
<i>Minus Existing Surplus</i>		38.96 [2]		- [4]
Total Net Community Parks Requirement		0.00		212.45
Total Neighb. & Comm. Parks Net Requirement	1.75 per 1,000 pop.	20.49	3.50 per 1,000 pop.	424.90
Citywide Parks and Facilities				
Citywide Parks Goal	8.00 per 1,000 pop.	348.81	8.00 per 1,000 pop.	971.19
Citywide Parks Standard (PIF-Funded Portion)	1.50 per 1,000 pop.	65.40	1.50 per 1,000 pop.	182.10
Total Net Citywide Parks Requirement		65.40		182.10
Citywide Facilities				
Outdoor Pool Facilities Goal/Standard [3]	1 per 30,000 pop.	1.45	1 per 30,000 pop.	4.05
<i>Minus Existing Surplus</i>		0.78 [2]		-
Total Net Outdoor Pool Facilities Req.		0.67		4.05
Community Center				
Community Centers-- Gross Requirement	1 per 50,000 pop.	0.87	1 per 50,000 pop.	2.43
<i>Minus Existing Surplus</i>		3.27 [2]		- [4]
Total Net Community Centers Requirement		-		2.43

[1] Supporting calculations in Figure 2.3.

[2] Because there is a limited capacity for the City to acquire new parkland in the Central City, the City has opted to reduce the obligation of new development by applying credit for existing surplus against the gross obligation faced by new development.

[3] Includes swimming and wading pool.

[4] Unlike the Central City, there are more opportunities in the Remaining City to meet the full LOS standard. Therefore, there is no need to apply a surplus of Community Parks or Community Centers in the Remaining City.

Prepared by New Economics & Advisory, August 2016.

3. Capital Improvement Service Standards

The proposed PIF includes three major park facility components:

- Neighborhood and Community Parks
- Citywide Parks
- Citywide Facilities

This section describes park facilities included in the maximum justifiable PIF rates and provides an overall estimate of facility costs anticipated to be funded through the fee program.

Level of Service Standards

Figure 1.1 in **Section 1** provides an overview of LOS standards for park and recreation facilities to serve new development.

Neighborhood and Community Parks: Central City

In the Central City, the LOS standard for Neighborhood and Community Parks is to be set at 1.75 acres per 1,000 persons. For purposes of analysis, this ratio is split evenly between Neighborhood parks (0.875 acres per 1,000 persons) and Community parks (0.875 acres per 1,000 persons). This LOS standard was selected for the Central City for two primary reasons. First, the limited land supply in the Central City impedes the City's ability to acquire new parkland within this Community Plan Area¹. Second, as discussed further later in this section, the cost to develop parks in the Central City is currently 5-6 times higher than development of parks in the Remaining City.

Neighborhood and Community Parks: Remaining City

In the Remaining City, the LOS standard for Neighborhood and Community Parks is to be set at 3.50 acres per 1,000 persons. This LOS standard reflects the current amount of City-owned park acres compared to the City's population, as shown in **Technical Appendix Table B-2**. This standard is to be adopted in the City's amended Quimby Ordinance. For purposes of analysis, this ratio is split evenly between Neighborhood parks (1.75 acres per 1,000 persons) and Community parks (1.75 acres per 1,000 persons).

Citywide Parks

The LOS goal for Citywide parks, established in the Parks and Recreation Master Plan, is 8 acres per 1,000 persons. The Citywide parks category includes Regional parks, Linear parks and Parkways (which includes the Sacramento River Parkway), and Open Space. The maximum justifiable PIF would fund less than one-fifth, or 1.50 acres per 1,000 persons.

¹ A previous study prepared in conjunction with the General Plan in June of 2013 indicated that there is a likely ability to acquire only up to 41.25 acres of vacant land within the Central City for purposes of park development; market competition for these parcels will further limit the ability to secure this land.

Citywide Facilities

Citywide Facilities include Outdoor Pool Facilities and Community Centers. The LOS goals, identified in the Parks and Recreation Master Plan, are 1 Outdoor Pool Facility per 30,000 persons and 1 Community Center per 50,000 persons. The City expects that these facilities will be constructed within Community and/or Regional parks, so there is no land component for these facilities in the LOS goal/standard.

Park Improvements Included in the Fee Program

Park categories include Neighborhood parks, Community parks, and Citywide parks and Citywide facilities. **Figure 3.1**, shown on the next page, summarizes the key attributes of each of these categories.

Neighborhood and Community Parks

Figure 3.2 documents the most recent Neighborhood and Community park improvement projects undertaken by the City of Sacramento, both in the Central City and in Remaining City areas. As this figure shows, land acquisition for Neighborhood and Community parks is dedicated or acquired through the City's Quimby Ordinance (or payment of the City's Quimby In-Lieu Fee) and is therefore *not* included in the PIF program.

This figure also demonstrates that the anticipated costs of developing Neighborhood and Community parks in the Central City is 4-5 times more than the cost of Neighborhood and Community parks outside the Central City. The development of urban parks in recent years have proven to require significant amounts of hardscape and are highly amenitized (e.g. fountains), whereas their counterparts in suburban areas tend to have much more turf area, which is less costly to construct. **Technical Appendix Table B-3** contains more detailed estimates documenting the estimated costs for these case study parks.

The Nexus Study applies a development cost of about \$1.6 million per acre for Neighborhood and Community parks in the Central City. While recent comparable park projects include much higher costs per acre, City staff anticipates that some PIF revenues will be expended through the improvement and/or expansion of existing Neighborhood and/or Community Parks. These alternative park improvement efforts are expected to cost much less than developing new parks from scratch, which would include site improvements and other items not needed to expand the capacity of existing parks.

3.1 Typical Facilities -- Community vs. Neighborhood Parks

Item	Neighborhood Parks	Community Parks	Citywide Parks [1]
Size Guidelines	5 to 10 acres	10+ acres	Varies; may be larger than Community Parks and/or have destination attraction(s)
Service Area Guidelines	0.50 mile	2-3 miles; drivable from several neighborhoods	Citywide and beyond
Description	A park intended to be used primarily by the people who live nearby, or within walking or bicycling distance of the park. Some neighborhood parks are situated adjacent to an elementary school; improvements are usually oriented toward the recreation needs of children. Park facilities may include: a tot lot, an adventure area, unlighted sport fields or sport courts, a group picnic area, and/or parking limited to on-street.	A park or facility developed primarily to meet the requirements of a large portion of the City. In addition to neighborhood park facilities, a community park may include: a large group picnic area with shade structure, a community garden, a neighborhood/community skate park, restroom, on-site parking bicycle trail, a nature area, a dog park, lighted sport fields, or sport courts. Specialized facilities may also be found in a community park including: a community center, a water play area, and/or a swimming pool. Some of the smaller community parks may be dedicated to one use, and some elements of the park may be leased to community groups.	A park or facility developed with a wide range of facilities, which are not found in neighborhood or community parks to meet the needs of the entire City population. In addition to those facilities found in neighborhood and community parks, improvements may include: a golf course, marina, amusement area, zoo, and other region-wide attractions. Some facilities in the park may be under lease to community groups. Open Spaces are natural areas that are set aside primarily to enhance the City's environmental facilities. Recreational use of these areas are limited to natural features of the sites, such as native plant communities or wildlife habitat. Open spaces may be located in neighborhood, community or regional parkland and would have a service area depending on the park type. Parkways are similar to open space areas because they also have limited recreational uses. They are used primarily as corridors for pedestrians and bicyclists, linking residential areas to schools, parks and trail systems. Parkway are typically linear and narrow and may be situated along a waterway, abandoned railroad, or other common corridor.
Primary Design Elements	Basic landscaping: irrigation; turf, trees site furniture, walkways, entry improvements signage, drinking fountain; children's play area (tot lot and adventure area); picnic area with shade structure; sport court; and/or sports fields. <i>Unique to Urban Plazas:</i> Lighting for evening events, water features, public art, or food concessions.	All elements of Neighborhood Serving primary design elements; water elements; field lighting; sports complex; amphitheater; restroom; parking lot; and/or nature area.	All elements of Community Serving including special regional serving facilities.

Prepared by New Economics & Advisory, August 2016.

[1] 2016 Nexus Study Update identifies Citywide Parks, which in the 2005-2010 Master Plan correspond with regional parks, open spaces, linear parkways, aquatic facilities, and community centers.

Source: City of Sacramento Parks and Recreation Master Plan 2005-2010, 2009 Technical Update DRAFT, Table 18: Park Category Descriptions, page Policy-22.

3.2 *Cost Assumptions: Neighborhood and Community Parks*
2015\$

Category	CENTRAL CITY (CC)		REMAINING CITY (RC)		CC Cost as a % of RC Cost
	Case Study Description	Avg. Cost Per Acre [1]	Case Study Description	Avg. Cost Per Acre [1]	
Neighborhood Parks					
Land	N/A-- Quimby Act	\$0	N/A-- Quimby Act	\$0	NA
Park Development	19th/Q	\$2,564,000	Dogwood Park	\$484,000	
	Cannery Plaza	\$2,281,000	Valley Oak Park	\$361,000	
	Amt. Applied for the PIF	\$1,570,000 [2]	Amt. Applied for the PIF	\$373,000	421%
Community Parks					
Land	N/A-- Quimby Act	\$0	N/A-- Quimby Act	\$0	NA
Park Development	7th St. Promenade	\$2,445,000	Wild Rose Park	\$349,000	
	Amt. Applied for the PIF	\$1,570,000 [2]	Amt. Applied for the PIF	\$349,000	450%

[1] Cost provided by City Staff, January 2015. Numbers rounded to nearest \$1,000.

[2] City staff has estimated that it can undertake neighborhood and community park improvements at an average cost of approximately \$1.6 million per acre; in many cases, the City will expand and/or improve park facilities within existing Central City parks to mitigate the impacts of new development instead of acquiring and developing new parks.

Prepared by New Economics & Advisory, August 2016.

Citywide Parks

Citywide park and recreation facilities include these components: Regional parks, Linear parks/Parkways, and Open Space. **Figure 3.3** provides current costs.

Regional Parks

The PIF is expected to fund development of regional parks, but *not* land acquisition. The City has obtained land for Regional parks through "Other Means," which has included land dedication (Granite Regional Park), grants, and special land acquisition fee programs. Enhancing the facilities at existing Regional Parks to serve more residents may be desired instead of acquiring new Regional parkland. The estimated cost per acre to develop Regional parks is based on the City's recent development of the North Natomas Regional Park.

Linear Parks/Parkways

This component includes both completion of the Sacramento River Parkway and development of other Parkways. Although some parkway lands can be obtained through dedication as part of a residential subdivision, most parkway lands need to be acquired. This nexus study presumes that land acquisition for both the Sacramento River Parkway and other Parkways will be funded by "Other Means." Development costs per acre are shown in **Figure 3.3**.

Open Space

Land acquisition for Open Space is typically provided through grants or dedication, so it is *not* included in the PIF. Consultation with the City’s Real Estate Department indicated the current typical development cost per acre shown in **Figure 3.3**.

3.3 Cost Assumptions: Citywide Parks and Facilities 2015\$

Category	Land			Facilities			Source
	Total Cost	Amount	Cost Per Acre/ Facility	Total Cost	Amount	Cost Per Acre/ Facility	
Citywide Parks		acres	per acre		acres	per acre	
Regional Parks	Other Means [1]	N/A	\$0	\$391,000	N/A	\$391,000	[2] [3]
Linear Parks/Parkways							
Sac. River Pkwy		acres	per acre		acres	per acre	
Little Pocket Area	Other Means [1]	N/A	\$0	\$1,768,525	3	\$594,000	[2], [4]
Pocket/Greenhaven Area	Other Means [1]	N/A	\$0	\$5,729,585	10	\$594,000	[2], [4]
Cost Applied for this Analysis			\$0			\$594,000	
Other Parkways	Other Means [1]	0	\$0	N/A	N/A	\$594,000	[2]
Open Space	Other Means [1]	0	\$0	N/A	N/A	\$175,000	[2]
Citywide Facilities		acres	per acre		facilities	per facility	
Outdoor Pool Facility	Existing Land	0	\$0	N/A	N/A	\$10,630,000	[5]
Community Center	Existing Land	0	\$0	N/A	N/A	\$13,550,000	[5]

[1] Other Means can include dedication, grants, or a decision to enhance existing park facilities to serve additional residents instead of acquiring new parkland
 [2] City Staff, January 2015.
 [3] Based on the cost per acre to develop North Natomas Regional Park. See Technical Appendix A for detailed calculations.
 [4] Acreage estimates based on an assumed trail width of 20 feet.
 [5] Inflated to 2015\$ based primarily on 2011\$ cost estimates from 2011 Draft PIF Update. See Technical Table B-5.
 Prepared by New Economics & Advisory, August 2016.

Blended Average Citywide Park Cost Per-Acre

Figure 3.4 summarizes the existing inventory of Citywide Park components within the City. Were the City to acquire and develop these facilities today through the PIF, it would cost approximately \$645 million, or \$344,000 per acre. This average cost per acre is utilized to derive a per-acre cost for the Citywide Park component of the PIF. **Figure B-4** in **Appendix B** contains supporting calculations for the per-acre cost for Regional Park development.

3.4 *Citywide Park Cost per Acre Calculation for Proposed PIF
Based on Citywide 2012 Distribution of Existing Parks*

Item	Existing (2012)		Adjusted Acres	Cost Per Acre	Total Cost
	Citywide Acres	Citywide %			
Total Citywide Park Acres	1,874	100%			
Regional Parks Development	921	49%	921	\$391,000	\$360,150,100
LP/Pkwys (Bikeways) Dev.	233	12%	233	\$594,000	\$138,639,600
LP/Pkwys (Sac River Pkwys) Dev.	49	3%	49	\$594,000	\$29,165,400
Open Space Development	670	36%	670	\$175,000	\$117,302,500
Subtotal	1,874		1,874		\$645,257,600
Subtotal Citywide Parks	1,874	100%	1,874		\$645,257,600
Total Acres					1,874
Average Cost per Acre					\$344,339
Cost Per Acre Utilized in this Analysis					\$344,000

Prepared by New Economics & Advisory, August 2016.

Citywide Facilities

Citywide Facilities include the following cost components, (summarized in **Figure 3.3**):

- Outdoor Pool Facilities
- Community Centers

These costs are based on the cost to construct similar facilities. Costs for any facilities completed in previous years were inflated to 2015\$ utilizing the Engineering News-Record Construction Cost index. **Technical Appendix Table B-5** contains a list of comparable facilities evaluated for purposes of developing the cost for these facilities. Land acquisition costs for Citywide Facilities is *not* included in the PIF because the City expects to construct these facilities within existing Regional parks.

Total Park Facility Costs Included in the PIF

Figure 3.5 identifies the projected CIP cost included in the PIF for the Central City (\$61.8 million) and Remaining City (\$291.9 million). The estimated acres and/or facilities were developed in **Figure 2.5** and the cost per acre or facility was developed in **Figures 3.2** through **3.4**. These costs have already accounted for park facilities required to serve existing development and/or new development *not* funded through the PIF (such as the balance of LOS Goal for Citywide Parks). Those costs will be funded through other means, including dedication, grants, etc.

3.5 Total Park Costs Funded by Park Impact Fee
3.25 Acres per 1,000 Pop (Central City), 5.00 Acres Per 1,000 Pop (Remaining City)

Item	CENTRAL CITY: Land and Facilities				REMAINING CITY: Land & Facilities				TOTAL FEE PROGRAM COST
	Cost Per Acre/ Facility	Amount [1]	Total Cost	% of Total	Cost Per Acre/Facility	Amount [1]	Total Cost	% of Total	
Neighborhood & Community Parks	<i>per acre [2]</i>	<i>acres</i>			<i>per acre [2]</i>	<i>acres</i>			
Neighborhood Parks Dev.	\$1,570,000	20.49	\$32,173,000	52%	\$373,000	212.45	\$79,243,000	27%	\$111,416,000
Community Parks Dev.	\$1,570,000	0.00	\$0	0%	\$349,000	212.45	\$74,144,000	25%	\$74,144,000
Subtotal Neighborhood and Community		20.49	\$32,173,000	52%		424.90	\$153,387,000	53%	\$185,560,000
Citywide Parks and Facilities	<i>per acre [3]</i>	<i>acres</i>			<i>per acre [3]</i>	<i>acres</i>			
Citywide Parks	\$344,000	65.40	\$22,498,322	36%	\$344,000	182.10	\$62,641,678	21%	\$85,140,000
Citywide Facilities	<i>per facility [4]</i>	<i>facilities</i>			<i>per facility [4]</i>	<i>facilities</i>			
Outdoor Pool Facilities	\$10,630,000	0.67	\$7,124,000	12%	\$10,630,000	4.05	\$43,015,571	15%	\$50,139,571
Community Centers	\$13,550,000	0.00	\$0	0%	\$13,550,000	2.43	\$32,899,021	11%	\$32,899,021
Subtotal Citywide Facilities			\$7,124,000	12%			\$75,914,591	26%	\$83,038,591
Subtotal Citywide Parks and Facilities			\$29,622,322	48%			\$138,556,269	47%	\$168,178,591
TOTAL			\$61,795,322	100%			\$291,943,269	100%	\$353,738,591

[1] See supporting calculations in Figure 2.5.

[2] See supporting calculations in Figure 3.2.

Prepared by New Economics & Advisory, August 2016.

[3] See supporting calculations in Figure 3.4.

[4] See supporting calculations in Figure 3.3.

In the Central City, approximately 52 percent of park and recreation facility costs are associated with Neighborhood and Community parks, whereas 48 percent of costs are tied to Citywide Parks and Facilities.

In the Remaining City, approximately 53 percent of park and recreation facility costs are associated with Neighborhood and Community parks, and the remaining 47 percent of costs are tied to Citywide Parks and Facilities.

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4. Nexus, Fee Calculation, and Fee Act Findings

This section documents the nexus for the PIF, calculates the maximum justifiable PIF rates for residential and non-residential development, and documents the findings of this Nexus Study consistent with the Mitigation Fee Act.

Nexus Requirements

In order to impose a park impact fee, this Nexus Study demonstrates that a reasonable relationship or “nexus” exists between new development that occurs within the City and the need for additional park and recreational facilities as a result of new development. More specifically, this Nexus Study presents the necessary findings in order to meet the procedural requirements of the Mitigation Fee Act, also known as AB 1600, which are as follows:

1. Identify the purpose of the fee;
2. Identify the use to which the fee is to be put;
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed;
5. Determine how there is a reasonable relationship between 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.

Step 1: Purpose of the Fee

The PIF developed through this Nexus Study is designed to fund park improvements necessary to serve new residential and nonresidential uses in the Central City and Remaining City. The maximum justifiable PIF funds the development of Neighborhood, Community, and Citywide Parks, and Citywide Facilities.

Step 2: Use to Which the Fee is to be Put

The PIF will be used for *park development* as follows:

- 445 acres of Neighborhood and Community Parks,
- 248 acres of Citywide Parks,
- 4.7 Outdoor Pool Facilities, and
- 2.4 Community Centers (**Figure 3.5 in Section 3**).

The PIF does not fund *land acquisition* for Neighborhood, Community or Regional parks. Land acquisition will be either dedicated or funded through other means.

PIF-funded facilities are designed to serve a new park service population of approximately 166,226 for Neighborhood parks and a new park service population of 182,297 for Community parks, Citywide Parks, and Citywide Facilities (**Figure 4.1**). This service population includes new residents anticipated in the City of Sacramento, as well as new employees working in the City.

4.1 *New Parks Service Population*
2012-2035

Item	CENTRAL CITY			REMAINING CITY			CITYWIDE		
	Res.	Non-Res.	Total	Res.	Non-Res.	Total	Res.	Non-Res.	Total
New Residents/Employees [1]	43,601	24,520		121,399	61,963		165,000	86,483	
Neighborhood Parks									
New Park User Percentage	100%	5% [2]		100%	0% [3]		100%	1%	
New Park Users/Service Population	43,601	1,226	44,827	121,399	0	121,399	165,000	1,226	166,226
<i>Percent of Total</i>	97%	3%	100%	100%	0%	100%	99%	1%	100%
Community and Citywide Parks and Facilities									
New Park User Percentage	100%	20% [4]		100%	20% [4]		100%	20%	
New Park Users/Service Population	43,601	4,904	48,505	121,399	12,393	133,791	165,000	17,297	182,297
<i>Percent of Total</i>	90%	10%	100%	91%	9%	100%	91%	9%	100%

[1] See supporting calculations in Figure 2.3;

[2] Assumes that in the Central City employees use Neighborhood parks roughly 5% as much as a City of Sacramento resident.

[3] Assumes that in the Remaining City employees do not utilize Neighborhood parks, which have facilities designed for residential use (e.g. tot lots).

[4] Assumes that each employee working in the City utilizes a Community and/or Citywide park roughly 20% as much as a City of Sacramento resident. 20% figure established in 2004 Adopted PIF Study.

Prepared by New Economics & Advisory, August 2016.

As shown in **Figure 4.1**, employees are expected to use park facilities at a lesser rate than residents. Within the Central City, workers are expected to use Neighborhood parks about 5 percent as much as local residents and are expected to use Community and Citywide parks and facilities about 20 percent as much as local residents. Within the Remaining City, workers are not expected to use Neighborhood parks (which are typically designed to serve local residents only), but are expected to use Community and Citywide parks and facilities about 20 percent as much as local residents. The 20 percent usage assumption was developed in the nexus study for the PIF last adopted in 2002, while the 5 percent usage assumption was identified for purposes of this 2016 Nexus Study Update.

Figure 4.1 also breaks out the anticipated service population for the Central City and the Remaining City based on growth projections identified in **Figure 2.3** in **Section 2**.

Figure 4.2 summarizes the assumptions regarding persons per household and square feet per employee that are utilized to calculate the PIF rates in the Central City and Remaining City. Whereas in the prior Nexus Study update a single-family fee rate and multifamily fee rate were identified to reflect the difference in anticipated persons per household, this Nexus Study Update identifies a maximum justifiable fee rate per building square foot, designed to adjust for persons per household commensurate with smaller or larger residential units.

4.2 Household & Employee Assumptions Persons per HH, Sq. Ft. per Employee

Land Use	Persons Per Household [1]	Sq. Ft. per Employee [2]
CENTRAL CITY		
Residential	1.80	
Commercial		400
Office		250
Industrial		850
REMAINING CITY		
Residential	2.75	
Commercial		400
Office		250
Industrial		850

[1] This analysis applies the average persons per household anticipated to occur within new development for purposes of allocating costs.

[2] Provided by City staff, December 2014.

Prepared by New Economics & Advisory, August 2016.

Park Facilities Not Included in the PIF

The PIF does *not* fund land acquisition. These lands are provided through the Quimby Ordinance (Neighborhood and Community parks), grants, other subdivision dedications, and other funding sources.

Step 3: Reasonable Relationship Between Fee Use & Development

New residential and non-residential land use development in the City will generate additional demand for park and recreation facilities and the associated need for development of such facilities. The maximum justifiable PIF will be used to develop identified facilities at the levels required to meet the demand created by new development.

Step 4: Reasonable Relationship Between Facility Need & Development

Each new residential and non-residential development project will generate additional demand for park and recreation services and an associated need for park and recreation facilities. To maintain the City's LOS standards for new development identified in **Figure 2.1 in Section 2** of this Nexus Study, the City must develop a commensurate number of acres and/or facilities to serve the population generated by new development.

Step 5: Reasonable Relationship Between Fee Amount & Facility Cost

The amount of park and recreation facilities needed by each land use has been estimated by applying park cost per user to common use factor, or Equivalent Dwelling Unit (EDU), for each land use. The common use factor for residential is the average number of persons per household, while the common use factor for non-residential land uses is the building square footage per employee. **Figure 4.3** calculates the EDU factors for the Central City and Remaining City by type of park facility.

Once the cost per EDU is established, a residential cost per building square foot is identified by dividing the cost per EDU by the median square feet per person for the Sacramento MSA. This data point, from the American Housing Survey, was most recently made available in 2011.

4.3 Equivalent Dwelling Unit (EDU) Factors

Land Use	Residential/ Employment Density	% of Park User	Park Users per EDU	EDU Factor
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c = a * b</i>	
CENTRAL CITY				
	<u>Persons per Unit [1]</u>			
Residential	1.80	100%	1.80	1.00
	<u>Empl. per 1,000 sq. ft. [2]</u>			
Neighborhood Parks				
Commercial	2.50	5%	0.13	0.07
Office	4.00	5%	0.20	0.11
Industrial	1.18	5%	0.06	0.03
Community Parks and Citywide Parks				
		[3]		
Commercial	2.50	20%	0.50	0.28
Office	4.00	20%	0.80	0.44
Industrial	1.18	20%	0.24	0.13
REMAINING CITY				
	<u>Persons per Unit [1]</u>			
Residential	2.75	100%	2.75	1.00
	<u>Empl. per 1,000 sq. ft. [2]</u>			
Neighborhood Parks				
Commercial	2.50	0%	0.00	0.00
Office	4.00	0%	0.00	0.00
Industrial	1.18	0%	0.00	0.00
Community Parks and Citywide Parks				
		[3]		
Commercial	2.50	20%	0.50	0.18
Office	4.00	20%	0.80	0.29
Industrial	1.18	20%	0.24	0.09

[1] This analysis applies the average persons per household anticipated to occur within new development for purposes of allocating costs.

[2] Calculated by dividing 1,000 sq. ft. by the square feet per employee factors shown in Figure 4.2.

[3] Employee usage factor established in 2002 Adopted PIF.

Prepared by New Economics & Advisory, August 2016.

Fee Calculation

This Nexus Study provides justification for the maximum justifiable PIF.

Figure 4.4 allocates the CIP for anticipated PIF facilities for the Central City and Remaining City across the Park Service Population. The cost per park user is \$1,328 in the Central City and \$2,243 in the Remaining City.

4.4 Development Impact Cost: Park Impact Fee Central City vs. Remaining City (2015\$)

Park Component	CENTRAL CITY			REMAINING CITY		
	Total Cost	New Service Pop. [1]	Cost per Park User	Total Cost	New Service Pop. [1]	Cost per Park User
Development Costs						
Neighborhood Parks	\$32,173,000	44,827	\$718	\$79,243,000	121,399	\$653
Community Parks	\$0	48,505	\$0	\$74,144,000	133,791	\$554
Subtotal N&C Parks	\$32,173,000		\$718	\$153,387,000		\$1,207
Citywide Development Costs						
Citywide Parks	\$22,498,322	48,505	\$464	\$62,641,678	133,791	\$468
Citywide Facilities						
Outdoor Pool Facility	\$7,124,000	48,505	\$147	\$43,015,571	133,791	\$322
Community Center	\$0	48,505	\$0	\$32,899,021	133,791	\$246
Subtotal Citywide Parks/Facilities	\$29,622,322		\$611	\$138,556,269		\$1,036
TOTAL	\$61,795,322		\$1,328	\$291,943,269		\$2,243

[1] Supporting calculations in Figure 4.1. Assumes that CC workers use Neighborhood parks on a limited basis, whereas RC workers do not utilize Neighborhood parks. Assumes that workers citywide utilize Community and Citywide parks & Facilities on a greater yet limited basis.

Prepared by New Economics & Advisory, August 2016.

Figure 4.5 translates the cost per park user into a fee per EDU, with 1 EDU representing 1.80 persons per household in the Central City and 2.75 persons per household in the Remaining City.

Added to the cost per park user is a five (5 percent administrative charge. The purpose of the administrative charge is to cover the cost of preparing the Nexus Study, making periodic updates to the Nexus Study, and administering the PIF (accounting and audits, investments, planning). Timing for payment of the PIF is described in Section 5 of this Nexus Study.

Maximum Justifiable PIF

The Maximum Justifiable PIF comprises a set of Residential rates and Non-Residential Rates for the Central City and Remaining City. In addition, whereas the current PIF charges a Single-Family, Duplex/Halfplex, and Multifamily residential rates, the

4.5 *PIF Component Cost Calculations: Maximum Justifiable Rates*
Proposed New Level of Service Standards Funded by PIF

Item	CENTRAL CITY (3.25 Acres / 1,000 population)					REMAINING CITY (5 Acres / 1,000 population)				
	Cost per Park User	Cost per EDU	Cost per Building Sq. Ft.			Cost per Park User	Cost per EDU	Cost per Building Sq. Ft.		
			Comm.	Office	Ind.			Comm.	Office	Ind.
Persons per Household		1.80					2.75			
Existing PIF Components		<u>1.75 acres per 1,000 pop.</u>					<u>3.50 acres per 1,000 pop.</u>			
EDU Factor (Neighborhood)		1.00	0.07	0.11	0.03		1.00	0.00	0.00	0.00
EDU Factor (Community)		1.00	0.28	0.44	0.13		1.00	0.18	0.29	0.09
Neighborhood Park Dev.	\$718	\$1,292	\$0.09	\$0.14	\$0.04	\$653	\$1,796	\$0.00	\$0.00	\$0.00
Community Park Dev.	\$0	\$0	\$0.00	\$0.00	\$0.00	\$554	\$1,524	\$0.28	\$0.44	\$0.13
Subtotal Existing PIF	\$718	\$1,292	\$0.09	\$0.14	\$0.04	\$1,207	\$3,320	\$0.28	\$0.44	\$0.13
Administration (5%)	\$36	\$65	\$0.00	\$0.01	\$0.00	\$60	\$166	\$0.01	\$0.02	\$0.01
Calculated Fee: Existing PIF Comp.	\$754	\$1,356	\$0.09	\$0.15	\$0.04	\$1,267	\$3,486	\$0.29	\$0.47	\$0.14
Citywide PIF Components		<u>1.50 acres per 1,000 pop.</u>					<u>1.50 acres per 1,000 pop.</u>			
EDU Factor (Citywide)		1.00	0.28	0.44	0.13		1.00	0.18	0.29	0.09
Citywide Parks	\$464	\$835	\$0.23	\$0.37	\$0.11	\$468	\$1,288	\$0.23	\$0.37	\$0.11
Citywide Facilities										
Outdoor Pool Facility	\$147	\$264	\$0.07	\$0.12	\$0.03	\$322	\$884	\$0.16	\$0.26	\$0.08
Community Centers	\$0	\$0	\$0.00	\$0.00	\$0.00	\$246	\$676	\$0.12	\$0.20	\$0.06
Subtotal Citywide PIF Comp.	\$611	\$1,099	\$0.31	\$0.49	\$0.14	\$1,036	\$2,849	\$0.52	\$0.83	\$0.24
Administration (5%)	\$31	\$55	\$0.02	\$0.02	\$0.01	\$52	\$142	\$0.03	\$0.04	\$0.01
Calculated Fee: Citywide PIF Component	\$641	\$1,154	\$0.32	\$0.51	\$0.15	\$1,087	\$2,991	\$0.54	\$0.87	\$0.26
TOTAL N, C, & CW PIF (Calculated Rate)	\$1,395	\$2,511	\$0.41	\$0.66	\$0.20	\$2,355	\$6,477	\$0.83	\$1.34	\$0.39

Prepared by New Economics & Advisory, August 2016.

maximum justifiable PIF includes a standard residential rate per building square foot, shown in **Figure 4.6**.

This calculated rate is based on the median home size for the Sacramento MSA, a data point contained in the American Housing Survey available on the United States Census website. The underlying assumption is that the average square feet per person in Sacramento (including the Central City and Remaining City) will be commensurate with the larger Sacramento MSA. It is possible that, over time, units in the Central City and/or Remaining City will have an average number of square feet per person that differs from the Sacramento MSA median figure. However, because there is no data at this time that allows for an analysis of this factor using Census or other easily accessible public data that can be updated on a regular basis, this Nexus Study assumes that new residential development will occur consistent with the regional median space figure. To the extent that future updates to this Nexus Study gain access to new data, this assumption may be revisited.

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4.6 Maximum Justifiable PIF Residential Rate Summary 2015\$

Item	Park Facilities Funded by PIF	Base Calculation	% of Fee
Median Sq. Ft. Per Person (2011 AHS for Sacramento MSA)		750 [1]	
EDU Factor		1.00	
CENTRAL CITY RATE			
Existing PIF Cost Per Park User	Neighborhood Parks and Community Parks (1.75 acres per 1,000 pop.)	\$718	
Admin Fee (5%)		\$36	
Total PIF Cost Per Household		\$754	54%
Fee Per Sq. Ft.		\$1.00	
Citywide Parks & Facilities Cost Per User	Citywide Parks and Facilities (1.5 acres per 1,000 pop.)	\$611	
Admin Fee (5%)		\$31	
Proposed Fee Component		\$641	46%
Fee Per Sq. Ft.		\$0.85	
Total Central City Fee (before Admin)	Neighborhood, Community, & Citywide Parks/Facilities (3.25 acres per 1,000 pop.)	\$1,328	
Total Central City Fee (after Admin)		\$1,395	100%
Fee Per Sq. Ft.		\$1.86	
REMAINING CITY RATE			
Existing PIF Cost Per Park User	Neighborhood Parks and Community Parks (3.5 acres per 1,000 pop.)	\$1,207	
Admin Fee (5%)		\$60	
Proposed Fee Component		\$1,267	54%
Fee Per Sq. Ft.		\$1.69	
Citywide Parks & Facilities Cost Per User	Citywide Parks and Facilities (1.5 acres per 1,000 pop.)	\$1,036	
Admin Fee (5%)		\$52	
Proposed Fee Component		\$1,087	46%
Fee Per Sq. Ft.		\$1.45	
Total Remaining City Fee (before Admin)	Neighborhood, Community, & Citywide Parks/Facilities (5 acres per 1,000 pop.)	\$2,243	
Total Remaining City Fee (after Admin)		\$2,355	100%
Fee Per Sq. Ft.		\$3.14	

[1] Median values contained in the 2011 American Housing Survey for the Sacramento- Roseville-Arden Arcade Metropolitan Statistical Area.

Prepared by New Economics & Advisory, August 2016.

Central City PIF: Maximum Justifiable Rates

The total calculated Central City PIF is \$1.86 per residential building square foot (**Figure 4.6**). This rate includes the following components:

- \$1.00 per square foot for Neighborhood and Community Parks. This component reflects a LOS standard of 1.75 acres per 1,000 population for new development, and includes a credit for an existing surplus of Neighborhood and Community parks. This component accounts for roughly 54% of the total maximum justifiable PIF and reflects a substantial reduction in LOS compared to the City's existing PIF.
- \$0.85 per square foot for Citywide Parks and Facilities. This component reflects a LOS standard of 1.50 acres per 1,000 population for new development for Citywide Parks, as well as 1 Outdoor Pool Facility per 30,000 people and 1 Community Center per 50,000 people for Citywide Facilities. This rate also includes a credit for an existing surplus in Community Centers in the Central City. This Citywide component accounts for 46% of the maximum justifiable PIF and is a new component not previously included in the current PIF.
- The total calculated PIF is \$1.86, which is one cent higher than the individual components because of rounding.

The total Central City PIF "per-building-square-foot" rates for non-residential (shown in **Figure 4.5**) are \$0.41 for commercial retail, \$0.66 for office, and \$0.20 for industrial development. These rates include a component for Neighborhood and Community Parks, as well as Citywide Parks and Facilities.

Remaining City PIF: Maximum Justifiable Rates

The total calculated Remaining City PIF is \$3.14 per residential building square foot (**Figure 4.6**).

- \$1.69 per square foot for Neighborhood and Community Parks. This component reflects a LOS standard of 3.50 acres per 1,000 population for new development, and includes a credit for an existing surplus of Neighborhood and Community Parks. This component accounts for roughly 54% of the total maximum justifiable PIF and reflects a substantial reduction in LOS compared to the City's existing PIF.
- \$1.45 per square foot for Citywide Parks and Facilities. This component reflects a LOS standard of 1.50 acres per 1,000 population for new development for Citywide Parks, as well as 1 Outdoor Pool Facility per 30,000 people and 1 Community Center per 50,000 people for Citywide Facilities. This Citywide component accounts for 46% of the maximum justifiable PIF and is a new component not previously included in the PIF.

The total Remaining City PIF "per-building-square-foot" rates for non-residential (shown in **Figure 4.5**) are \$0.54 for commercial retail, \$0.87 for office, and \$0.26 for industrial

development. These rates include a component for Neighborhood and Community Parks, as well as Citywide Parks and Facilities.

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5. Implementation & Administration

The PIF Program presented in this report is based on the best facility improvement cost estimates, existing facility cost or value estimates, administrative cost estimates, and land use information available at this time. If costs change significantly, if the type or amount of new development changes, if other assumptions significantly change, or if other funding becomes available (as a result of legislative action on state and local government finance, for example), the PIF Program should be updated accordingly.

After the fees presented in this report are established, the City will conduct periodic reviews of facility improvement costs and other assumptions used as the basis of this Nexus Study as required under the Mitigation Fee Act. Based on these reviews, the City may make necessary adjustments to the PIF Program through subsequent PIF Program updates.

The cost estimates presented in this report are in constant 2015 dollars. The City automatically may adjust the costs and fees for inflation each year as outlined in this chapter.

Implementing Ordinances/Resolutions

The proposed fee would be adopted by the City through the addition of Article V to Chapter 18.56 and through one or more fee resolutions establishing the fee and applicable fee rates. The fee will be effective 60 days after the City's final action on the ordinance establishing and authorizing collection of the fee.

In addition, Chapter 17.512 includes the City's Quimby ordinance. This ordinance establishes the level of service standard for Neighborhood and Community parkland dedication required from new residential development. The maximum justifiable PIF rates provide funding for development of Neighborhood and Community parks at ratios consistent with parkland dedication ratios.

Fee Administration and Accounting

The PIF will be collected from new development at the time when the building permit for the project is issued. Use of these funds for a planned park may need to wait until a sufficient fund balance has accrued. According to the Mitigation Fee Act, the City is required to deposit, invest, account for, and expend the fees in a prescribed manner.

The City will establish the Park Infrastructure Fund to hold the revenues generated by the PIF Program, to be managed in accordance with the Mitigation Fee Act. The City also will deposit in the fund any interest income earned on the fund balance, and these combined deposits will be used to fund the design and construction of the park facilities identified in the PIF Program Nexus Study, reimburse the City for the costs of administering the PIF Program, and reimburse or issue credits to landowners for any funds advanced to the City for the planning, design and construction of park facilities.

Fee Calculation

The PIF Program will apply to new dwelling units and non-residential buildings, additions to the buildings, or changes in use of a building. A change in use of a building refers to a change in the principal functions of the building that would result in a shift in the defining land use category shown in **Table B-1** in **Appendix B** of this study. Additions to residential property that do not create an additional dwelling unit are specifically exempted from the PIF Program.

Fee Amount

This Nexus Study identifies fee rates within the Central City Plan Area and Remaining City for the major land use categories, which are detailed in **Figure 1.2** in **Section 1**. The fee rates have been calculated on a per-building-square-foot basis for residential and nonresidential land use categories. **Table B-1** in **Appendix B** provides a comprehensive list of zoning designations and the corresponding major land use category for each, which can be used to apply the fee rates in **Figure 1.2** to any zoning designation.

The fee rates for a development project are those fees in effect as of the date of acceptance of a complete building permit application.

Fees will be computed based on the primary use or uses of the development project, based on the rates specified for that primary use in this Nexus Study.

For projects with multiple primary uses that are operationally separate (i.e., mixed-use projects such as office and retail), fees will be computed based on applying the applicable fee rate to the total residential units or total commercial building area for each primary use. Warehouses may include no more than 25 percent of the building area as an ancillary office use for the purposes of calculating the fee.

Examples

- *Project with Multiple Primary Uses*—100,000-square-foot mixed-use building comprising 60,000 square feet of office and 40,000 square feet of retail. Office and retail are separate enterprises, not a single tenant user:
 - i. 60,000 square feet of office charged the office rate.
 - ii. 40,000 square feet of retail charged the retail rate.
- *Warehouse with less than 25 percent office uses, all one enterprise*—100,000-square-foot warehouse with 85,000 square feet of warehouse uses and 15,000 square feet of office uses:
 - i. Entire 100,000 square feet charged the warehouse rate.
- *Warehouse with more than 25 percent office uses, all one enterprise*—100,000-square-foot warehouse with 74,000 square feet warehouse and 26,000 square feet office:
 - i. 74,000 square feet of warehouse charged the warehouse rate.
 - ii. 26,000 square feet of office charged the office rate.

Note that the City may use its discretion to determine the applicable fee rates and land use categories that apply to a specific project.

PIF Program Minimums, Maximums, Exemptions, Reimbursements, & Credits

Exemptions from the Fee

The fee rates presented in this Nexus Study may be reduced, exempted, or waived under certain circumstances as set forth in the updated PIF ordinance. Any exemption or reduction in fees will be based on the City's independent analysis and review of the subject property.

Fee Minimums and Maximums

The proposed PIF rates identified in Section 1 of this Nexus Study are also subject to minimum and maximum fee amounts for residential development.

Residential units of less than 750 square feet in size will be charged a minimum fee based on 750 square feet. While the Sacramento MSA median square feet per person is 750 square feet, units smaller than 750 square feet are still expected to house at least one person. Particularly in the Central City, the City expects the development of many compact residential units that may well be less than 750 square feet. The Quimby Act (which guides the provision of parkland for new development) sets a LOS standard based on the number of acres per 1,000 persons; to avoid the erosion of the City's existing LOS standard, the City is imposing the minimum fee for units less than 750 square feet in size.

Residential units of more than 2,000 square feet in size will be charged a maximum fee based on 2,000 square feet. As a residential unit size increases, the number of persons will not proportionately increase once a certain size threshold is reached. For example, a unit of 750 square feet would contain one person, a unit of 1,500 square feet would contain approximately two persons, a unit of 2,250 square feet would contain approximately three persons, and so forth. While data is not readily available to determine the threshold at which an incremental addition of space reflects a diminished rate of household growth, the City believes that a maximum fee based on 2,000 square feet is appropriate. Future updates to the PIF Program may revisit this assumption.

Offset for Replacement of Existing Buildings

Portions of the City already are developed. To the extent that a new development project replaces existing buildings, the applicant may be eligible for a fee offset. For example, a 4-unit apartment complex that is replaced by an 8-unit apartment complex could receive up to a 50-percent offset in the fee ($4/8 = 50$ percent).

The applicant will receive an offset for any existing building space that is replaced, calculated by offsetting the fee by the amount that would have been charged based on the prior use.

Example

- *A 150,000-square-foot office building is replaced by a 100-unit apartment complex:*
 - Fee Payment Due: [$\$1,000$] per unit * 100 units = $\$100,000$
 - Offset for Existing Use: [$\$0.50$] per office square foot = $\$50,000$
 - Net Fee Payment = $\$50,000$

Reimbursement to Developers

As is typical with development impact fee programs, many of the public infrastructure facilities are needed up-front, before adequate revenue from the fee collection is available to fund such improvements. Consequently, some type of private funding may be necessary to pay for the public improvements when they are needed.

In cases where a developer has constructed a park, the Developer will be given credits to offset the PIF fee and if the Developer pays more for the park construction than its PIF obligation, it may be entitled to a reimbursement.

Approved Projects With Parkland Based on the Existing Quimby Ordinance

Some development projects may have been approved prior to the adoption of the proposed PIF. Such projects may have also implemented parkland dedication or paid in-lieu Quimby fees based on the existing Quimby Ordinance that requires 5 acres per 1,000 population. If new development triggers the payment of the PIF following adoption of updated PIF rates, such development will be subject to the new PIF rates. The City and/or developers or builders of these park projects will identify, over time, additional funding sources (such as developer contributions, grants, and/or General Fund monies) to develop the balance of parkland provided at the existing LOS standard.

PIF Fee Adjustment

The adopted PIF amount will be escalated annually. The annual adjustments, effective July 1 of each year, take into account the potential for inflation of public facility design, construction, installation, and acquisition costs.

Periodic Fee Updates

The proposed PIF Program is subject to periodic updates based on changes in developable land, cost estimates, or outside funding sources. The City will review the costs and PIF periodically to determine if any updates to the fee are warranted. During the periodic reviews, the City will analyze these items:

- Changes to the required facilities listed in the PIF Program Nexus Study.
- Changes in the cost to update or administer the fee.
- Changes in costs greater than inflation.
- Changes in assumed land uses.
- Changes in other funding sources.
- Other issues as warranted.

Any changes to the fee based on the periodic update will be presented to the City Council for approval before an increase or decrease in the fee.

Five-Year Review

According to the Mitigation Fee Act, the City is required to deposit, invest, account for, and expend the fees in a prescribed manner. The fifth fiscal year following the first deposit into the fee account or fund, and every 5 years thereafter, the City is required to

make all of the following findings with respect to that portion of the account or fund remaining unexpended:

- Identify the purpose for which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete plan area improvements.
- Designate the approximate dates the funding referred to in the above step are expected for deposit in the appropriate account or fund.

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Appendix A: Memorandum Describing Proposed PIF Rates, August 2016

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NEW ECONOMICS & ADVISORY®

LAND USE ANALYSIS & STRATEGIES

MEMORANDUM

To: **Mary De Beauvieres, City of Sacramento**

From: Isabel Domeyko

Date: August 19, 2016

Re: Sacramento City Park Impact Fee—Proposed Rate Summary

This memorandum discusses the Proposed Fees versus the Maximum Justifiable Fee Rates calculated in the PIF Nexus Study Update. Once PIF rates have been adopted, this memorandum will be updated to reflect the Final Adopted Rates versus the Maximum Justifiable Rates.

The City of Sacramento (City) is considering an update to its Park Impact Fee (PIF) rates for new development. The proposed PIF rates include many changes relative to the previous PIF rates, including Level of Service (LOS) adjustments, the creation of sub-area rates, park development costs, and the conversion of costs into a per-square-foot fee. A Nexus Study prepared by New Economics & Advisory documents all of these updated assumptions and calculates a set of maximum justifiable fee rates. However, the proposed rates are lower than the maximum justifiable rates identified in the Nexus Study. This memorandum documents and explains the difference between the proposed PIF rates and the maximum justifiable PIF rates.

Summary of Proposed PIF Rates

Figure 1 summarizes the proposed and maximum justifiable PIF rates for residential and non-residential development.

Explanation of Proposed PIF Rates

The City is proposing a set of lower PIF rates to achieve a series of policy objectives designed to incentivize new development.

Proposed Central City PIF Rates

The City is proposing reduced PIF rates in the Central City. These rates were lowered to incentivize development in the Central City Community Plan Area (Central City CPA).

Figure 2 shows the boundaries of the Central City CPA.

1 **Park Impact Fee (PIF) Rates**
Proposed Rates Versus Maximum Justifiable Rates

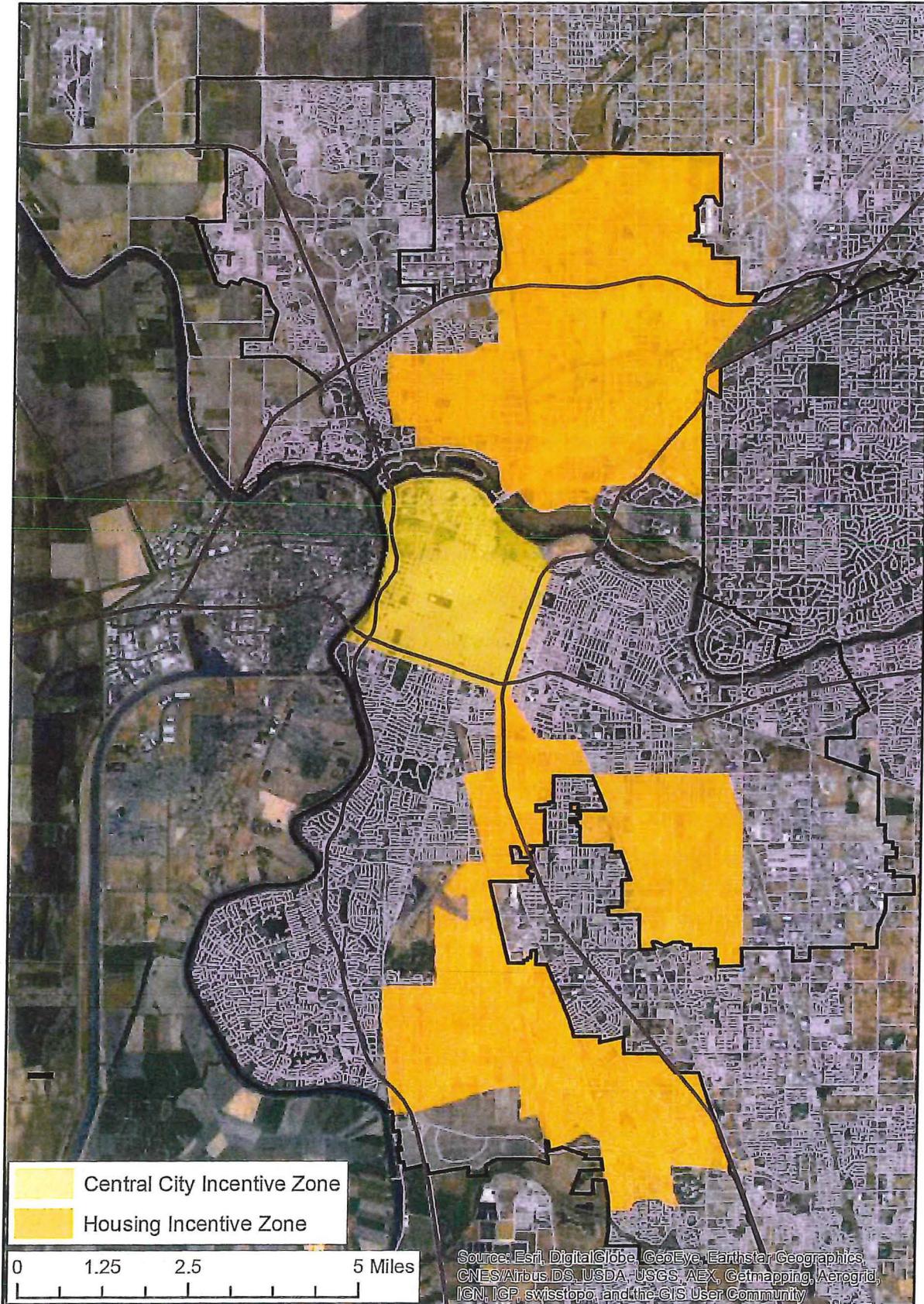
Land Use Category	Central City			Housing Incentive Zones			Remainder of City		
	Neighborhood/ Community Parks	Citywide Parks [1]	Total	Neighborhood/ Community Parks	Citywide Parks [1]	Total	Neighborhood/ Community Parks	Citywide Parks [1]	Total
Target Level of Service Standard Funded by PIF (Acres per 1,000 Population)	1.75	1.50	3.25	3.50	1.50	5.00	3.50	1.50	5.00
MAXIMUM JUSTIFIABLE RATES	<i>per bldg. sq. ft.</i>			<i>per bldg. sq. ft.</i>			<i>per bldg. sq. ft.</i>		
Residential	\$1.00	\$0.85	\$1.85	\$1.69	\$1.45	\$3.14	\$1.69	\$1.45	\$3.14
Nonresidential									
Commercial Retail	\$0.12	\$0.32	\$0.44	\$0.29	\$0.54	\$0.83	\$0.29	\$0.54	\$0.83
Office	\$0.19	\$0.51	\$0.70	\$0.47	\$0.87	\$1.34	\$0.47	\$0.87	\$1.34
Industrial	\$0.06	\$0.15	\$0.21	\$0.14	\$0.26	\$0.40	\$0.14	\$0.26	\$0.40
PROPOSED RATES	<i>per bldg. sq. ft.</i>			<i>per bldg. sq. ft.</i>			<i>per bldg. sq. ft.</i>		
Residential	\$1.00	\$0.60	\$1.60 [1]	\$1.00	\$0.60	\$1.60 [1]	\$1.69	\$1.22	\$2.91 [1]
Nonresidential									
Commercial Retail	\$0.12	\$0.07	\$0.19	\$0.12	\$0.07	\$0.19	\$0.29	\$0.13	\$0.42
Office	\$0.19	\$0.08	\$0.27	\$0.19	\$0.08	\$0.27	\$0.47	\$0.10	\$0.57
Industrial	\$0.06	\$0.12	\$0.18	\$0.06	\$0.12	\$0.18	\$0.14	\$0.04	\$0.18

[1] Residential units of less than 750 square feet in size are subject to a minimum fee based on 750 square feet per unit. Residential units of more than 2,000 square feet are subject to a maximum fee based on 2,000 square feet per unit.

Sources: City of Sacramento; New Economics & Advisory. Based on Proposed Changes as of August 18, 2016.

Prepared by New Economics & Advisory, August 2016.

Figure 2: PIF Rate Incentive Zones



Downwards adjustments were made within the new Citywide parks component of the fee rate component. **Figure 3**, below, quantifies the reduction for each land use category.

3 *Adjustments to Central City Rates*
Proposed Rates Versus Maximum Justifiable Rates

Land Use Category	Maximum Justifiable Rates			Proposed Rates			Net Difference			
	N/C	Citywide	Total	N/C	Citywide	Total	N/C	Citywide	Total	
	Parks	Parks		Parks	Parks		Parks	Amount	%	
	-----per bldg. sq. ft.-----			-----per bldg. sq. ft.-----			-----per bldg. sq. ft.-----			
Residential	\$1.00	\$0.85	\$1.85	\$1.00	\$0.60	\$1.60	\$0.00	-\$0.25	-\$0.25	-14%
Nonresidential										
Commercial Retail	\$0.12	\$0.32	\$0.44	\$0.12	\$0.07	\$0.19	\$0.00	-\$0.25	-\$0.25	-57%
Office	\$0.19	\$0.51	\$0.70	\$0.19	\$0.08	\$0.27	\$0.00	-\$0.43	-\$0.43	-61%
Industrial	\$0.06	\$0.15	\$0.21	\$0.06	\$0.12	\$0.18	\$0.00	-\$0.03	-\$0.03	-14%

Sources: City of Sacramento; New Economics & Advisory. Based on Proposed Changes as of August 11, 2016.
Prepared by New Economics & Advisory, August 2016.

The percentage reductions differ among land uses because the City strove to achieve reductions that would result in total PIF rates that are similar to existing PIF rates—these reductions impacted the total PIF rates differently.

Proposed Housing Incentive Zone Rates

The City adopted the Housing Incentive Zone map on September 1, 2015 as part of the Mixed Income Housing Ordinance, which promotes affordable housing citywide (Resolution No. 2015-0295). This map was adopted to reduce the Mixed-Income Housing Ordinance fee obligation on residential projects within certain economically-challenged parts of the City where average home sales price for a family of four is less than or equal to \$190,000. **Figure 2** shows the location of Housing Incentive Zones. In the PIF Nexus Study Update These areas are included within the Remaining City.

Proposed PIF rates in Housing Incentive Zones are lower than the maximum justified rates identified in the Nexus Study for the Remaining City area. **Figure 4**, below, quantifies the reduction for each land use category.

4 *Adjustments to Housing Incentive Zone Rates*
Proposed Rates Versus Maximum Justifiable Rates

Land Use Category	Maximum Justifiable Rates			Proposed Rates			Net Difference			
	N/C	Citywide	Total	N/C	Citywide	Total	N/C	Citywide	Total	
	Parks	Parks		Parks	Parks		Parks	Amount	%	
	-----per bldg. sq. ft.-----			-----per bldg. sq. ft.-----			-----per bldg. sq. ft.-----			
Residential	\$1.69	\$1.45	\$3.14	\$1.00	\$0.60	\$1.60	-\$0.69	-\$0.85	-\$1.54	-49%
Nonresidential										
Commercial Retail	\$0.29	\$0.54	\$0.83	\$0.12	\$0.07	\$0.19	-\$0.17	-\$0.47	-\$0.64	-77%
Office	\$0.47	\$0.87	\$1.34	\$0.19	\$0.08	\$0.27	-\$0.28	-\$0.79	-\$1.07	-80%
Industrial	\$0.14	\$0.26	\$0.40	\$0.06	\$0.12	\$0.18	-\$0.08	-\$0.14	-\$0.22	-55%

Sources: City of Sacramento; New Economics & Advisory. Based on Proposed Changes as of August 18, 2016.
Prepared by New Economics & Advisory, August 2016.

These reductions are designed to help improve financial feasibility for new development in areas facing difficult market conditions that place a relatively low limit on new home prices. Downwards adjustments were made within both the Neighborhood/Community Parks component and the new Citywide Parks component of the PIF rate.

Proposed Remaining City Rates

Fee rates in Remaining City areas would be reduced. These adjustments are intended to keep total PIF rates more in line with existing PIF rates.

The following downwards adjustments were made within the new Citywide parks component of the fee rate component:

5 Adjustments to Remaining City Rates Proposed Rates Versus Maximum Justifiable Rates

Land Use Category	Maximum Justifiable Rates			Proposed Rates			Net Difference			
	N/C Parks	Citywide Parks	Total	N/C Parks	Citywide Parks	Total	N/C Parks	Citywide Parks	Total Amount	%
	per bldg. sq. ft.			per bldg. sq. ft.			per bldg. sq. ft.			
Residential	\$1.69	\$1.45	\$3.14	\$1.69	\$1.22	\$2.91	\$0.00	-\$0.23	-\$0.23	-7%
Nonresidential										
Commercial Retail	\$0.29	\$0.54	\$0.83	\$0.29	\$0.13	\$0.42	\$0.00	-\$0.41	-\$0.41	-49%
Office	\$0.47	\$0.87	\$1.34	\$0.47	\$0.10	\$0.57	\$0.00	-\$0.77	-\$0.77	-57%
Industrial	\$0.14	\$0.26	\$0.40	\$0.14	\$0.04	\$0.18	\$0.00	-\$0.22	-\$0.22	-55%

Sources: City of Sacramento; New Economics & Advisory. Based on Proposed Changes as of August 18, 2016.
Prepared by New Economics & Advisory, August 2016.

The total PIF percentage reductions differ among land uses because the City is striving to achieve reductions that would result in total PIF rates that are similar to existing PIF rates—these reductions impact the total PIF rates differently.

Impact on Revenues to the PIF Program

The proposed PIF rates will produce a lower level of revenue than the levels calculated in this Nexus Study. The projected gap in funding for residential and non-residential development over the course of the entire PIF program (through 2035) is shown in **Figure 6**.

In the Central City, the gap in residential funding is estimated to be \$27.2 million, while the gap in non-residential funding could range from as little as \$300,000 to as much as \$2.2 million, depending on the levels of commercial, office, and/or industrial development.

In the Remaining City, the gap in residential funding is initially estimated to be \$189.5 million and the gap in non-residential funding could range from \$6.6 to \$16.2 million. However, a portion of the revenues are over-stated; development in Housing Incentive Zones will pay the same proposed PIF rates as the Central City, which are lower than the proposed Remaining City rates. The amount of development projected in Housing

6 *Estimated Revenues Generated by Proposed PIF Rates
Central City, Housing Incentive Zones, Remaining City*

Item	CENTRAL CITY				HOUSING INCENTIVE ZONES				REMAINING CITY			
	Residential	Commercial [1]	Office [1]	Industrial [1]	Residential	Commercial [1]	Office [1]	Industrial [1]	Residential	Commercial [1]	Office [1]	Industrial [1]
Growth Assumptions (2012-2035)												
Residential Units/Workers	24,223	24,520	24,520	24,520	N/A	N/A	N/A	N/A	44,134	61,963	61,963	61,963
Revenue Estimates (Proposed PIF Rates)												
Sq. Ft. Per Employee		400	250	850		400	250	850		400	250	850
Total New Sq. Ft.		9,808,000	6,130,000	20,842,000					24,785,200	24,785,200	24,785,200	
New Sq. Ft. (in thousands)												
Fee Per Sq. Ft.	\$1.85	\$0.19	\$0.27	\$0.18	\$3	\$0.19	\$0.27	\$0.18	\$2.91	\$0.42	\$0.57	\$0.18
Sq. Ft. Per Person	750								750			
Total Fee Revenues	\$33,609,413	\$1,863,520	\$1,655,100	\$3,751,560	N/A	N/A	N/A	N/A	\$96,322,455	\$10,409,784	\$14,127,564	\$4,461,336
Cost Estimates (Nexus Study)												
Neighborhood Cost Per User [2]	\$754	\$754	\$754	\$754	\$685	\$0	\$0	\$0	\$685	\$0	\$0	\$0
Park Users (Neighborhood Parks)	43,601	1,226	1,226	1,226	N/A	N/A	N/A	N/A	121,399	0	0	0
Neighborhood Park Costs	\$32,857,744	\$923,906	\$923,906	\$923,906	N/A	N/A	N/A	N/A	\$83,205,150	\$0	\$0	\$0
Community, Citywide Cost Per User [2]	\$641	\$641	\$641	\$641	\$1,669	\$1,669	\$1,669	\$1,669	\$1,669	\$1,669	\$1,669	\$1,669
Park Users (Community & Citywide Parks)	43,601	4,904	4,904	4,904	N/A	N/A	N/A	N/A	121,399	12,393	12,393	12,393
Community and Citywide Park Costs	\$27,958,814	\$3,144,624	\$3,144,624	\$3,144,624	N/A	N/A	N/A	N/A	\$202,648,534	\$20,686,748	\$20,686,748	\$20,686,748
Total Neighborhood, Community, and Citywide Park Costs	\$60,816,558	\$4,068,530	\$4,068,530	\$4,068,530	N/A	N/A	N/A	N/A	\$285,853,684	\$20,686,748	\$20,686,748	\$20,686,748
Balance (Rev-Cost)	-\$27,207,146	-\$2,205,010	-\$2,413,430	-\$316,970	N/A	N/A	N/A	N/A	-\$189,531,229	-\$10,276,964	-\$6,559,184	-\$16,225,412
Balance (Rounded)	-\$27,200,000	-\$2,200,000	-\$2,400,000	-\$300,000	N/A	N/A	N/A	N/A	-\$189,500,000	-\$10,300,000	-\$6,600,000	-\$16,200,000

[1] The Nexus Study calculates a cost per building square foot for residential, retail, and office development based on a uniform cost per park user. This analysis shows the range of potential revenue gap should new non-residential were to occur entirely in the form of commercial, office, or industrial. Therefore, the non-residential gaps express a range and should not be totaled.

[2] This analysis estimates the costs associated with Neighborhood Parks separately from Community and Citywide Parks because the service population for commercial, office, and industrial are different for these respective park components. In the Central City, workers are counted as 5 percent of a resident for Neighborhood Parks, while for Community and Citywide Parks, workers are counted as 20 percent of a resident. In the Remaining City, workers are excluded from the Neighborhood Parks cost allocation (assuming they do not use Neighborhood Parks at all), while for Community and Citywide Parks, workers are counted as 20 percent of a resident.

Prepared by New Economics & Advisory, August 2016.

Incentive Zones is not known at this time, so Remaining City revenues could not be further adjusted, nor could a revenue-cost comparison analysis be prepared for Housing Incentive Zones.

Gap Funding Sources

To fund the balance of park improvements identified herein, the City would rely on other sources of funding. These funding sources could include grants, developer contributions, General Fund monies, or other sources utilized over time.

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Appendix B: Supporting Calculations

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B-1 *PIF Land Use Category Definitions*
Zoning by Land Use Categories

Zoning Designation [1]	Fee Program Land Use Category				
	Residential	Commercial	Office	Industrial	Exempt
Dormitory	X				
Dormitory (inside central city)	X				
Dormitory (outside central city)	X				
Dwelling, Duplex	X				
Dwelling, Multi-Unit	X				
Dwelling, Single-Unit	X				
Farm Worker Housing	X				
Fraternity House; Sorority House	X				
Mobile Home Park	X				
Model Home Temporary Sales Office	X				
Residential Care Facility	X				
Residential Hotel	X				
Temporary Residential Shelter	X				
Dwelling Unit, Secondary	X				
Watchperson's Quarters	X				
Adult Entertainment Business		X			
Adult-Related Establishment		X			
Alcoholic Beverage Sales, Off-Premises Consumption		X			
Amusement Center, Indoor		X			
Amusement Center, Outdoor		X			
Assembly - Cultural, Religious, Social		X			
Athletic Club; Fitness Studio		X			
Auto - Sales, Storage, Rental		X			
Auto, Service, Repair		X			
Bar; Night Club		X			
Check-Cashing Center		X			
Cinema		X			
Cinema (inside arts and entertainment district)		X			
Cinema (outside arts and entertainment district)		X			
Commercial Service		X			
Correctional Facility		X			
Drive-in Theatre		X			
Drive-Through Restaurant		X			
Equipment Rental, Sales Yard		X			
Gas Station		X			
Golf Course; Driving Range		X			
Gun Range; Rifle Range		X			
Kennel		X			
Laundromat, Self-Service		X			
Major Medical Facility		X			
Medical Marijuana Dispensary		X			
Mini Storage; Locker Building		X			
Mobile Home Sales, Storage		X			
Mortuary; Crematory		X			
Non-Profit Org., Food Preparation, Off-Site Consumption		X			
Non-Profit Org., Food Storage and Distribution		X			
Non-Profit Org., Meal Service Facility		X			
Non-Residential Care Facility		X			
Plant Nursery		X			
Restaurant		X			
Retail Store		X			
Sports Complex		X			
Superstore		X			
Tasting Room		X			
Theatre		X			
Tobacco Retailer		X			
Towing Service; Vehicle Storage Yard		X			
Transit Vehicle - Service, Repair, Storage		X			
Wholesale Store		X			
Laboratory, Research		X			
Lumber Yard, Retail		X			
Passenger Terminal		X			
Produce Stand		X			
Family Day Care Facility		X			

Childcare Center					X
College Campus					X
College Extension					X
Library; Archive					X
Museum					X
Office					X
Parking Lot; Garage					X
School - Dance, Music, Art, Martial Arts					X
School, K-12					X
School, Vocational					X
Veterinary Clinic; Veterinary Hospital					X
Cleaning Plant, Commercial					X
Airport					X
Animal Slaughter					X
Auto Dismantler					X
Boat Dock, Marina					X
Contractor Storage Yard					X
Fuel Storage Yard					X
Hazardous Waste Facility					X
Heliport; Helistop					X
High Voltage Transmission facility					X
Junk Yard					X
Livestock Yard					X
Manufacturing, Service, and Repair					X
Public Utility Yard					X
Railroad Yard, Shop					X
Recycling Facility					X
Riding Stables					X
Solid Waste Landfill					X
Solid Waste Transfer Station					X
Surface Mining Operation					X
Terminal Yard, Trucking					X
Tractor or Heavy Truck Sales, Storage, Rental					X
Tractor or Heavy Truck Service, Repair					X
Warehouse, Distribution Center					X
Well - Gas, Oil					X
Agriculture, General Use	X [2]	X [2]	X [2]	X [2]	X
Produce Stand (not exceeding 120 sq. ft.)		X			X
Produce Stand (exceeding 120 sq. ft.)		X			X
Bed and Breakfast Inn			X		X
Hotel; Motel			X		X
Common Area					X
Stand-Alone Parking Facility					X
Community Garden (not exceeding 21,780 gross sq. ft.)					X
Community Garden (exceeding 21,780 gross sq. ft.)					X
Cemetery					X
Railroad ROW					X
Solar Energy System, Commercial (city property)					X
Solar Energy System, Commercial (non-city property)					X
Accessory Antenna					X
Accessory Drive-Through Facility					X
Childcare, In-Home (family day care home)					X
Family Care Facility					X
Home Occupation					X
Personal Auto Storage					X
Recycling, Convenience					X
Tasting Room, On-Site					X
Community Market					X
Outdoor Market					X
Antenna; Telecommunications Facility					X
Temporary Commercial Building					X

Prepared by New Economics & Advisory, May 2015.

Source: City staff, February 2015.

[1] Areas that are outdoor open space would pay no fee for building square footage. Club houses would pay the commercial fee.

[2] Park fee would be imposed on any building structure, according to the nature of the structure.

B-2 *Parks Service Levels*
2010, 2012

Item	Central City	Remaining City	Total City
Neighborhood and Community Park Acres (2012)			
Neighborhood Parks	49.6	675.2	724.8
Community Parks	70.9	810.8	881.7
Subtotal N & C Parks	120.5	1,486.0	1,606.5
Citywide Park Acres (2012)			
Regional Parks	157.6	763.5	921.1
Linear Parks/Parkways			
Other Parkways	0.0	233.4	233.4
Sacramento River Parkways	15.2	33.9	49.1
Open Space	3.4	666.9	670.3
Subtotal Citywide Parks	176.2	1,697.7	1,873.9
Total Park Acres	296.7	3,183.7	3,480.4
Service Levels (2012)			
Population 2012	36,504	438,896	475,400
Neighborhood & Community Parks LOS [1]	3.3	3.4	3.4
Citywide Parks LOS [1]	4.8	3.9	3.9
Total Parks LOS [2]	8.1	7.3	7.3
Service Levels (2010)			
Population 2010 [2]	37,636	437,513	475,149
Neighborhood & Community Parks LOS [1]	3.2	3.4	3.4
Citywide Parks LOS [1]	4.7	3.9	3.9
Total Parks LOS [1]	7.9	7.3	7.3

Prepared by New Economics & Advisory, May 2015.

Source: City Staff, March 2015.

[1] Expressed as acres per 1,000 persons.

[2] Provided by City staff relying on 2010 Census.

B-3 *Neighborhood and Community Park Cost Case Studies*
Recently Constructed Parks (2015\$)

Item	North Natomas Plan Area			Central City Plan Area		
	Wild Rose Park	Dogwood Park	Valley Oak Park	19th/Q Street	7th St Promenade	Cannery Plaza
Park Type	Community	Neighborhood	Neighborhood	Neighborhood	Community	Neighborhood
Park Size (acres)	9.56	3.02	8.69	0.90	1.00	0.23
Park Master Plan	\$42,707	\$45,000 [1]	\$49,388	\$50,112 [2]	\$45,000 [3]	\$45,000 [3]
Construction	\$2,768,967	\$1,163,895	\$2,582,932	\$1,603,885	\$1,808,555	\$416,470
Design, Engineering, Inspection, Construction Administration	\$386,738	\$189,093	\$369,812	\$505,936	\$570,498 [4]	\$56,060
Art in Public Places, or APP (2%)	\$54,488	\$27,612	\$61,268	\$42,196	\$0	\$3,158
Fund Administration (2.5%)	\$82,011	\$34,692	\$76,978	\$105,491	\$20,777	\$3,948 [5]
Total	\$3,334,911	\$1,460,292	\$3,140,378	\$2,307,620	\$2,444,830	\$524,636
Average Cost per Acre	\$348,840	\$483,540	\$361,378	\$2,564,022	\$2,444,830	\$2,281,026

Prepared by New Economics & Advisory, May 2015.

Source: City Staff, January 2015.

[1] Dogwood Park Master Plan costs are estimated.

[2] Costs were estimated in 2013. Master Plan costs are actual. Park is not developed.

[3] Built as "turnkey" parks by developers. Master Plan costs are estimates.

[4] Costs are estimated based on a percentage of (known) construction costs.

[5] Costs are based on PIF eligible cost of \$831,091 per acre.

B-4 *Regional Park Development Costs
Recently Constructed Parks (2015\$)*

Category	Cost	Acres	Cost per Acre
North Natomas Regional Park Development Costs			
Park Complex	\$5,372,472	12.5	\$429,798
Concession & Restrooms	\$477,260	N/A	
Farmers Market & Parking	\$1,407,380	2.2	\$639,718
Baseball Fields & Stage	\$2,200,000	10.5	\$209,524
Parking Lighting	\$390,040	N/A	
Total	\$9,847,152	25.2	\$390,760
Cost per Acre (Rounded) [1]			\$391,000

Prepared by New Economics & Advisory, May 2015.

Source: City staff, May 2015.

[1] Rounded to the nearest 1,000.

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B-5

**Cost Estimates for Regional Park Facilities
2015\$**

Description	Estimated Cost [1]	Area	Cost per Building Sq. Ft.
Outdoor Pool Facilities			
Folsom Aquatic Center	\$8,940,000		
Elk Grove Aquatic Complex	\$10,507,000		
Pannell Pool	\$7,327,000		
North Natomas (proposed) [2]	\$15,745,000		
Avg. Cost Estimated Assumption	\$10,630,000		
Community Center			
		<u>Sq. Ft.</u>	
Olivehurst (estimated/planned)	\$13,509,000	30,000	\$450
Woodland Community Center [3]	\$21,857,000	54,800	\$399
Elk Grove (Wackford Center)	\$13,770,000	31,500	\$437
Roseville Sports Center	\$11,143,000	27,000	\$413
Elk Grove (Wackford Center Gym.)	\$7,197,000	11,500	\$626
Sacramento George Sim Community Ctr	\$19,671,000	35,900	\$548
Citrus Heights Community Center	\$12,086,000	29,000	\$417
North Natomas (proposed) [2]	\$15,745,000	27,503	\$572
Avg. Cost Estimate Assumption [4]	\$13,550,000	30,000	\$452

Prepared by New Economics & Advisory, May 2015.

Source: Information in 2011 Draft PIF update and additional research.

[1] Inflated to 2015\$ based on Engineering News-Record Construction Cost Index History for March of each year.

[2] Proposed estimate from North Natomas Community and Aquatics Center Feasibility Study, November 10, 2014.

[3] Based on 2004 estimated cost. Not updated by City of Woodland.

[4] Assumes 30,000 sq. ft. center with a weighted avg. cost per building sq. ft. of \$410.

B-6

PPH and Sq. Ft. -- Non-Residential

<u>Land Use</u>	<u>Residential/ Employment Density</u>
	<u>Persons per Unit [1]</u>
Residential	2.59
	<u>Empl. per 1,000 sq. ft. [2]</u>
Commercial	2.50
Office	4.00
Industrial	1.18

Prepared by New Economics & Advisory, February 2016
Source: City of Sacramento Staff, 2030 General Plan

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Park Development Impact Fee: Proposed Fee Schedule

Type of Development	Current PIF - Citywide		Central City or Incentive Zone			Remainder of City		
	Neighborhood/Community (N/C) Parks		N/C	Citywide	Total	N/C	Citywide	Total
Development Type	Standard Rate	Specified Infill Rate						
<i>Residential (per unit)</i>								
Single-family Unit	\$5,962	\$2,770						
Duplex Unit	\$4,491	\$2,090						
Multi-family Unit	\$3,513	\$1,693						
<i>Residential (per square foot)</i>								
Minimum (up to 750 s.f.)			\$1.00	\$0.60	\$1.60	\$1.69	\$0.86	\$2.55
Maximum (2,000 s.f. & larger)			\$750	\$450	\$1,200	\$1,268	\$645	\$1,913
			\$2,000	\$1,200	\$3,200	\$3,380	\$1,720	\$5,100
<i>Non-Residential (per square foot)</i>								
Commercial Retail/Services	\$0.42	\$0.19	\$0.09	\$0.07	\$0.16	\$0.29	\$0.13	\$0.42
Office	\$0.57	\$0.27	\$0.15	\$0.08	\$0.23	\$0.47	\$0.10	\$0.57
Industrial	\$0.18	n/a	\$0.04	\$0.12	\$0.16	\$0.14	\$0.04	\$0.18

Notes:

MdB; 8/24/16

Residential fee is currently on a 'per unit' basis; proposed fee is on 'per square foot basis'.

Proposed fee is two tier - Central City and Remainder of City; projects within an 'Incentive Zone' would pay same rates as Central City (a reduced fee overall, but of varying percentages).

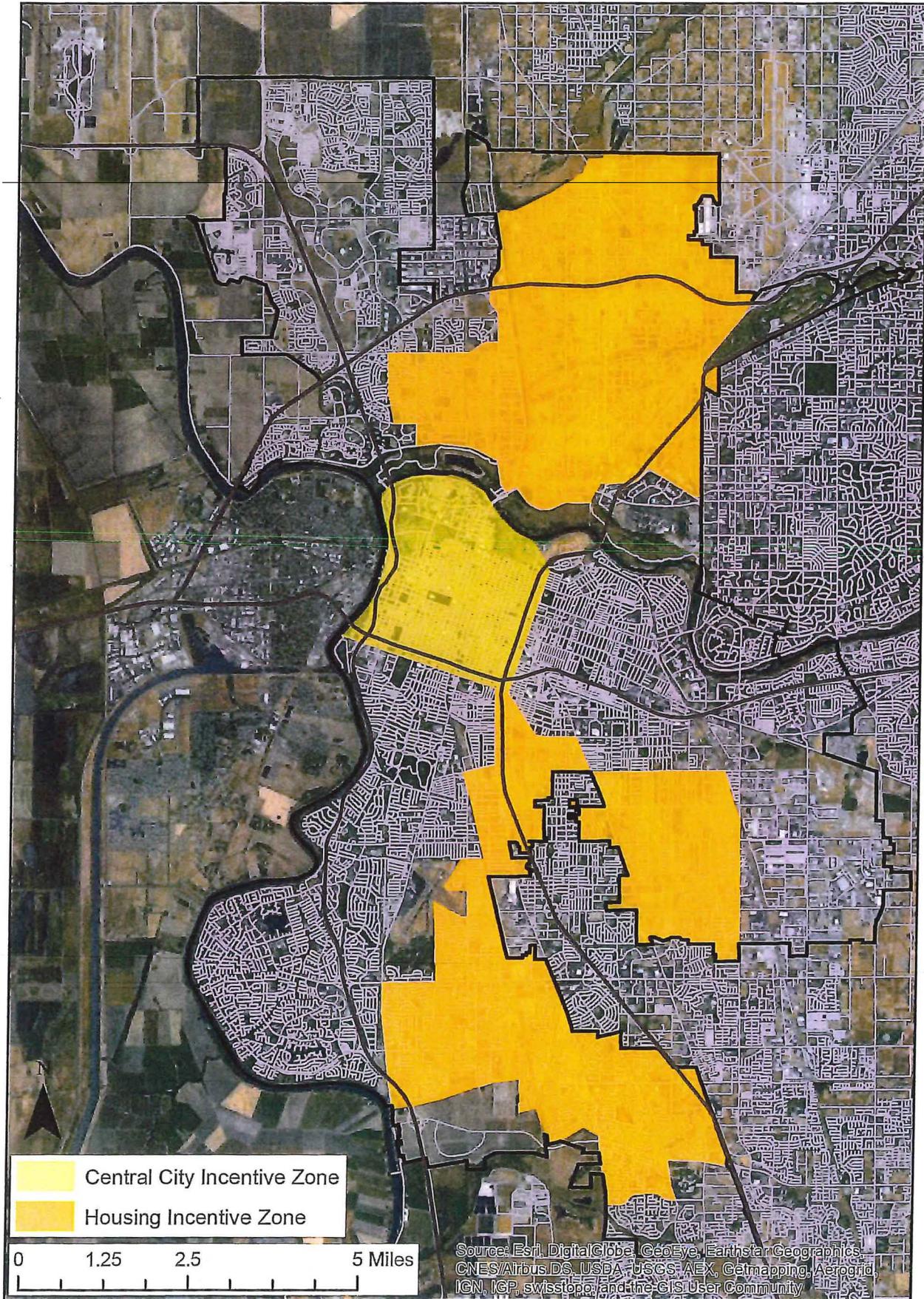
Current fees are based on Level of Service (LOS) of 5 ac. neighborhood & community (N/C) parks/1,000 population

Proposed Central City fee based on LOS of 1.75 ac. neighborhood & community parks/1,000 + a citywide component

Proposed Remainder of City fee based on 3.5 ac. neighborhood & community parks + a citywide component

Resolution 2004-0896 created the Specified Infill fee rate/program; it will be rescinded.

PIF Rate Incentive Zones



City of
SACRAMENTO
Parks and Recreation

August 23, 2016

Parks and Recreation Commission
Sacramento, California

Honorable Members in Session:

SUBJECT: Park Project Programming Guide (PPPG) Update

LOCATION AND COUNCIL DISTRICT: Citywide / All Districts

RECOMMENDATION: Receive and file

CONTACT PERSON: Mary de Beauvieres, Principal Planner, 808-8722

FOR COMMISSION MEETING: September 1, 2016

Summary

At the Commission's March 3, 2016 meeting, staff provided an overview of the *Parks and Recreation Programming Guide* (PRPG; which has since been renamed the *Park Project Programming Guide*, or PPPG). The PPPG is a prioritized list of unfunded parks and recreation projects that is created through a public review process. Staff also outlined a schedule to prepare a 2016 PPPG.

At its August 16, 2016 meeting, City Council adopted the criteria that will be used to prepare the 2016 PPPG. A copy of the criteria is attached for your information. Once a draft PPPG is prepared, staff will return to the Parks and Recreation Commission for review of the draft document. Staff anticipates having a draft PPPG by the end of the calendar year.

Please let staff know if you have any questions in the meantime.

Department of Parks and Recreation
Park Planning and Development Division
915 I Street, 3rd Floor
Sacramento, CA 95814
(916) 808-5200

Attachment: 2016 PPPG Process Overview and Criteria

2016

PARK PROJECT PROGRAMMING GUIDE (PPPG)
PROCESS OVERVIEW AND CRITERIA

CITY OF SACRAMENTO

KEVIN JOHNSON
MAYOR

ANGELIQUE ASHBY
COUNCIL DISTRICT 1

ALLEN WARREN
COUNCIL DISTRICT 2

JEFF HARRIS
COUNCIL DISTRICT 3

STEVE HANSEN
COUNCIL DISTRICT 4

JAY SCHENIRER
COUNCIL DISTRICT 5

ERIC GUERRA
COUNCIL DISTRICT 6

RICK JENNINGS
COUNCIL DISTRICT 7

LARRY CARR
COUNCIL DISTRICT 8

JOHN F. SHIREY
CITY MANAGER

DEPARTMENT OF PARKS AND RECREATION
CHRISTOPHER CONLIN, DIRECTOR

PREPARED BY:
MARY DE BEAUVIERES, PRINCIPAL PLANNER
ILEE MULLER, ADMINISTRATIVE ANALYST

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INTRODUCTION

BACKGROUND

The Park Project Programming Guide (PPPG) is a comprehensive document that is designed to evaluate and prioritize unfunded or underfunded park and recreation projects in a variety of categories, as follows:

NEIGHBORHOOD AND COMMUNITY PARKS

- Land Acquisition
- New Development
- Repair/Rehabilitation of Existing Neighborhood and Community Park Amenities

Neighborhood parks range in size from 2 to 10 acres, and serve a ½ mile radius. Some Neighborhood Parks are located adjacent to elementary schools and park amenities are usually oriented toward the recreation needs of children.

Community parks range in size from 6 to 60 acres, and serve a 3 mile radius or several neighborhoods. Community Parks contain amenities found in Neighborhood Parks, but may also contain lighted sports fields or courts, skate parks, dog parks, nature areas, off-street parking, and restrooms. Specialized amenities may also be found in Community Parks including community centers, water play areas or swimming pools.

COMMUNITY FACILITIES

- New Development

The City of Sacramento Department of Parks and Recreation has 16 Community Centers located throughout the city. Each center offers programs that cater to the needs of the community. With a focus on health and fitness, sports, youth programs such as after school and summer camps; as well as a variety of Active Adult and Senior programs.

REGIONAL PARKS/PARKWAYS/FACILITIES

- Land Acquisition
- New Development
- Repair/Rehabilitation of Existing Regional Parks/Parkways/Facilities

Regional parks generally range from 75 to 200 acres and serve the entire City and beyond. Amenities in Regional Parks may include all the amenities found in Community Parks and also include sports complexes, large scale picnic areas, golf courses, and region-wide attractions.

Parkways are linear open space corridors for pedestrians and bicyclists, linking residential areas to schools, parks and trail systems. Typically linear and narrow; parkways may be situated along a waterway, abandoned railroad or other common corridor areas.

Facilities to expand the regionally serving elements of Sacramento's parks and recreation system.

EVALUATION PROCESS

Projects are evaluated and grouped within each of the ten Community Plan Areas for consistency with the City's *Parks and Recreation Master Plan*, last updated in 2009.

Each criteria set totals a maximum of 15 points and focuses on:

- Neighborhood, community, and/or regional need;
- Maintenance funding availability;
- Site significance/public priority or public use;
- Whether or not the project is located in an economically disadvantaged neighborhood;
- Health and safety/legal Mandates;
- Land availability; and
- Cost offsets/partnerships.

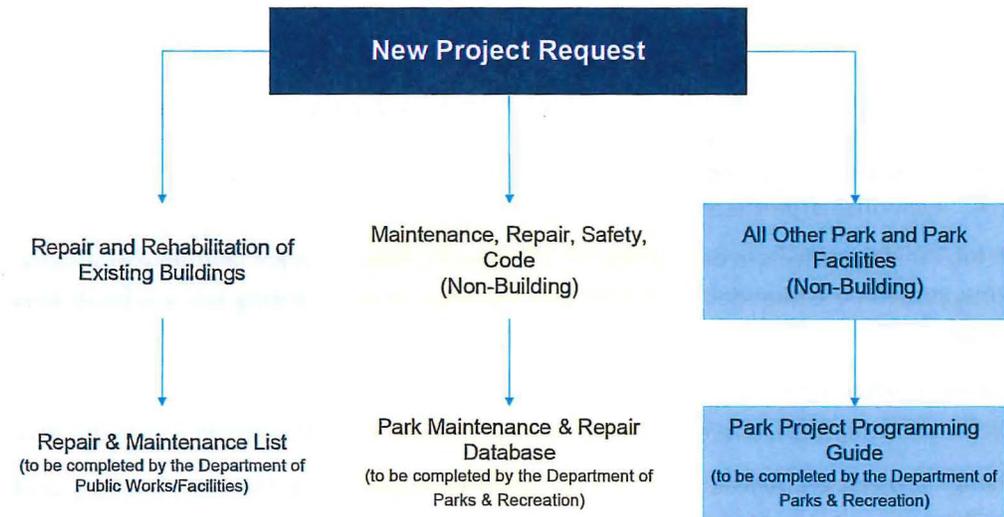
The top ranking projects in each of the ten Community Plan Areas are identified as priority projects. Priority projects are intended to be funded in the order of their ranking score as funds become available.

All other projects are considered opportunity projects, meaning that they will be funded as priority projects are completed, as grant funding becomes available or other funding opportunities arise.

Although projects are ranked within the ten community plan areas, this document is a guide identifying the relative merit of the individual projects evaluated. It may occasionally be appropriate to take projects out of order because of funding source availability, project feasibility or deliverability, physical constraints, and/or partnerships with other agencies or groups.

2016 Park Project Programming Guide (PPPG) New Project Request Workflow

City of
SACRAMENTO
Parks and Recreation



New Project Workflow

- ✓ If a new project request falls under Repair and Rehabilitation of Existing Buildings the new project request will be forwarded to the Department of Public Works/Facilities for their Repair and Maintenance List.
- ✓ If a new project request falls under Maintenance, Repair, Safety, or Code the new project request will be forwarded to the Department of Parks & Recreation/Park Maintenance for their Repair Database.
- ✓ If a new project request falls under All Other Park and Park Facilities it will be evaluated and grouped within each of the ten Community Plan Areas for consistency with the City's *Parks and Recreation Master Plan*, last updated in 2009 and the City of Sacramento's *2035 General Plan* (adopted March 3, 2015) goals and polices.

PROJECT NAME: _____

PROJECT LOCATION: _____ COUNCIL DISTRICT: _____

1) **What category does this project fall under?**

NEIGHBORHOOD AND COMMUNITY PARKS

- LAND ACQUISITION
- NEW DEVELOPMENT
- REPAIR AND REHABILITATION

COMMUNITY FACILITIES

- NEW DEVELOPMENT
- REPAIR AND REHABILITATION

REGIONAL PARKS/PARKWAYS

- LAND ACQUISITION
- NEW DEVELOPMENT
- REPAIR/REHABILITATION

2) **Please describe how this facility will address a need in the community, i.e. Neighborhood/Business Support or Cultural/Historical/Natural Elements.**

3) **Please describe the public priority or site significance of the project, i.e. Neighborhood/Business Support or Cultural/Historical/Natural Elements.**

- 4) **Are there any cost offsets or partnerships in this project, i.e. outside funding, existing funding, in-kind support, or volunteer support?**
- 5) **FOR ACQUISITION PROJECTS: Please discuss the availability of the proposed site and its suitability for active/passive recreational use.**

FOR REPAIR/REHABILITATION PROJECTS: Please discuss the public use of the facility.

FOR DEVELOPMENT PROJECTS: Is the project in an economically disadvantaged area?

CONTACT INFORMATION:

Name: _____ Phone #: _____

E-Mail: _____

PLEASE SEND FORMS TO: Mary de Beauvieres
Parks & Recreation - PPDS
915 "I" Street, 3rd Floor; Sacramento, CA 95814

FOR QUESTIONS CALL: Mary de Beauvieres Ph: 916-808-8722
e-mail: MdeBeauvieres@cityofsacramento.org

SUBMITTAL CUT-OFF DATE: September 30, 2016

If the form is received after September 30, 2016, the project will be held for consideration in the 2018 PPPG.

NEIGHBORHOOD AND COMMUNITY PARKS

GOALS AND POLICES

The Park Project Programming Guide is consistent with the following City of Sacramento 2035 General Plan (adopted March 3, 2015) goals and policy:

GOALS:

- Provide an integrated system of parks, open space areas, and recreational facilities that are safe and connect the diverse communities of Sacramento.
- Plan and develop parks, and recreation facilities that enhance community livability; are equitably distributed throughout the city; and are responsive to the needs and interests of residents, employees, and visitors.
- Secure adequate and reliable funding for the acquisition, development, and maintenance of parks, recreation facilities, and open space.

POLICIES:

- **Complete System.** Develop and maintain a complete system of parks and open space areas throughout Sacramento that provide opportunities for both passive and active recreation.
- **Connected Network.** The City shall connect all parts of Sacramento through integration of recreation facilities with other public spaces and rights-of-way that are easily accessible by alternative modes of transportation.
- **Parks and Recreation Master Plan.** All new development will be consistent with the applicable provisions of the Parks and Recreation Master Plan.
- **Timing of Services.** The City shall ensure that the development of parks and recreation facilities and services keeps pace with development and growth within the city.
- **Service Level Radius.** Provide accessible public park or recreational open space within one-half mile of all residences.
- **Park Acreage Service Level Goal.** The City shall strive to develop and maintain 5 acres of neighborhood and community parks and other recreational facilities/sites per 1,000 population.
- **Urban Park Facility Improvements.** In urban areas where land dedication is not reasonably feasible (e.g., the Central City), the City shall explore creative solutions to provide neighborhood parks and recreation facilities that reflect the unique character of the area.
- **Capital Investment Priorities.** The City shall give priority to the following:
 - Acquiring land or constructing parks and recreation facilities where adopted Service Level Goals are not being met.
 - Building parks and facilities to ensure safety for users and adjacent properties.
- **Compatibility with Adjoining Uses.** The City shall ensure that the location and design of all parks and recreation centers are compatible with existing adjoining uses.

- **Surplus or Underutilized Land.** The City shall consider acquiring or using surplus, vacant, or underutilized parcels or abandoned buildings for public recreational use.
- **Youth “Friendliness.”** They City shall provide parks and facilities for youth between the ages of 10 and 18 to ensure safe gathering places of their recreation.
- **Aging Friendly Community.** The City shall develop facilities that support continuing engagement, foster the personal enrichment and independence of older residents, and reflect the needs of Sacramento’s aging population within the community.
- **Organized Sports Facilities.** The City shall develop facilities (e.g., multi-field complexes) for a variety of organized sports.
- **Joint-Use Facilities Co-located.** They City shall support the development of recreation facilities co-located with public and private facilities (e.g., schools, libraries, and detention basins).
- **Responsiveness to Community.** The City shall work with affected neighborhoods in the design of parks and recreational facilities to meet the unique needs and interest of residents (e.g., providing for cultural heritage gardens and teen centers).
- **Property Acquisition.** The City shall secure funding for property acquisitions that can be accessed quickly to respond to opportunities.
- **Capital Funding.** The City shall fund the costs of acquisition and development of City neighborhood and community parks, and recreation facilities through land dedication, in lieu fees, and/or development impact fees.

NEIGHBORHOOD AND COMMUNITY PARKS

LAND ACQUISITION

INTRODUCTION

Neighborhood and Community Parks are typically acquired through land dedication as part of the subdivision process. However, in older neighborhoods that pre-date the City's adoption of its parkland dedication ordinance it may be necessary or prudent to acquire parkland using the pool of developer fees paid in lieu of dedication.

PROJECT RANKING PROCESS

Each criteria set totals a maximum of 15 points and focuses on neighborhood and community need/sustainability, the availability of maintenance funding, site significance, whether or not the project is in an economically disadvantaged neighborhood, land availability and funding.

PARK ACREAGE NEED/ SUITABILITY	Points
HIGH NEED/HAS HIGH SUITABILITY FOR ACTIVE/PASSIVE RECREATION USE <ul style="list-style-type: none"> Parkland deficiency is greater than 30% of the 5 acres per 1,000 standard. Active: Outdoor recreational activities such as organized sports or playground activities. Passive: Non-consumptive uses such as wildlife observation, walking, biking, and canoeing. 	2 POINTS
MODERATE NEED/HAS MODERATE SUITABILITY FOR ACTIVE/PASSIVE RECREATION USE <ul style="list-style-type: none"> Parkland deficiency is less than 30% of the 5 acres per 1,000 standard. Active: Outdoor recreational activities such as organized sports or playground activities. Passive: Non-consumptive uses such as wildlife observation, walking, biking, and canoeing. 	1 POINT
NO NEED/NOT SUITABLE *	0 POINTS
<i>*If there is no need for parkland STOP HERE there is no need to further evaluate suggested project.</i>	
MAINTENANCE	Points
CITY FUNDING AVAILABLE TO COVER MAINTENANCE COST <ul style="list-style-type: none"> Project is in an established maintenance funding district (CFD/Landscape Lighting District). 	3 POINTS
OUTSIDE FUNDING AVAILABLE TO COVER MAINTENANCE COST <ul style="list-style-type: none"> Private party/other agency to cover maintenance cost. 	2 POINTS

MAINTENANCE **Points**

NO FUNDING AVAILABLE 0 POINTS

SITE SIGNIFICANCE **Points**

INCLUDES A CULTURAL **AND/OR** NATURAL RESOURCE ELEMENT 2 POINTS

- Cultural Resource Element: Historic landmark or is located within a Historic District.
- Natural Resource Element: Open space, natural areas, wildlife habitat area, creek, canals, drainage, wetlands, grasslands, oak woodlands, and wildlife corridors.

NEITHER 0 POINTS

ECONOMICALLY DISADVANTAGED NEIGHBORHOOD **Points**

YES – *See Map* 4 POINTS

NO – *See Map* 0 POINTS

LAND AVAILABILITY **Points**

AVAILABLE FOR PURCHASE AND LAND NEEDS TO BE PURCHASED IMMEDIATELY OR THE OPPORTUNITY WILL BE LOST 2 POINTS

STATUS UNKNOWN 0 POINTS

COST OFFSETS/PARTNERSHIPS **Points**

OUTSIDE FUNDING AVAILABLE 2 POINTS

- Grants
- Volunteer support
- Private party/other agency/other

NO OUTSIDE FUNDING AVAILABLE 0 POINTS

NEIGHBORHOOD AND COMMUNITY

PARKS/RECREATIONAL FACILITIES

NEW DEVELOPMENT

INTRODUCTION

New Neighborhood and Community Parks are typically developed using Park Development Impact Fees collected through the building process. The amenities to be developed in the parks are determined through a master planning process that involves public outreach with the neighborhood or community that will use the park. New parks may be built in phases to allow recreational use of some areas of the park while funds accumulate to develop the remainder of the park.

PROJECT RANKING PROCESS

Each criteria set totals a maximum of 15 points and focuses on neighborhood and community need, maintenance, public priority, site significance, whether or not the project is in an economically disadvantaged neighborhood, and whether or not there is funding available.

PARK ACREAGE NEED	Points
HIGH NEED	3 POINTS
<ul style="list-style-type: none"> Parkland deficiency is greater than 30% of the 5 acres per 1,000 standard. 	
MODERATE NEED	2 POINTS
<ul style="list-style-type: none"> Parkland deficiency is less than 30% of the 5 acres per 1,000 standard. 	
NO NEED*	0 POINTS
<i>*If there is no need for parkland STOP HERE there is no need to further evaluate suggested project.</i>	
RECREATIONAL FACILITY NEED	Points
HIGH NEED	3 POINTS
<ul style="list-style-type: none"> Recreational facility deficiency is greater than 30% of service level goals for specific facility need. <ul style="list-style-type: none"> Sport Fields Lighted Sports Fields Courts Other Active/Passive Recreational Facilities 	
MODERATE NEED	2 POINTS
<ul style="list-style-type: none"> Recreational facility deficiency is less than 30% of service level goals for specific facility need. 	

RECREATIONAL FACILITY NEED	Points
<ul style="list-style-type: none"> ▪ Sport Fields ▪ Lighted Sports Fields ▪ Courts ▪ Other Active/Passive Recreational Facilities 	

NO NEED* 0 POINTS
If there is no need for recreation facilities **STOP HERE there is no need to further evaluate suggested project.*

MAINTENANCE	Points
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CITY FUNDING AVAILABLE TO COVER MAINTENANCE COST	2 POINTS
<ul style="list-style-type: none"> • Project is in an established maintenance funding district (CFD/Landscape Lighting District). 	

OUTSIDE FUNDING AVAILABLE TO COVER MAINTENANCE COST	1 POINT
<ul style="list-style-type: none"> • Private party/other agency to cover maintenance cost. 	

NO FUNDING AVAILABLE	0 POINTS
----------------------	----------

SITE SIGNIFICANCE/PUBLIC PRIORITY	Points
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NEIGHBORHOOD <u>AND/OR</u> BUSINESS SUPPORT AND A CULTURAL <u>AND/OR</u> NATURAL RESOURCE ELEMENT	3 POINTS
<ul style="list-style-type: none"> • Cultural Resource Element: Historic landmark or is located within a Historic District. • Natural Resource Element: Open space, natural areas, wildlife habitat area, creek, canals, drainage, wetlands, grasslands, oak woodlands, and wildlife corridors. 	

COMPLETES COMMUNITY OR PARK MASTER PLAN	2 POINTS
---	----------

NEIGHBORHOOD <u>AND/OR</u> BUSINESS SUPPORT	1 POINT
--	---------

NO KNOWN PUBLIC SUPPORT	0 POINTS
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ECONOMICALLY DISADVANTAGED NEIGHBORHOOD	Points
--	---------------

YES – <i>See Map</i>	2 POINTS
----------------------	----------

NO – <i>See Map</i>	0 POINTS
---------------------	----------

COST OFFSETS/PARTNERSHIPS	Points
OUTSIDE FUNDING AVAILABLE <ul style="list-style-type: none"> • Grants • Volunteer support • Private party/other agency/other Private party/other agency. 	2 POINTS
NO OUTSIDE FUNDING AVAILABLE	0 POINTS

NEIGHBORHOOD AND COMMUNITY

REPAIR/REHABILITATION OF EXISTING PARK AMENITIES

INTRODUCTION

As the recreational amenities within the park system age, repairs and rehabilitation of improvements or facilities are required to keep the park system functional, useful and an attractive addition to the City. As amenities reach the end of their useful lifespan, or as the popularity or need for certain types of improvements increases or decreases, adjustments to the parks are necessary to maximize their usefulness.

PROJECT RANKING PROCESS

Each criteria set totals a maximum of 15 points and focuses on park amenity need, maintenance, health and safety/legal mandates, site significance and public use, whether or not the project is in an economically disadvantaged neighborhood and whether or not there is funding available.

PARK AMENITIES NEED (BY PLANNING AREA – See Map) **Points**

ADDRESSES NEED 2 POINTS

DOES NOT ADDRESS NEED 0 POINTS

MAINTENANCE **Points**

CITY FUNDING AVAILABLE TO COVER MAINTENANCE COST 3 POINTS

- Project is in an established maintenance funding district (CFD/Landscape Lighting District).
- The repair or rehabilitation project decreases long-term maintenance cost.
- Project qualifies as a Measure U project.

OUTSIDE FUNDING AVAILABLE TO COVER MAINTENANCE COST 2 POINTS

- Private party/other agency to cover maintenance cost.

NO FUNDING AVAILABLE 0 POINTS

HEALTH AND SAFETY/LEGAL MANDATES **Points**

SERIOUS HEALTH/SAFETY CONCERN 4 POINTS

- On a scale from 0-3 Serious Health/Safety Concern = 3
- Legal mandate, i.e. new laws, ADA, etc.

HEALTH AND SAFETY/LEGAL MANDATES	Points
HEALTH/SAFETY CONCERN <ul style="list-style-type: none"> On a scale from 0-3 Health/Safety Concern = 2 Legal mandate, i.e. new laws, ADA, etc. 	3 POINTS
NO HEATH/SAFETY CONCERN <ul style="list-style-type: none"> On a scale from 0-3 No Health/Safety Concern = 0 No legal mandate, i.e. new laws, ADA, etc. 	0 POINTS
SITE SIGNIFICANCE/PUBLIC USE	Points
INCLUDES A CULTURAL AND/OR NATURAL RESOURCE ELEMENT AND IS HIGH USE <ul style="list-style-type: none"> Cultural Resource Element: Historic landmark or is located within a Historic District. Natural Resource Element: Open space, natural areas, wildlife habitat area, creek, canals, drainage, wetlands, grasslands, oak woodlands, and wildlife corridors. 	2 POINTS
INCLUDES A CULTURAL AND/OR NATURAL RESOURCE ELEMENT AND IS MODERATE USE <ul style="list-style-type: none"> Cultural Resource Element: Historic landmark or is located within a Historic District. Natural Resource Element: Open space, natural areas, wildlife habitat area, creek, canals, drainage, wetlands, grasslands, oak woodlands, and wildlife corridors. 	1 POINTS
NEITHER/LOW USE	0 POINTS
ECONOMICALLY DISADVANTAGED NEIGHBORHOOD	Points
YES – <i>See Map</i>	3 POINTS
NO – <i>See Map</i>	0 POINTS
COST OFFSETS/PARTNERSHIPS	Points
OUTSIDE FUNDING AVAILABLE <ul style="list-style-type: none"> Grants Volunteer support Private party/other agency/other Private party/other agency. 	1 POINT
NO OUTSIDE FUNDING AVAILABLE	0 POINTS

COMMUNITY FACILITIES

GOALS AND POLICES

The Park Project Programming Guide is consistent with the following City of Sacramento 2035 General Plan (adopted March 3, 2015) goals and policy:

GOALS:

- Plan and develop community facilities that enhance community livability; are equitably distributed throughout the city; and are responsive to the needs and interests of residents, employees, and visitors.
- Secure adequate and reliable funding for development and maintenance of community facilities.

POLICIES:

- **Timing of Services.** The City shall ensure that the development of community facilities and services keeps pace with development and growth within the city.
- **Capital Investment Priorities.** The City shall give priority to the following:
 - Building facilities to ensure safety for users and adjacent properties.
- **Compatibility with Adjoining Uses.** The City shall ensure that the location and design of all community centers are compatible with existing adjoining uses.
- **Youth “Friendliness.”** The City shall provide facilities for youth between the ages of 10 and 18 to ensure safe gathering places of their recreation.
- **Aging Friendly Community.** The City shall develop facilities that support continuing engagement, foster the personal enrichment and independence of older residents, and reflect the needs of Sacramento’s aging population within the community.
- **Joint-Use Facilities Co-located.** The City shall support the development of facilities co-located with public and private facilities (e.g., schools, libraries, and detention basins).
- **Responsiveness to Community.** The City shall work with affected neighborhoods in the design of parks and facilities to meet the unique needs and interest of residents (e.g., providing for cultural heritage gardens and teen centers).

COMMUNITY FACILITIES

NEW DEVELOPMENT

INTRODUCTION

Community facilities are gathering places for the community and surrounding neighborhoods. Community centers, neighborhood centers and pool facilities are usually found in community parks or regional parks. Funding to develop these amenities must come from grants or funding sources other than those typically used to develop sport fields, play equipment or courts within neighborhood and community parks. There is no dedicated funding source for these types of improvements at this time.

PROJECT RANKING PROCESS

Each criteria set totals a maximum of 15 points and focuses on facility need, maintenance, community benefit, public priority, whether or not the project is in an economically disadvantaged neighborhood and whether or not there are cost offsets and partnerships.

COMMUNITY FACILITY NEED	Points
NEED – No facility within a 3 Mile radius.	3 POINTS
<ul style="list-style-type: none"> • Community facility deficiency is greater than 30% of service level goals. <ul style="list-style-type: none"> ▪ Play Pools/Water Spray Feature ▪ Outdoor Pool Complex (Swimming + Wading Pool) ▪ Community Center 	
NO NEED *	0 POINTS
<p><i>*If there is no need <u>STOP HERE</u> there is no need to further evaluate suggested project. Unless it meets the following Criteria:</i></p> <ul style="list-style-type: none"> • <i>Funding is available.</i> • <i>There is a strong community desire for facility/clubhouse.</i> 	
MAINTENANCE	Points
CITY FUNDING AVAILABLE TO COVER MAINTENANCE COST	2 POINTS
<ul style="list-style-type: none"> • Project is in an established maintenance funding district (CFD/Landscape Lighting District). 	
OUTSIDE FUNDING AVAILABLE TO COVER MAINTENANCE COST	1 POINT
<ul style="list-style-type: none"> • Private party/other agency to cover maintenance cost. 	
NO FUNDING AVAILABLE	0 POINTS

COMMUNITY BENEFIT	Points
NEW RECREATIONAL, CULTURAL, <u>OR</u> EDUCATIONAL OPPORTUNITIES	3 POINTS
<ul style="list-style-type: none"> • Recreational Opportunities: Promote enjoyment, amusement, or fun. • Cultural Opportunities: Promote cultural diversity and accessibility, as well as enhancing and promulgating the artistic, ethnic, sociolinguistic, literary and other expressions of all people. • Educational Opportunities: Promote educational programs and activities. 	
ENHANCED RECREATIONAL, CULTURAL, <u>OR</u> EDUCATIONAL OPPORTUNITIES	2 POINTS
<ul style="list-style-type: none"> • Recreational Opportunities: Promote enjoyment, amusement, or fun. • Cultural Opportunities: Promote cultural diversity and accessibility, as well as enhancing and promulgating the artistic, ethnic, sociolinguistic, literary and other expressions of all people. • Educational Opportunities: Promote educational programs and activities. 	
LIMITED RECREATIONAL, CULTURAL, <u>OR</u> EDUCATIONAL OPPORTUNITIES	1 POINT
<ul style="list-style-type: none"> • Recreational Opportunities: Promote enjoyment, amusement, or fun. • Cultural Opportunities: Promote cultural diversity and accessibility, as well as enhancing and promulgating the artistic, ethnic, sociolinguistic, literary and other expressions of all people. • Educational Opportunities: Promote educational programs and activities. 	
PUBLIC PRIORITY	Points
NEIGHBORHOOD <u>AND/OR</u> BUSINESS SUPPORT, PROJECTED TO BE A HIGH USE FACILITY, AND COMPLETES MASTER PLAN	3 POINTS
PROJECTED TO BE HIGH USE FACILITY <u>OR</u> COMPLETES MASTER PLAN	2 POINTS
NEIGHBORHOOD <u>AND/OR</u> BUSINESS SUPPORT	1 POINT
NO KNOWN PUBLIC SUPPORT	0 POINTS
ECONOMICALLY DISADVANTAGED AREA	Points
YES - <i>See Map</i>	2 POINTS
NO - <i>See Map</i>	0 POINTS

COST OFFSETS AND PARTNERSHIPS	Points
OUTSIDE FUNDING AVAILABLE <ul style="list-style-type: none"> • Grants • Volunteer support • Private party/other agency/other Private party/other agency. 	2 POINTS
NO OUTSIDE FUNDING AVAILABLE	0 POINTS

REGIONAL PARKS/PARKWAYS

GOALS AND POLICES

The Park Project Programming Guide is consistent with the following City of Sacramento 2035 General Plan (adopted March 3, 2015) goals and policy:

GOALS:

- Provide an integrated system of parks and open space areas that are safe and connect the diverse communities of Sacramento.
- Plan and develop parks that enhance community livability; improve public health and safety; are equitably distributed throughout the city; and are responsive to the needs and interests of residents, employees, and visitors.
- Provide positive recreational experiences and enjoyment of nature through the development, maintenance and preservation of the rivers, creeks, and natural resource areas, while maximizing the use of these areas through partnerships with other agencies.
- Secure adequate and reliable funding for the acquisition, development, rehabilitation, programming, and maintenance of parks, recreation facilities, trails, parkways, and open space areas.

POLICIES:

- **Complete System.** Develop and maintain a complete system of parks and open space areas throughout Sacramento that provide opportunities for both passive and active recreation.
- **Capital Investment Priorities.** The City shall give priority to the following:
 - Acquiring, restoring and preserving large natural areas for habitat protection and passive recreation use such as walking, hiking, and nature study.
 - Acquiring and developing areas for recreation use and public access along the banks of the American and Sacramento Rivers.
- **Surplus or Underutilized Land.** The City shall consider acquiring or using surplus, vacant, or underutilized parcels or abandoned buildings for public recreational use.
- **Service Levels.** The City shall provide 0.5 linear mile of parks/parkways and trails/bikeways per 1,000 population.
- **Connections to Other Trails.** The City shall pursue new connections to local, regional, and state trails.
- **River Parkway.** The City shall coordinate with Sacramento County and other agencies and organizations to secure funding to patrol, maintain, and enhance the American River and Sacramento River Parkways.
- **Property Acquisition:** The City shall secure funding for property acquisitions that can be accessed quickly to respond to opportunities.

REGIONAL PARKS/PARKWAYS

LAND ACQUISITION

INTRODUCTION

Regional parks offer a variety of recreational amenities that are not usually found in neighborhood or community parks. These parks draw visitors from the entire City population. Improvements may include golf courses, zoos, amusement areas or sport field complexes, suitable for tournament play. Parkways have limited recreational uses, but are important recreational corridors for pedestrians and bicyclists. Acquiring new parkland or parkway corridors requires grant funding or funding sources other than those used for neighborhood and community parks (Quimby in lieu funds).

PROJECT RANKING PROCESS

Each criteria set totals a maximum of 15 points and focuses on regional park acreage need/suitability, maintenance, site significance, land availability, and whether or not there is land availability and funding.

PARK ACREAGE NEED/ SUITABILITY	Points
HIGH NEED/HAS HIGH SUITABILITY FOR ACTIVE/PASSIVE RECREATION USE <ul style="list-style-type: none"> • Project is part of a planned project. • Active: Outdoor recreational activities such as organized sports or playground activities. • Passive: Non-consumptive uses such as wildlife observation, walking, biking, and canoeing. 	4 POINTS
MODERATE NEED/HAS MODERATE SUITABILITY FOR ACTIVE/PASSIVE RECREATION USE <ul style="list-style-type: none"> • Project would be an addition to an existing regional park and is included in the Master Plan or would improve management of the park. • Active: Outdoor recreational activities such as organized sports or playground activities. • Passive: Non-consumptive uses such as wildlife observation, walking, biking, and canoeing. 	2 POINTS
NO NEED/NOT SUITABLE*	0 POINTS
<i>*If there is no need for parkland <u>STOP HERE</u> there is no need to further evaluate suggested project.</i>	
MAINTENANCE	Points
CITY FUNDING AVAILABLE TO COVER MAINTENANCE COST <ul style="list-style-type: none"> • Project is in an established maintenance funding district (CFD/Landscape Lighting District). 	4 POINTS

MAINTENANCE	Points
OUTSIDE FUNDING AVAILABLE TO COVER MAINTENANCE COST <ul style="list-style-type: none"> • Private party/other agency to cover maintenance cost. 	3 POINTS
NO FUNDING AVAILABLE	0 POINT

SITE SIGNIFICANCE	Points
INCLUDES A CULTURAL <u>OR</u> NATURAL RESOURCE ELEMENT AND IS EASILY ACCESSIBLE <ul style="list-style-type: none"> • Cultural Resource Element: Historic landmark or is located within a Historic District. • Natural Resource Element: Open space, natural areas, wildlife habitat area, creek, canals, drainage, wetlands, grasslands, oak woodlands, and wildlife corridors. 	2 POINTS
NEITHER	0 POINTS

LAND AVAILABILITY	Points
AVAILABLE FOR PURCHASE AND LAND NEEDS TO BE PURCHASED IMMEDIATELY OR THE OPPORTUNITY WILL BE LOST	2 POINTS
STATUS UNKNOWN	0 POINTS

COST OFFSETS/PARTNERSHIPS	Points
OUTSIDE FUNDING AVAILABLE <ul style="list-style-type: none"> • Grants • Volunteer support • Private party/other agency/other Private party/other agency. 	3 POINTS
NO OUTSIDE FUNDING AVAILABLE	0 POINTS

REGIONAL PARKS/PARKWAYS/FACILITIES

NEW DEVELOPMENT

INTRODUCTION

Without a dedicated funding source for regional parks, parkways or facilities, the City must get creative to add these types of parks or amenities to the City's park system. There may opportunities for grant funding or other funding sources to develop new amenities within regional parks; including, partnerships with non-profit organizations, through development agreements, or use of non-traditional funding sources (i.e., revenue from billboards or telecommunication facilities), or other funding sources.

PROJECT RANKING PROCESS

Each criteria set totals a maximum of 15 points and focuses on regional parks/parkways/facilities need, maintenance, regional significance, economic revitalization, whether or not there is funding available, whether the project has local neighborhood and business support.

REGIONAL NEED	Points
HIGH NEED FOR REGIONAL PARKLAND OR FACILITY <ul style="list-style-type: none"> Project would complete a park/facility. 	3 POINTS
NEED FOR REGIONAL PARKLAND OR FACILITY <ul style="list-style-type: none"> Project would be an addition to an existing regional park and is included in the Master Plan or would improve management of the park. 	2 POINTS
NO NEED FOR REGIONAL PARKLAND OR FACILITY	0 POINTS
<p><i>*If there is no need for regional parks/parkways <u>STOP HERE</u> there is no need to further evaluate suggested project. Unless it meets the following Criteria:</i></p> <ul style="list-style-type: none"> <i>Funding is available.</i> <i>There is a strong community desire for a regional park/parkway.</i> 	
MAINTENANCE	Points
CITY FUNDING AVAILABLE TO COVER MAINTENANCE COST <ul style="list-style-type: none"> Project is in an established maintenance funding district (CFD/Landscape Lighting District). 	3 POINTS
OUTSIDE FUNDING AVAILABLE TO COVER MAINTENANCE COST <ul style="list-style-type: none"> Private party/other agency to cover maintenance cost. 	2 POINTS

MAINTENANCE	Points
NO FUNDING AVAILABLE	0 POINTS

REGIONAL SIGNIFICANCE	Points
UNIQUE TO THE REGION AND IS A DESTINATION ATTRACTION	3 POINTS
UNIQUE TO THE REGION OR IS A DESTINATION ATTRACTION	2 POINTS
REDUCES NEED FOR NEIGHBORHOOD/COMMUNITY PARKLAND OR COMMUNITY FACILITY	1 POINT
NO REGIONAL SIGNIFICANCE	0 POINTS

ECONOMIC REVITALIZATION	Points
LOCATED IN AN ECONOMICALLY DISADVANTAGED NEIGHBORHOOD (see map) AND HAS AN IDENTIFIED ECONOMIC BENEFIT	3 POINTS
LOCATED IN AN ECONOMICALLY DISADVANTAGED NEIGHBORHOOD (see map) OR HAS AN IDENTIFIED ECONOMIC BENEFIT	2 POINTS
NOT APPLICABLE	0 POINTS

COST OFFSETS/PARTNERSHIPS	Points
OUTSIDE FUNDING AVAILABLE <ul style="list-style-type: none"> • Grants • Volunteer support • Private party/other agency/other Private party/other agency. 	2 POINTS
NO OUTSIDE FUNDING AVAILABLE	0 POINTS

LOCAL NEIGHBORHOOD/BUSINESS SUPPORT	Points
LOCAL NEIGHBORHOOD/BUSINESS SUPPORT	1 POINT
NO SUPPORT KNOWN	0 POINTS

REGIONAL PARKS/PARKWAYS/FACILITIES

REPAIR/REHABILITATION OF EXISTING REGIONAL PARKS/PARKWAYS/FACILITIES

INTRODUCTION

As the recreational amenities within the park system age, repairs and rehabilitation of improvements or facilities are required to keep the park system functional, useful and an attractive addition to the City. As facilities reach the end of their useful lifespan, or as the popularity or need for certain types of improvements increases or decreases, adjustments to the parks are necessary to maximize their usefulness.

PROJECT RANKING PROCESS

Each criteria set totals a maximum of 15 points and focuses on regional parks/parkways/facilities need, maintenance, health and safety/legal mandates, site significance and public use, and whether or not there is funding available.

FACILITY NEEDS (BY PLANNING AREA – See Map)	Points
ADDRESSES FACILITY NEEDS	2 POINTS
DOES NOT ADDRESS FACILITY NEEDS	0 POINTS
MAINTENANCE	Points
CITY FUNDING AVAILABLE TO COVER MAINTENANCE COST	3 POINTS
<ul style="list-style-type: none"> Project is in an established maintenance funding district (CFD/Landscape Lighting District). The repair or rehabilitation project decreases long-term maintenance cost. Project qualifies as a Measure U project. 	
OUTSIDE FUNDING AVAILABLE TO COVER MAINTENANCE COST	2 POINTS
<ul style="list-style-type: none"> Private party/other agency to cover maintenance cost. 	
NO FUNDING AVAILABLE	0 POINTS
HEALTH AND SAFETY/LEGAL MANDATES	Points
SERIOUS HEALTH/SAFETY CONCERN	4 POINTS

HEALTH AND SAFETY/LEGAL MANDATES	Points
<ul style="list-style-type: none"> On a scale from 0-3 Serious Health/Safety Concern = 3 Legal mandate, i.e. new laws, ADA, etc. 	
HEALTH/SAFETY CONCERN	3 POINTS
<ul style="list-style-type: none"> On a scale from 0-3 Health/Safety Concern = 2 Legal mandate, i.e. new laws, ADA, etc. 	
NO HEATH/SAFETY CONCERN	0 POINTS
<ul style="list-style-type: none"> On a scale from 0-3 No Health/Safety Concern = 0 No legal mandate, i.e. new laws, ADA, etc. 	

SITE SIGNIFICANCE/PUBLIC USE	Points
<p>INCLUDES A CULTURAL AND/OR NATURAL RESOURCE ELEMENT AND IS A REGIONAL DESTINATION ATTRACTION AND HIGH USE</p> <ul style="list-style-type: none"> Cultural Resource Element: Historic landmark or is located within a Historic District. Natural Resource Element: Open space, natural areas, wildlife habitat area, creek, canals, drainage, wetlands, grasslands, oak woodlands, and wildlife corridors. Regional Destination: A site that would attract many from all over the region for use and enjoyment. 	4 POINTS
<p>INCLUDES A CULTURAL AND/OR NATURAL RESOURCE ELEMENT OR IS IN AN ECONOMICALLY DISADVANTAGED NEIGHBORHOOD (<i>See Map</i>) OR IS A REGIONAL DESTINATION ATTRACTION AND MODERATE USE</p> <ul style="list-style-type: none"> Cultural Resource Element: Historic landmark or is located within a Historic District. Natural Resource Element: Open space, natural areas, wildlife habitat area, creek, canals, drainage, wetlands, grasslands, oak woodlands, and wildlife corridors. Regional Destination: A site that would attract many from all over the region for use and enjoyment. 	3 POINTS
NEITHER/LOW USE	0 POINTS

COST OFFSETS/PARTNERSHIPS	Points
OUTSIDE FUNDING AVAILABLE	2 POINTS
<ul style="list-style-type: none"> Grants 	

COST OFFSETS/PARTNERSHIPS

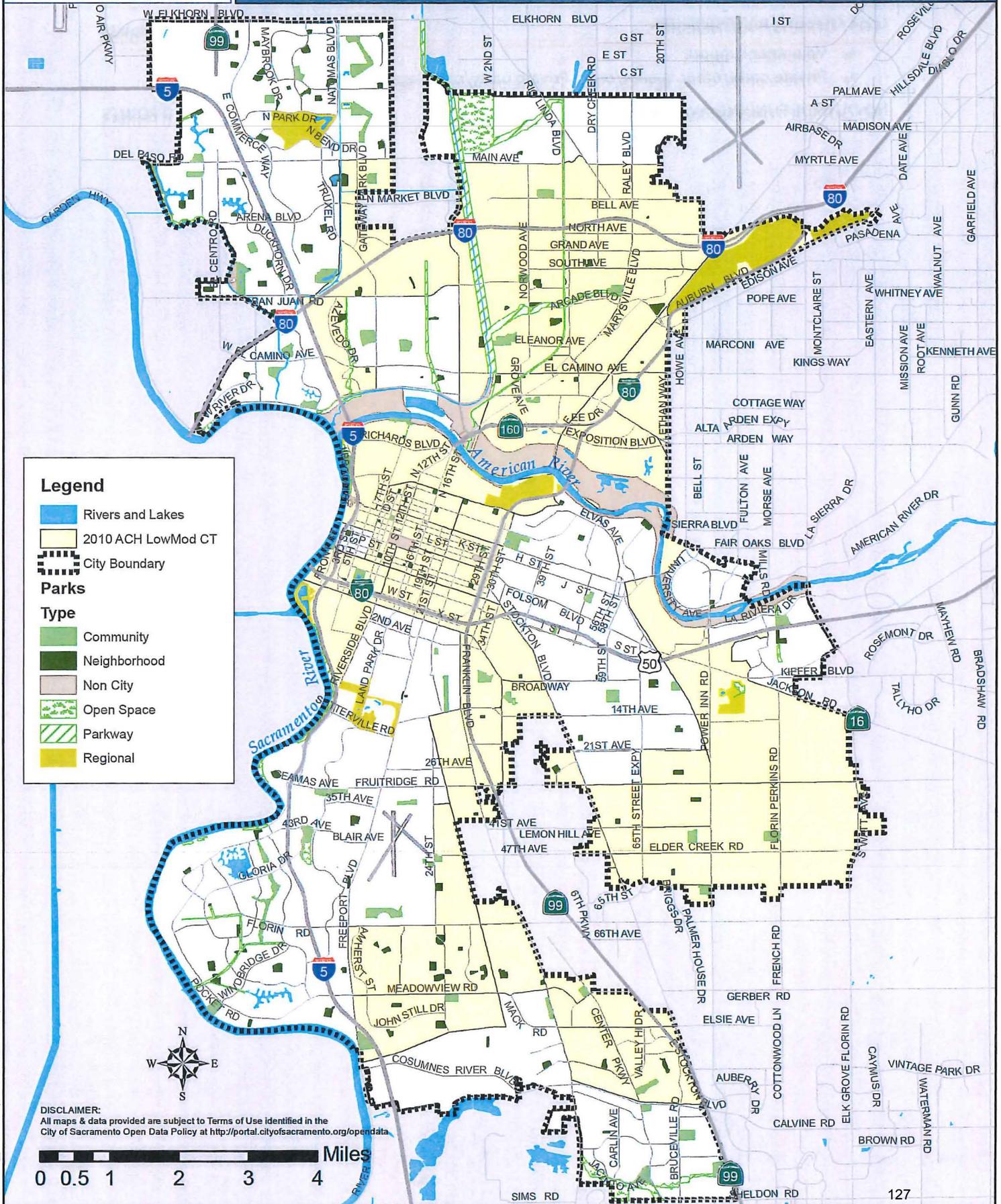
Points

- Volunteer support
- Private party/other agency/other Private party/other agency.

NO OUTSIDE FUNDING AVAILABLE

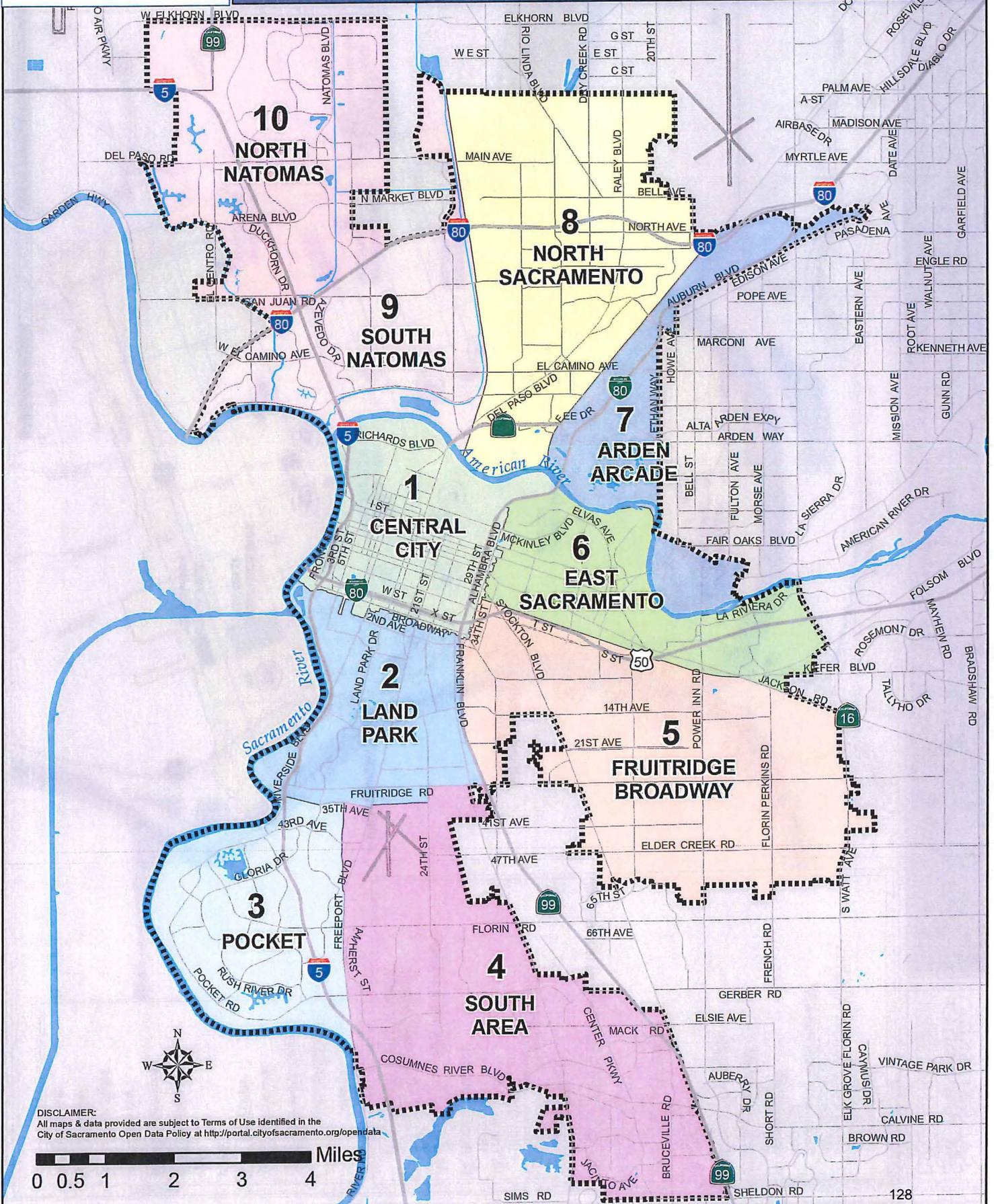
0 POINTS

ECONOMICALLY DISADVANTAGED NEIGHBORHOODS



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COMMUNITY PLAN AREAS



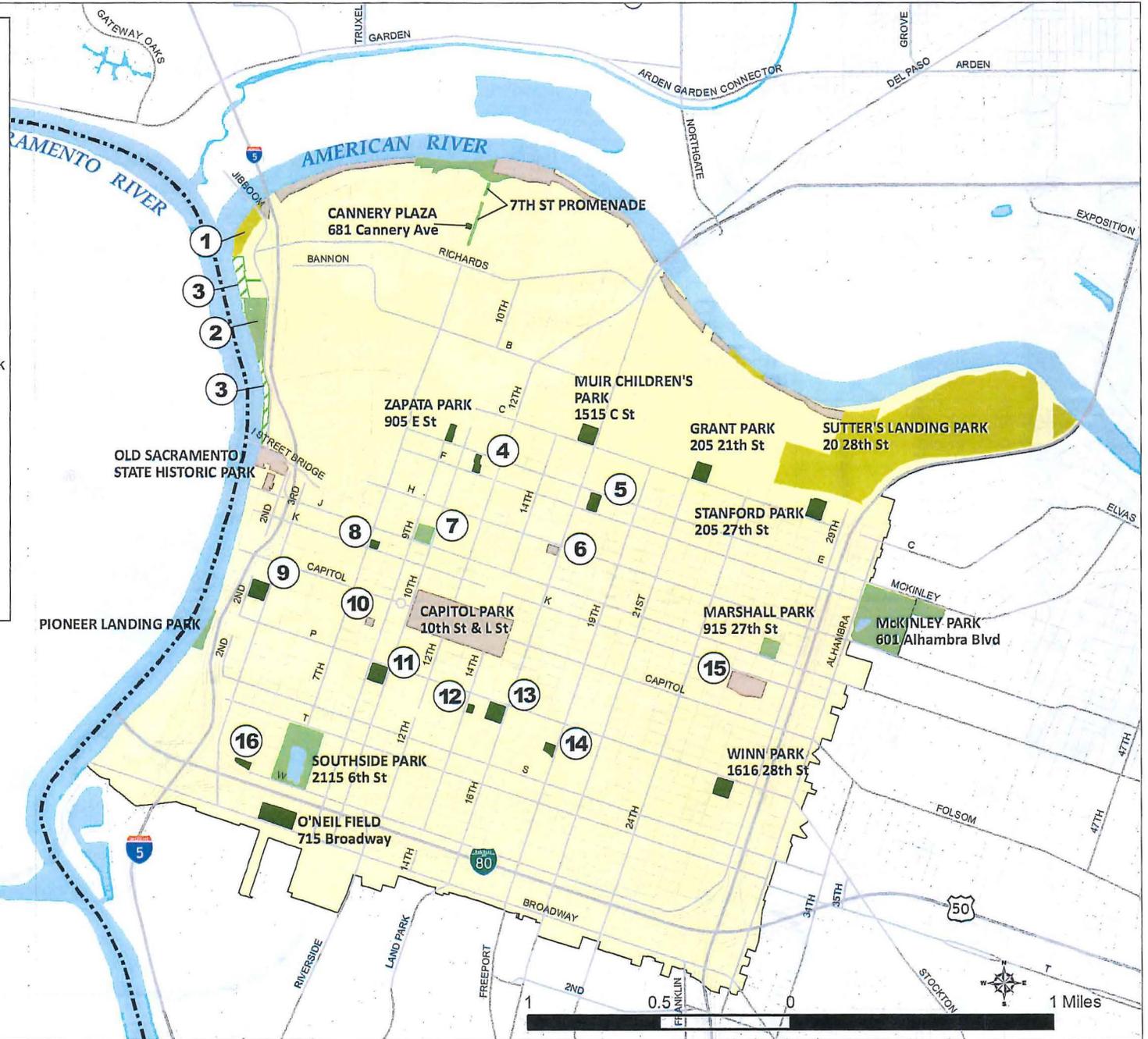
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Central City - Community Plan Area 1

1. Tiscornia Park
195 Jibboom St
2. Matsui Waterfront Park (Robert T.)
450 Jibboom St
3. Sacramento River Parkway
100 J St
4. Johnson Park
516 11th St
5. Washington Park
1631 F St
6. Governor's Mansion
1530 H St
7. Chavez Plaza
910 I St
8. St. Rose of Lima Park
705 K St
9. Crocker Park
211 O St
10. Leland Stanford Mansion State Historic Park
800 N St
11. Roosevelt Park
1615 9th St
12. Fremont Community Garden
1401 Q St
13. Fremont Park
1515 Q St
14. Brooks Truitt Park
1818 Q St
15. Sutter's Fort & State Indian Museum
2701 L St
16. Southside Community Garden
W St (between 4th St & 5th St)

Legend

- Community Plan Area 1
- Sacramento County
- Rivers & Lakes
- City Limits
- Parks**
- Type**
- Community
- Neighborhood
- Non City
- Open Space
- Parkway
- Regional

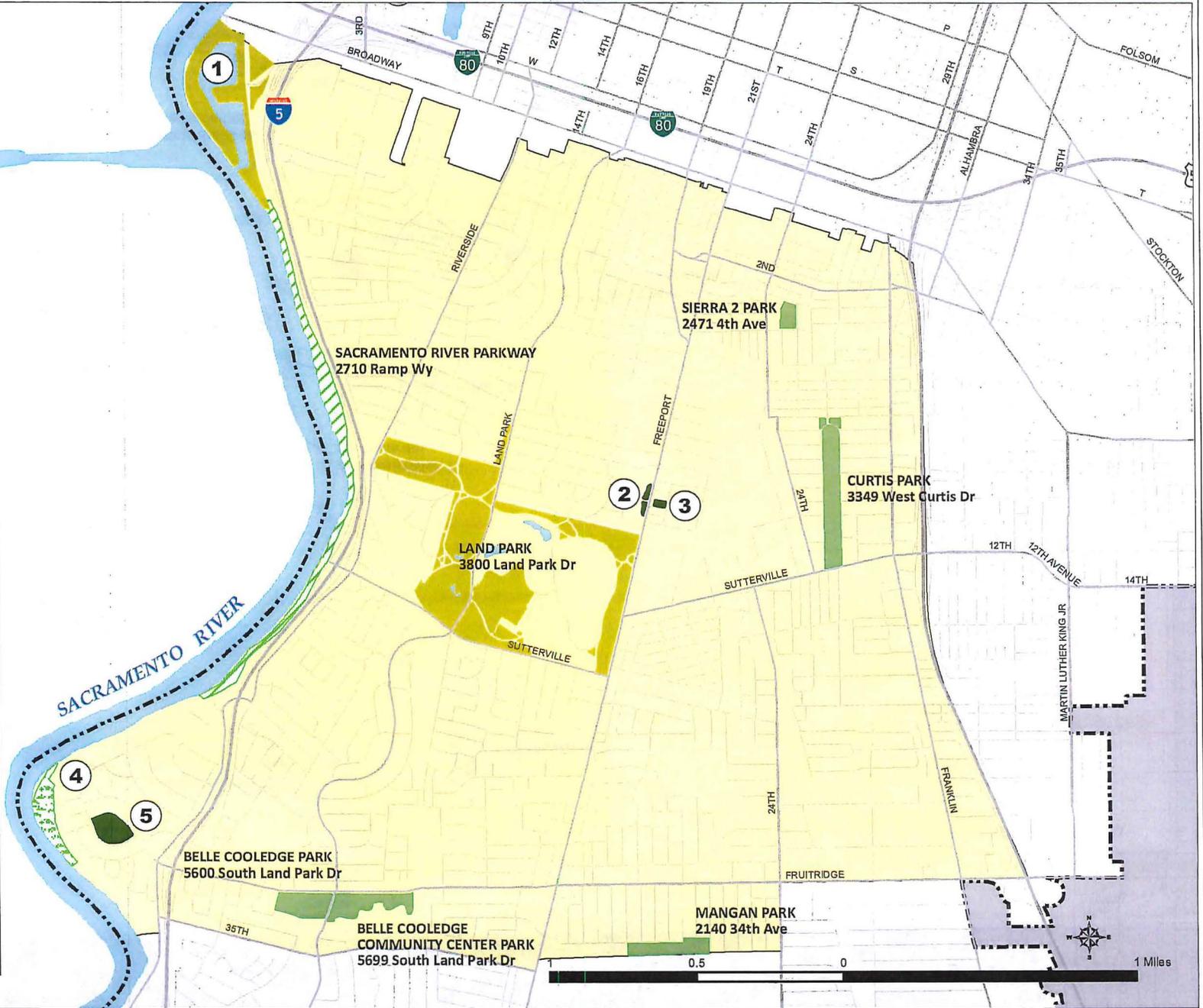


Land Park - Community Plan Area 2

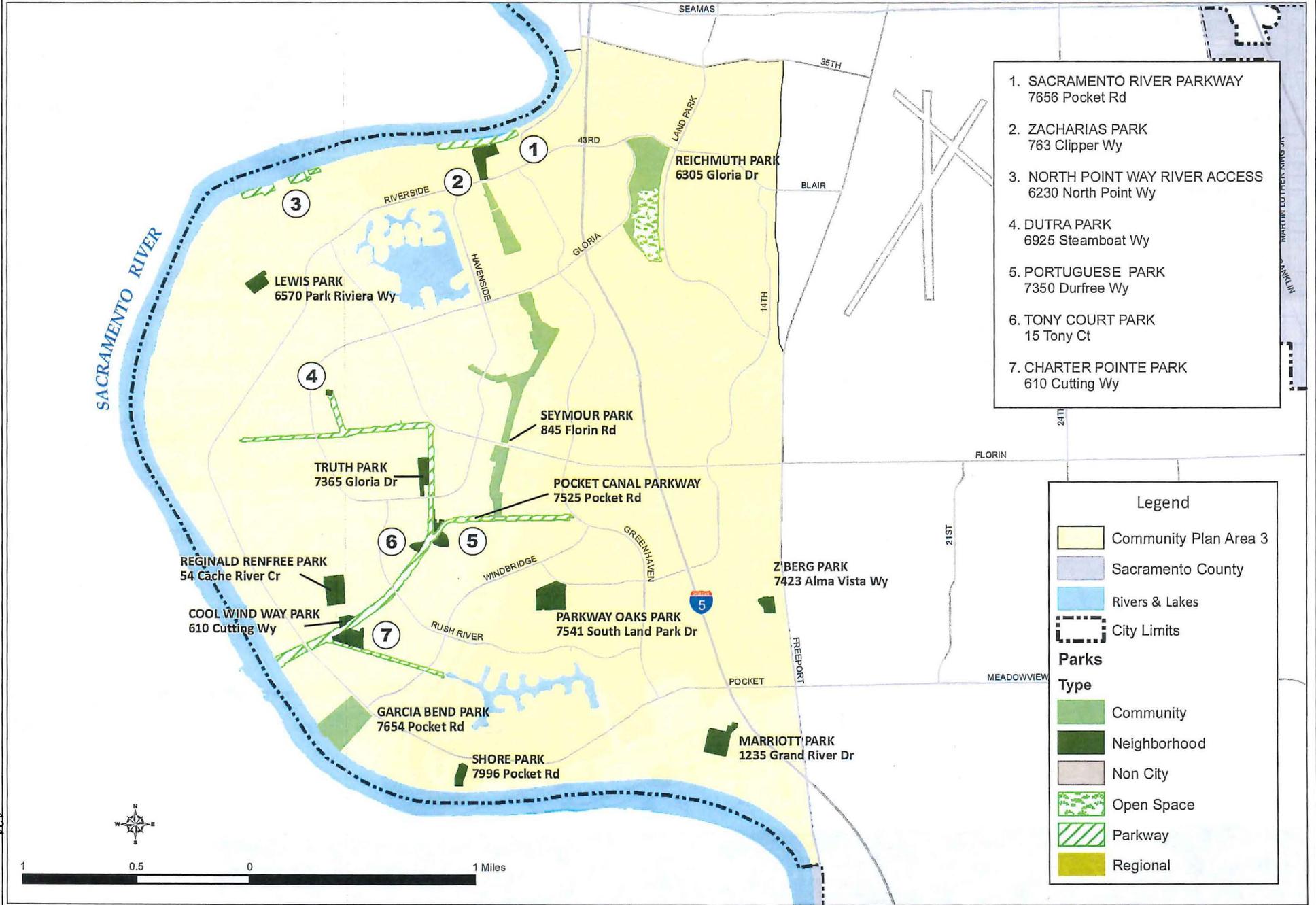
1. MILLER PARK
2710 Ramp Wy
2. BROCKWAY PARK
2025 Brockway Ct
3. PLAZA CERVANTES
2115 11th Ave
4. CHICORY BEND PARK
797 Seamas Ave
5. BAHNFLETH PARK
950 Seamas Ave

Legend

- Community Plan Area 2
- Sacramento County
- Rivers & Lakes
- City Limits
- Parks**
- Type**
- Community
- Neighborhood
- Non City
- Open Space
- Parkway
- Regional



Pocket - Community Plan Area 3



1. SACRAMENTO RIVER PARKWAY
7656 Pocket Rd
2. ZACHARIAS PARK
763 Clipper Wy
3. NORTH POINT WAY RIVER ACCESS
6230 North Point Wy
4. DUTRA PARK
6925 Steamboat Wy
5. PORTUGUESE PARK
7350 Durfree Wy
6. TONY COURT PARK
15 Tony Ct
7. CHARTER POINTE PARK
610 Cutting Wy

Legend

- Community Plan Area 3
- Sacramento County
- Rivers & Lakes
- City Limits

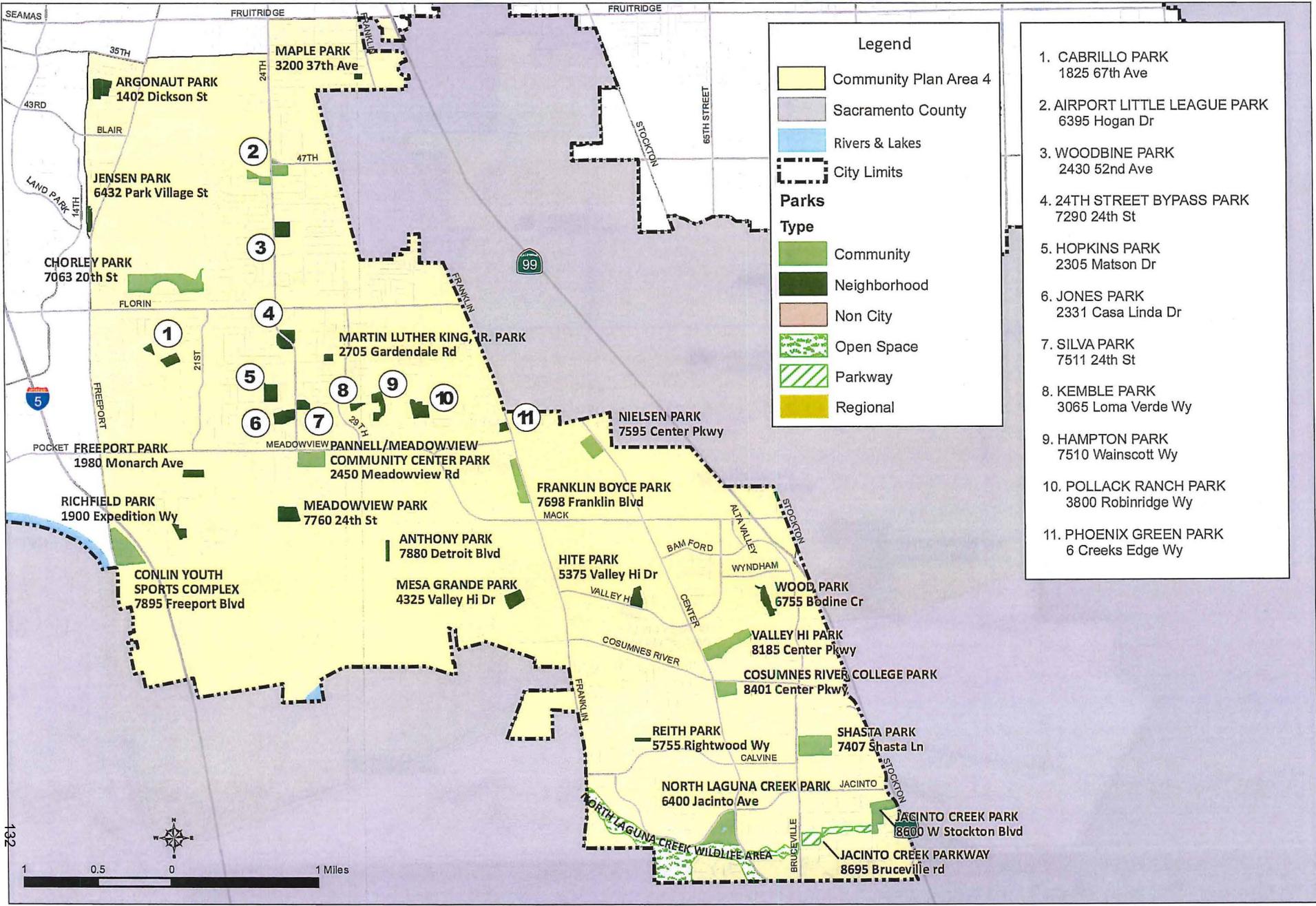
Parks

Type

- Community
- Neighborhood
- Non City
- Open Space
- Parkway
- Regional



South Area - Community Plan Area 4

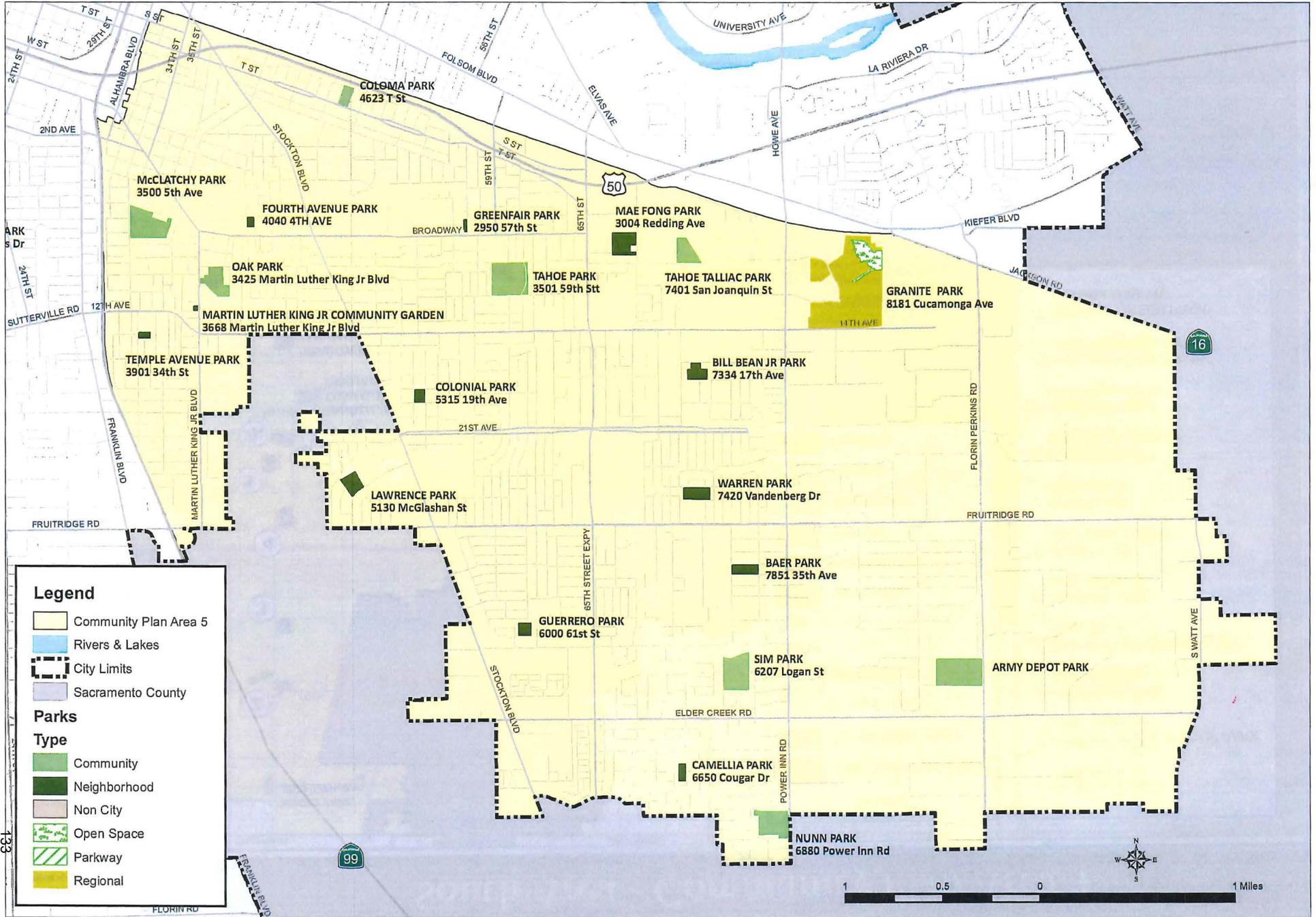


1. CABRILLO PARK
1825 67th Ave
2. AIRPORT LITTLE LEAGUE PARK
6395 Hogan Dr
3. WOODBINE PARK
2430 52nd Ave
4. 24TH STREET BYPASS PARK
7290 24th St
5. HOPKINS PARK
2305 Matson Dr
6. JONES PARK
2331 Casa Linda Dr
7. SILVA PARK
7511 24th St
8. KEMBLE PARK
3065 Loma Verde Wy
9. HAMPTON PARK
7510 Wainscott Wy
10. POLLACK RANCH PARK
3800 Robinridge Wy
11. PHOENIX GREEN PARK
6 Creeks Edge Wy

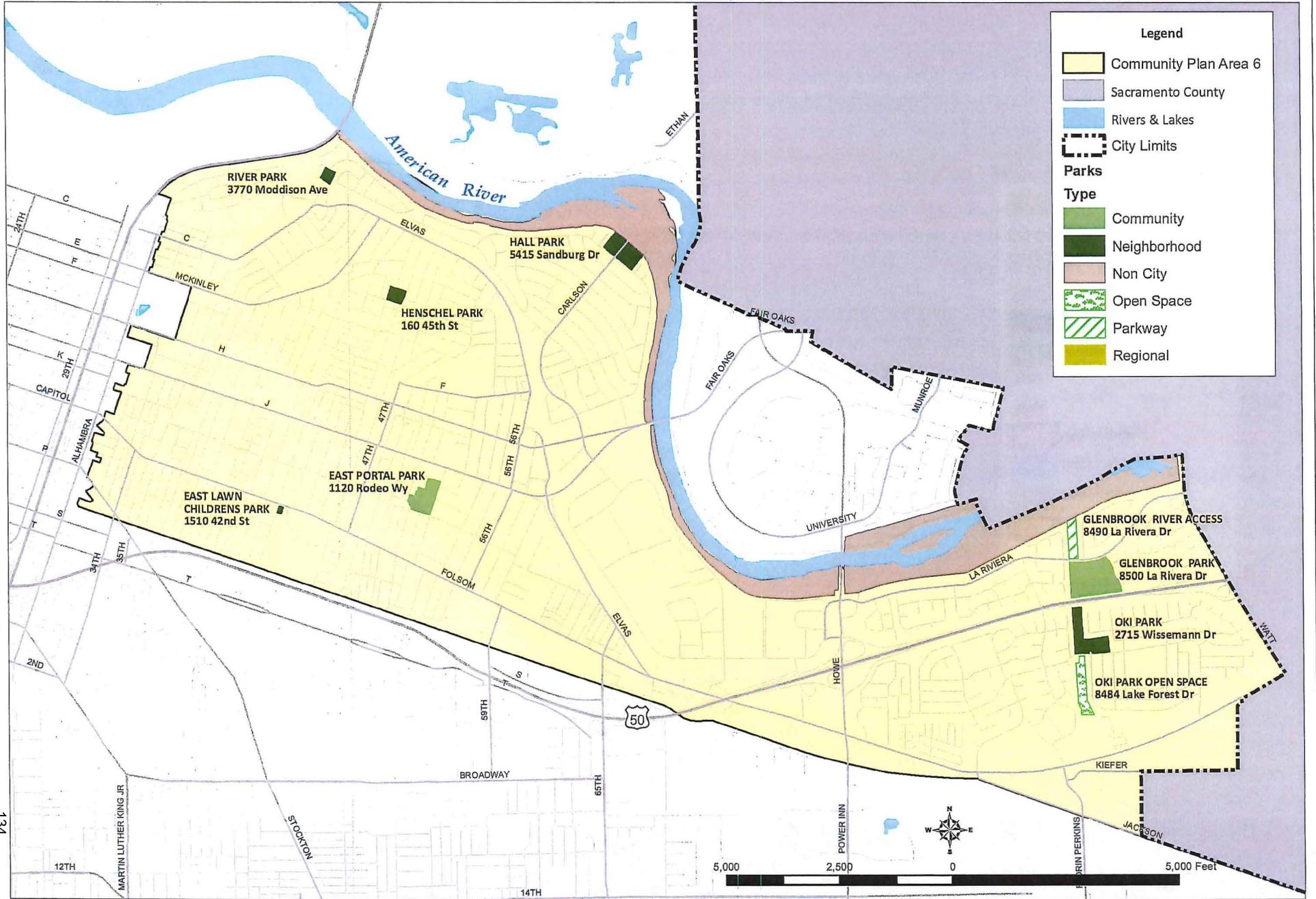
Fruitridge Broadway - Community Plan Area 5

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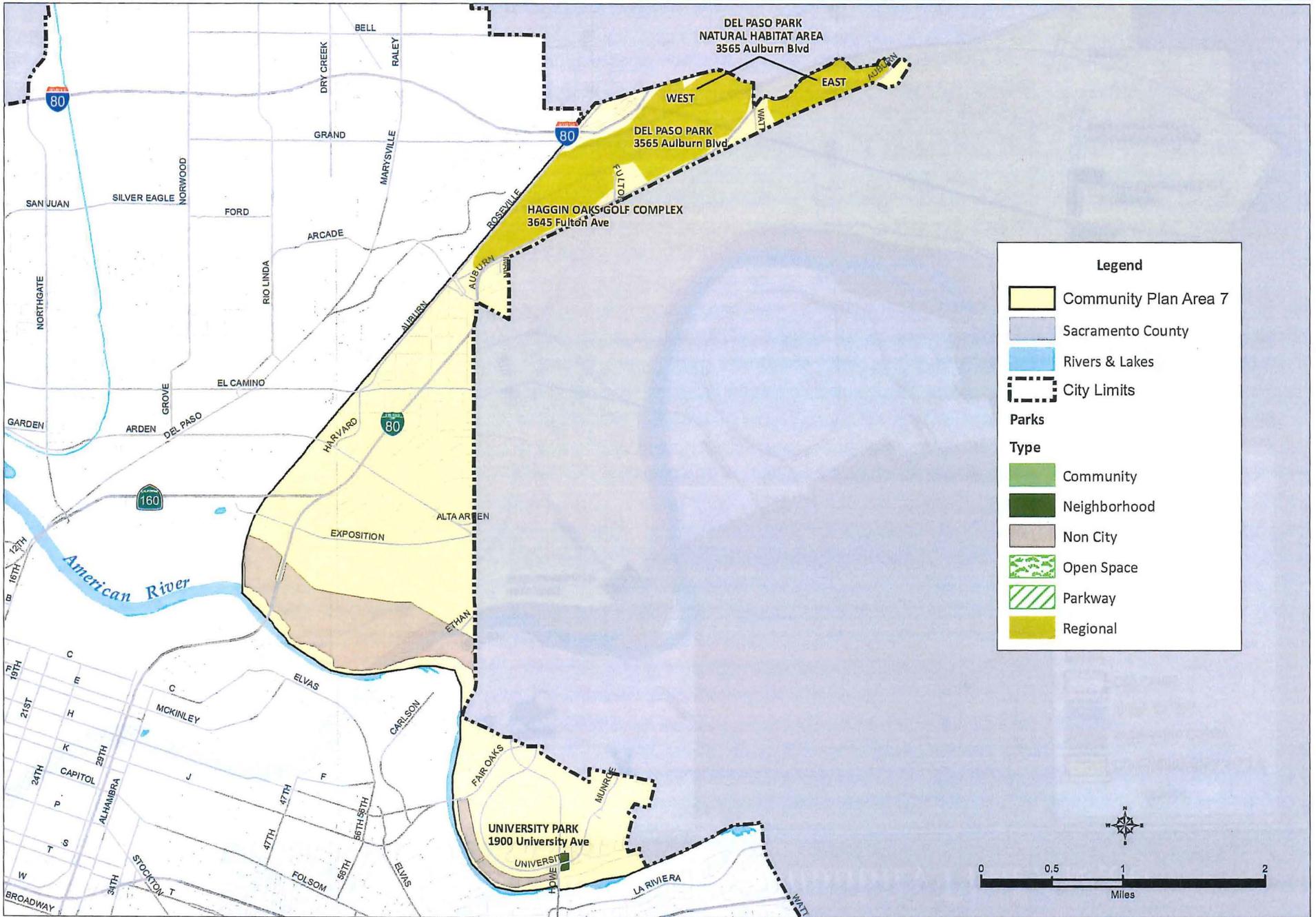


East Sacramento - Community Plan Area 6

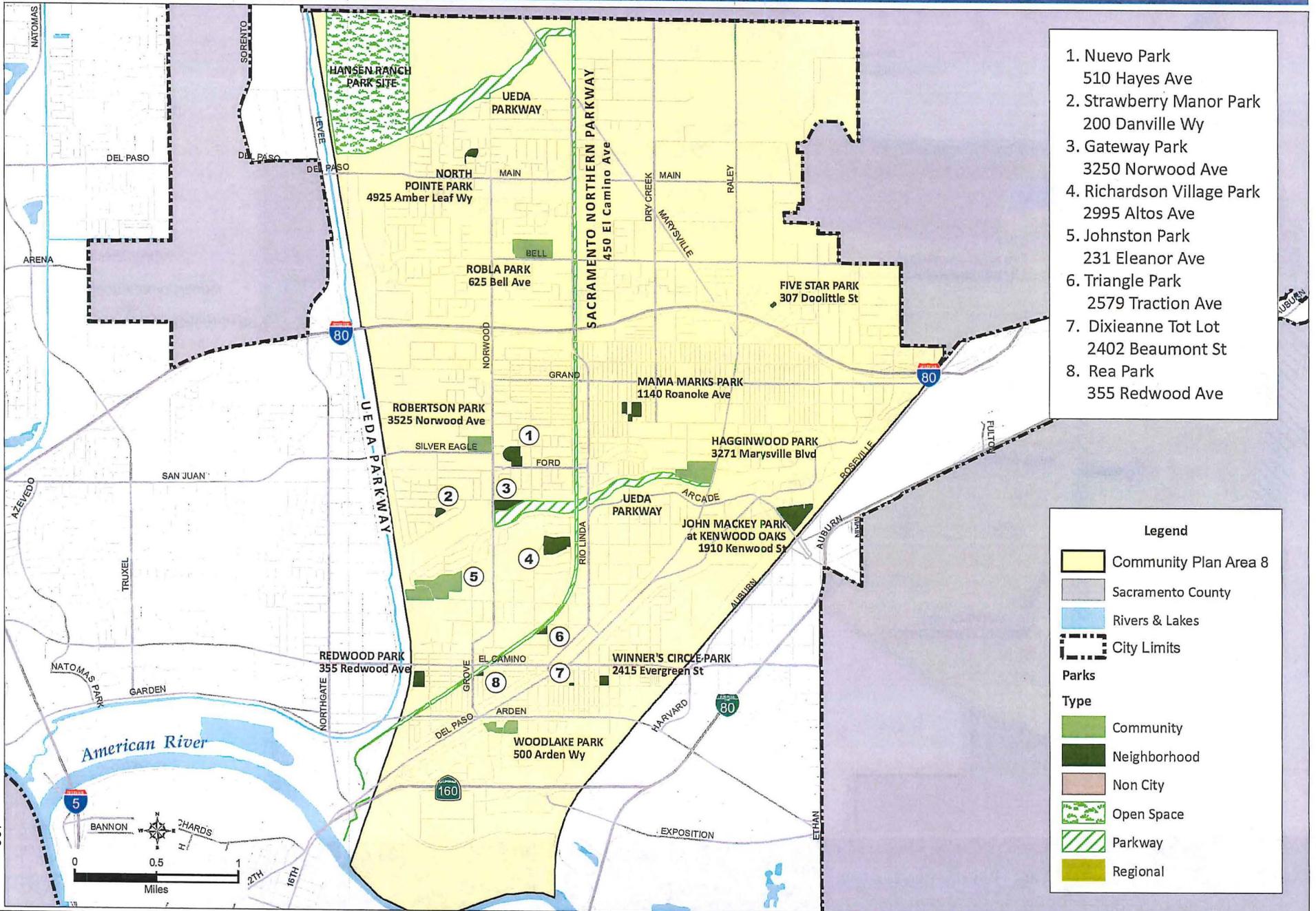


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Arden Arcade - Community Plan Area 7



North Sacramento - Community Plan Area 8



1. Nuevo Park
510 Hayes Ave
2. Strawberry Manor Park
200 Danville Wy
3. Gateway Park
3250 Norwood Ave
4. Richardson Village Park
2995 Altos Ave
5. Johnston Park
231 Eleanor Ave
6. Triangle Park
2579 Traction Ave
7. Dixianne Tot Lot
2402 Beaumont St
8. Rea Park
355 Redwood Ave

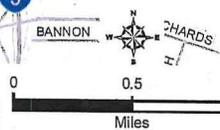
Legend

- Community Plan Area 8
- Sacramento County
- Rivers & Lakes
- City Limits

Parks

Type

- Community
- Neighborhood
- Non City
- Open Space
- Parkway
- Regional



City of Sacramento
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South Natomas - Community Plan Area 09

1. Two Rivers Park
3166 Two Rivers Dr
2. Hudson Park
2499 Orchard Ln
3. Natomas Oaks Park
2230 River Plaza Dr
4. Discovery Park
Garden Hwy & Discovery Park Dr
5. Park Plaza
1640 W. El Camino Ave
6. Park Site SN4
TBD
7. Niños Park
705 Northfield D
8. Strauch Park
3075 Northstead Dr

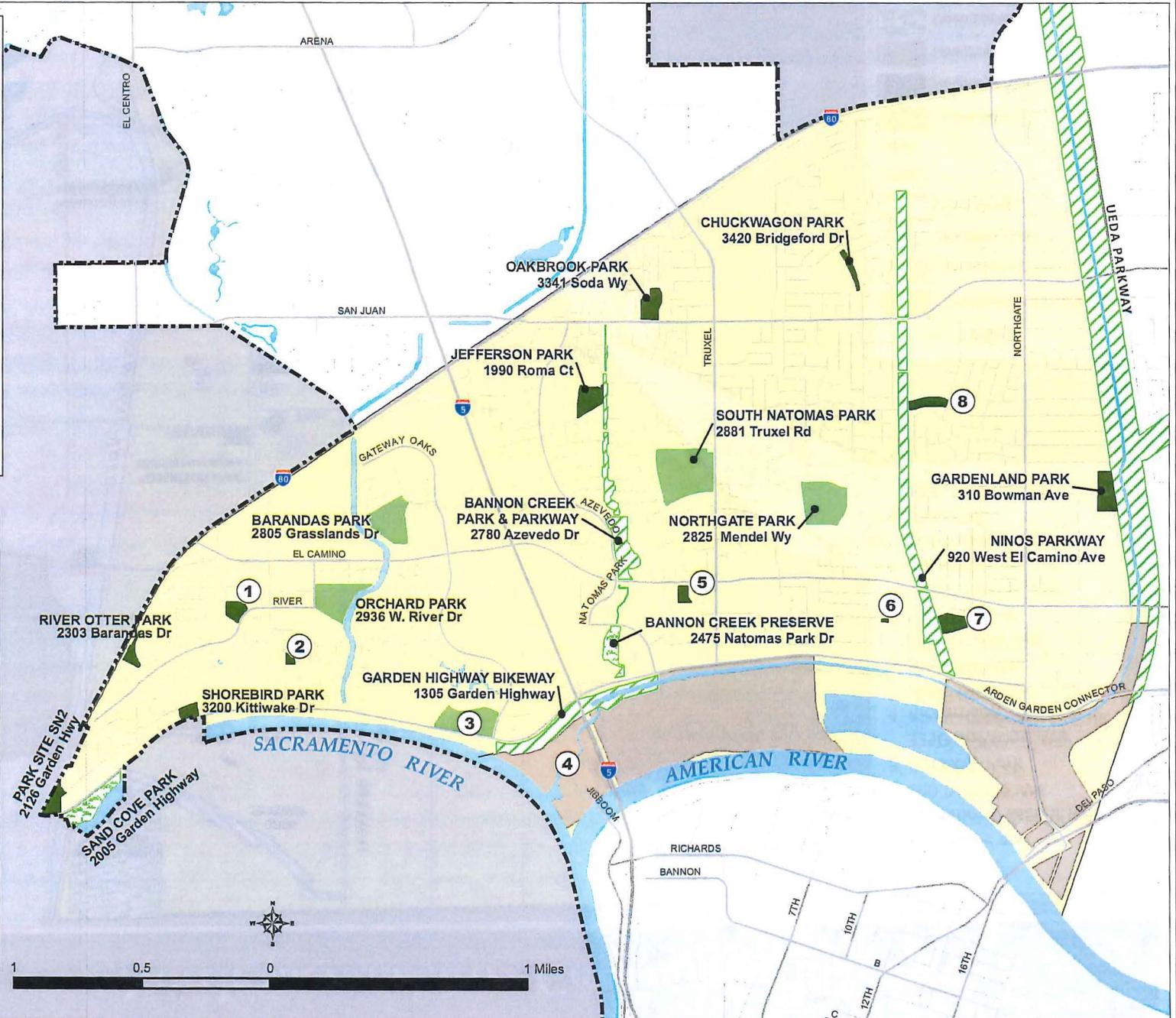
Legend

- Community Plan Area 09
- Sacramento County
- Rivers & Lakes
- City Limits

Parks

Type

- Community
- Neighborhood
- Non City
- Open Space
- Parkway
- Regional



North Natomas - Community Plan Area 10

1. Autumn Meadow Park
5674 Northborough Dr
2. Burberry Park
2400 Burberry Wy
3. Sycamore Park
5400 Banfield Dr
4. Northborough Park
5250 Northborough Dr
5. Heron Park
5160 Fredericksburg Wy
6. North Natomas Park Nature Area
5151 Crest Dr
7. Blue Oak Park
2550 Serenata Wy
8. Redbud Park
5201 Brookmere Wy

Legend

- Community Plan Area 10
- Sacramento County
- Rivers & Lakes
- City Limits

Parks

Type

- Community
- Neighborhood
- Non City
- Open Space
- Parkway
- Regional

