



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL  
From the CITY MANAGER

DATE: April 14, 2026

SUBJECT: RESOLUTION APPROVING THE FINDINGS FOR THE  
QUIMBY ACT PARKLAND DEDICATION IN-LIEU FEE  
AND PARK ACQUISITION AND IMPROVEMENT  
IMPACT FEE AND APPROPRIATING \$249,759 IN  
REVENUE TOWARDS PROJECTS AS OUTLINED IN  
THE PARKS MASTER PLAN

ISSUING DEPARTMENT: City Manager's Office

RECOMMENDATION:

Staff recommends the City Council adopt the resolution approving the findings for the Quimby Act Parkland Dedication In-Lieu Fee and Park Acquisition and Improvement Impact Fee and appropriating \$249,759 in revenue towards projects outlined in the Parks Master Plan.

FISCAL IMPACT:

Pursuant to the City Council's adoption of the resolution, staff would program \$249,759 into the Capital Improvement Program (CIP) for projects as outlined in the Parks Master Plan.

CITY'S STRATEGIC GOALS:

- Ensure a strong financial outlook through careful planning, sustainable service levels, and fiscal sustainability.
- Invest in infrastructure to serve the needs of the community.

BACKGROUND:

In 2005, the City established two park development impact fees: the Quimby Act Parkland Dedication In-Lieu Fee (Park In-Lieu Fee) and the Park Acquisition and Improvement Impact Fee (Park Impact Fee). These fees were adopted to ensure that new residential development contributes proportionally to the expansion of parkland and recreational

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amenities needed to serve a growing population. The Park In-Lieu Fee applies to subdivision development and requires either land dedication, conservation easements, or payment of an in-lieu fee. The Park Impact Fee applies to infill residential development where land dedication is not feasible.

The fee levels were established using population projections, adopted park standards, and the cost of facilities needed to accommodate growth at that time. Both fees support the development of new park facilities and capital improvements in existing parks, including new playgrounds, courts, lighting, restrooms, pathways, and other amenities that serve new housing units.

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. Because Park Fees are not sufficient to fully fund large-scale projects, the City must rely on additional funding sources, such as grants. These sources, however, are highly competitive and cannot be considered consistent or guaranteed.

The City continues to appropriate Park In-Lieu and Park Impact Fee revenues annually through the Capital Improvement Program (CIP), ensuring alignment with priorities identified in the Parks Master Plan.

The current (per unit) fees for single and multi-family developments are as follows:

Quimby Act Parkland Dedication In-Lieu Fee (for subdivisions only)

Single-Family	\$3,882
Multi-Family	\$2,815

Park Acquisition and Improvement Impact Fee

Single-Family	\$1,559
Multi-Family	\$1,130

DISCUSSION:

In 2012, the City Council approved the Parks Master Plan, which identifies improvements to ten community and neighborhood parks and serves as the guiding document for the use of Park In-Lieu and Park Impact Fees. Both fees are collected at building permit issuance for new residential development. Although the fees have remained unchanged since their adoption in 2005, they continue to provide an important source of funding for park acquisition, planning, and capital improvements.

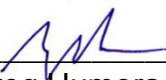
Since the last annual report in April 2025, the City collected \$120,342 in Park In-Lieu Fees and \$129,417 in Park Impact Fees, for a total of \$249,759, bringing a total collection from fee inception to \$3,169,542. These revenues contribute to ongoing projects across the City's park system, including ADA accessibility improvements, master planning efforts, renovations to existing facilities, and design and environmental work for new park development.

The City's Impact Fee Waiver Policy allows park development impact fees to be waived for projects that are 100 percent affordable housing. No developments that paid park development impact fees during this reporting period qualified for the waiver; therefore, no fee waivers were applied.

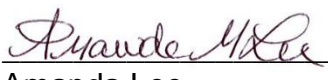
CONCLUSION:


Section 66000 et seq. of the California Government Code requires local agencies to annually adopt findings regarding development impact fees and their planned use. Staff recommends the City Council adopt the resolution approving the findings for the Quimby Act Parkland Dedication In-Lieu Fee and Park Acquisition and Improvement Impact Fee and appropriating \$249,759 in revenue towards projects outlined in the Parks Master Plan.

Reviewed by:

  
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Respectfully submitted by:

  
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