

# Park Impact Fees

Santa Cruz County Parks  
Department

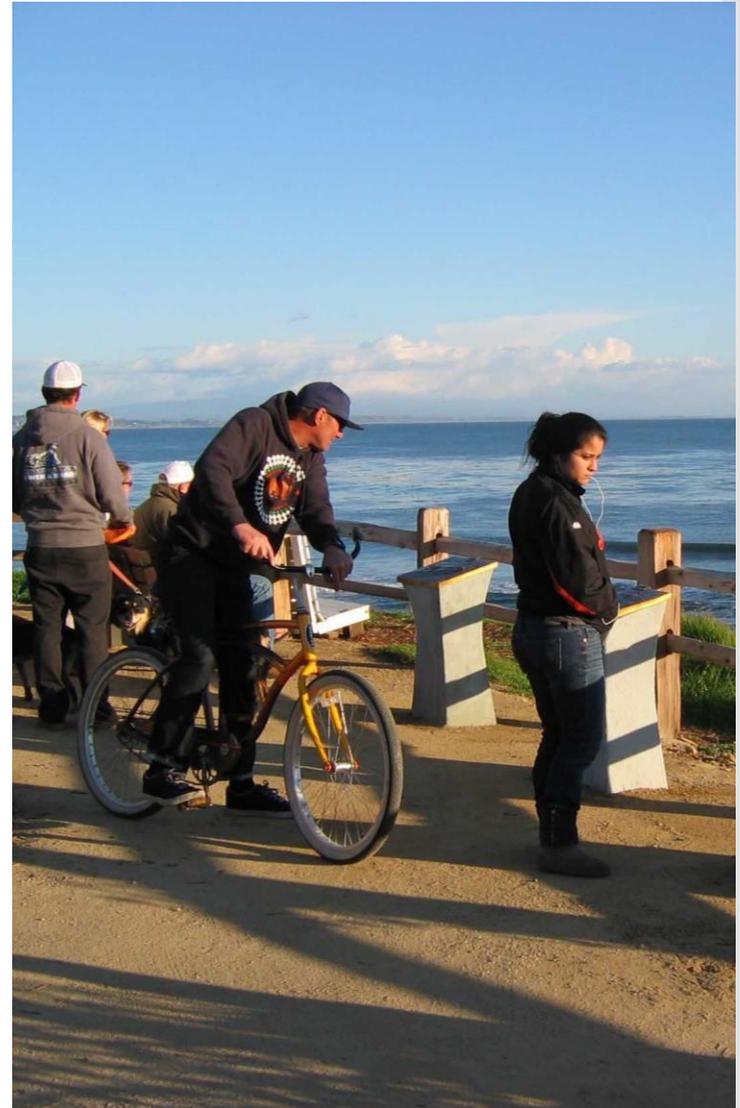
PARKS AND RECREATION  
COMMISSION

February 1, 2021



# Goals for Update

- 1) Comply with current law
- 2) Align County Code with General Plan requirements
- 3) Increase social equity in how fees are applied
- 4) Minimize fee increases with new fee structure
- 5) Provide for effective use of limited funds
- 6) Allow for future fees for commercial & visitor impacts on park system



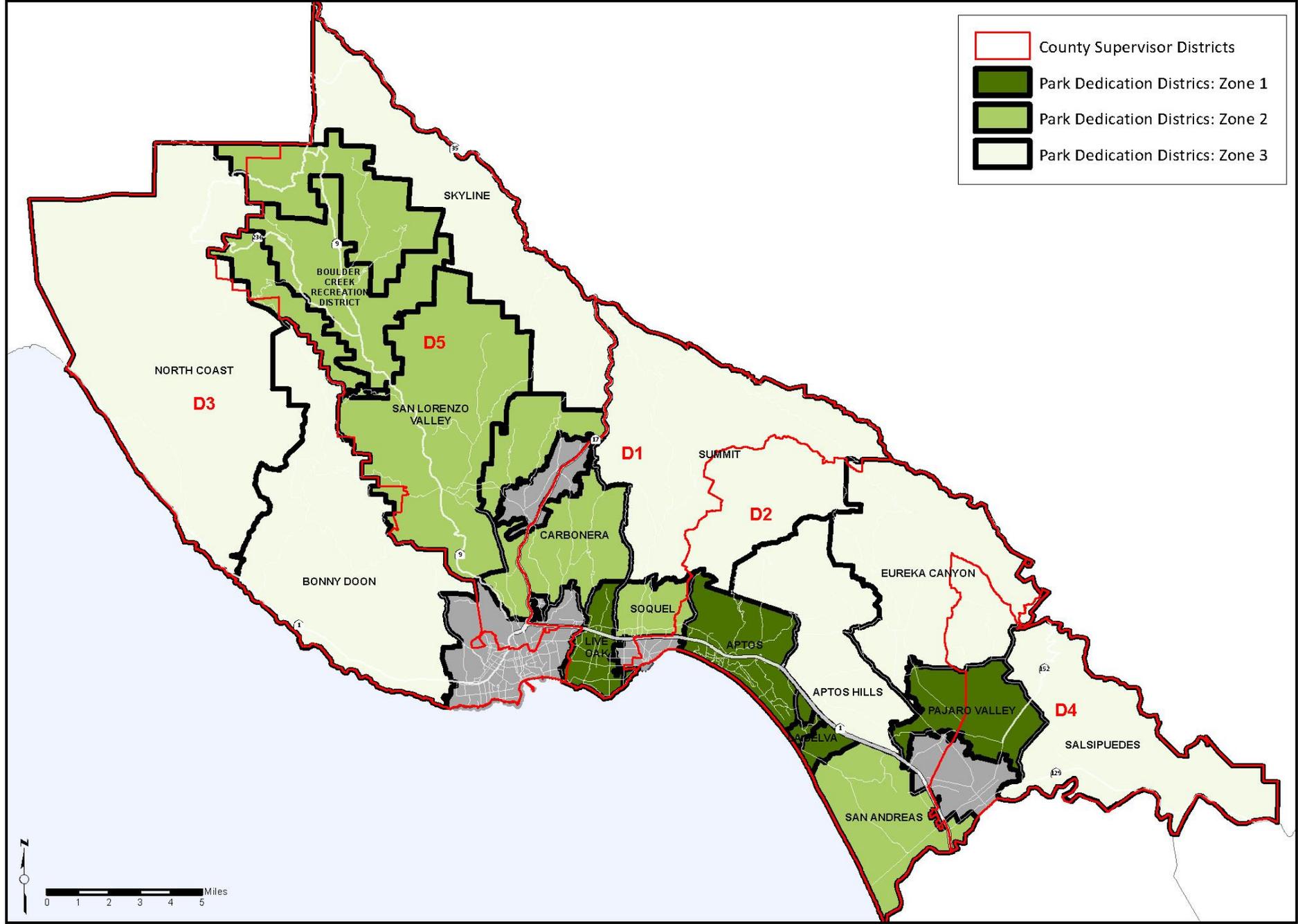
Comparison Table	Existing Fees	Fee for average single family home (3 bedrooms or 2,375 sq ft)	Year fee last updated
Santa Cruz County	Zone 1: \$1,000 per single-family bedroom, \$750 per multi-family bedroom; Zone 2: \$800 per single-family bedroom, \$600 per multi-family bedroom; Zone 3: \$578 per single-family bedroom, \$434 per multi-family bedroom	\$2,400	1998
City of Santa Cruz	\$3.00 per square foot of each unit.	\$7,125	1994
City of Watsonville	\$1,500 per bedroom for 1-2 bedroom unit; \$1,667 per bedroom for 3-bedroom unit; \$1,875 per bedroom for 4-bedroom unit; \$0.50 per square foot for commercial and industrial	\$5,001	2008
City of Scotts Valley	R-MT-5 (mountain) - \$10,978/unit R-R-2.5 (rural) - \$10,978/ unit R-1-40(estate) - \$10,978/ unit R-1-20 (low density) - \$10,978/ unit R-1-10 (sf, detached) - \$10,978/ unit R-1-10 (sf, attached) - \$8,494/ unit R-M-6/R-M-8 (MF) - \$8,547/ unit R-H MF - \$5,487/ unit Mobile Homes and 2nd DU - \$5,706/ unit	\$10,978	2019
City of Capitola	No fee	-	-

## Proposed Changes

1. Revise and clean up ordinance (County Code Section 15.01)
2. Establish park acreage standard consistent with current General Plan (5 acres of parkland per 1,000 people)
3. Separate and clarify In-Lieu Fees (per Quimby Act) and Impact Fees (per Mitigation Fee Act)
4. Eliminate 3 Zones of different fee rates and separation of fees into 15 funds for the 15 Park Districts

(list to be continued... )

# Park Dedication Fee Districts and Zones and Supervisorial Districts



## Park User Intercept Survey Results

WEIGHTED TOTALS BY DISTRICT	
Live in Same District as Park	23%
Work in Same District as Park	5%
Visitor Staying in Same District as Park	3%
Don't live, work or stay in same District as Park	69%
Total number of surveys completed: 817	

Surveys conducted on Wednesday, October 3, 2018 and Saturday, October 6, 2018.

Surveys conducted at the following County Parks: Brommer, East Cliff Parkway, Felton Covered Bridge, Greyhound Rock, Pinto Lake, Seascape and Simpkins Family Swim Center.

## Existing Fee Zones and Median Income

Zone	Median Income <sup>1</sup>	Existing Park Dedication Fee <sup>2</sup>
1	\$77,070	\$1,000
2	\$96,456	\$800
3	\$110,505	\$578

<sup>1</sup> Median household income by block group, 5-year average from 2013-2018, source American Community Survey, accessed from California State Parks Community Fact Finder, 2021. Median income by zone is estimated by weighting by block group population and percent of block group within zone.

<sup>2</sup> Existing Park Dedication Fees represent existing fees for one bedroom in a single-family home.

## Proposed Changes (Cont'd)

5. Retain exemptions for affordable housing and small ADUs
6. Change fee structure from per bedroom to per square foot (as recommended by Housing Advisory Commission)
7. Amend ordinance to allow future possibility of fees for visitor, commercial, and industrial development
8. Consolidate future fees and current funds into one account and clean up Park Dedication Fund loans
9. Review fees regularly in the future to account for inflation in land acquisition and construction costs

# PROPOSED FEES

Parkland In-Lieu Fees		Proposed Park Impact Fees, Per Square Foot						
<b>Residential Subdivision Projects, per unit</b> (Maximum supported fee: \$21,503)		<b>Residential –</b> Projects that do not dedicate land or pay a fee in-lieu of land dedication (Maximum supported fee: \$9.05)		<b>Residential –</b> Projects that dedicate land or pay an in-lieu fee (Maximum supported fee: \$1.12)		<b>Retail, Restaurant and Office</b> (Maximum supported fee: \$11.15 to \$13.01)	<b>Hotel, Motel and Short-Term Rentals</b> (Maximum Supported Fee: \$13.31)	<b>Industrial and R&amp;D</b> (Maximum Supported Fee: \$5.20)
\$3,000	\$2,250	\$1.42	\$1.06	\$0.16	\$0.12	\$0.00	\$0.00	\$0.00

# Examples of Scenarios

## Existing Fees and Proposed Fees

Example 1

	Current Structure				Proposed Structure		
District	Zone	Per Bedroom	# Bedrooms	Current Cost	Sq Ft	Per Sq Ft	Proposed Cost
Pajaro Valley	1	\$1,000	3	\$3,000	1500	\$1.42	\$2,130
San Lorenzo	2	\$800	3	\$2,400	1500	\$1.42	\$2,130
Aptos Hills	3	\$578	3	\$1,734	1500	\$1.42	\$2,130

Example 2

	Current Structure				Proposed Structure		
District	Zone	Per Bedroom	# Bedrooms	Current Cost	Sq Ft	Per Sq Ft	Proposed Cost
Pajaro Valley	1	\$1,000	3	\$3,000	2500	\$1.42	\$3,550
San Lorenzo	2	\$800	3	\$2,400	2500	\$1.42	\$3,550
Aptos Hills	3	\$578	3	\$1,734	2500	\$1.42	\$3,550