



DATE: April 14, 2026

TO: Mayor and Members of the City Council

FROM: Mayor Mark Arapostathis

VIA: Greg Humora, City Manager *GH*

SUBJECT: CONSIDERATION OF ALLOCATING \$20,000 TO UPDATE THE 2022 PARK DEVELOPMENT IMPACT FEE STUDY TO EVALUATE POTENTIAL INCREASES TO THE QUIMBY ACT PARKLAND DEDICATION IN-LIEU FEE AND PARK ACQUISITION AND IMPROVEMENT FEE

## BACKGROUND

In 2005, the City established the Quimby Act Parkland Dedication In-Lieu Fee (Park In-Lieu Fee) and the Park Acquisition and Improvement Fee (Park Impact Fee). These fees ensure that new development contributes its fair share toward capital costs associated with growth. Revenues collected from these fees are used to develop new park facilities and complete capital improvements in existing parks, including upgrades to play equipment, courts, buildings, and other amenities.

Since the adoption of these fees in 2005, the City has collected a cumulative total of \$3,169,542 in Park In-Lieu and Park Impact Fees. While these revenues have supported several major projects, the fee amounts have not been updated since their original adoption in 2005. During this same period, the cost of developing new parks and constructing recreation facilities has increased substantially.

For example, Park In-Lieu and Park Impact Fee revenues contributed a combined \$1.9 million toward two major community projects, a future park site on Waite Drive and Collier Park. The property on Waite Drive was purchased from the County of San Diego over a four-year period using park fees. The total cost to complete the redevelopment of Collier Park was approximately \$6.8 million, and the development of the park on Waite Drive is estimated at approximately \$7.2 million.

In 2021, the City Council authorized preparation of a Park Development Impact Fee Study to evaluate whether adjustments to the Park In-Lieu Fee and Park Impact Fee were warranted to maintain adequate park amenities for current and future residents.

Willdan Financial Services, a qualified consulting firm, completed the Fee Study, and in June 2022 the City Council reviewed potential fee revisions. However, the recommended adjustments were not adopted at that time.

## **RECOMMENDATION**

Approve an allocation of \$20,000 to update the 2022 Park Development Impact Fee Study and direct staff to present the updated findings to the City Council for consideration, including potential increases to both the Park In-Lieu Fee and the Park Impact Fee.