

# **Park Dedication/Park Impact Fee Annual Report**

## **FY 2023/2024**

### **Introduction**

Contra Costa County collects both Park Impact and/or Park Dedication fees on qualifying residential development. These fees are kept in a trust fund and organized by accounts that are correlated to the community where the fees originated to ensure the park facilities funded will serve the residents of the development.

California Government Code Section 66006 (b)(1) requires local agencies to prepare an annual report with the following information for the fiscal year.

- (A) A brief description of the type of fee in the account or fund.
- (B) The amount of the fee.
- (C) The beginning and ending balance of the account or fund.
- (D) The amount of the fees collected and the interest earned.
- (E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- (F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.
- (G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.
- (H) The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

### **Park Impact Fees**

#### **Description of Fees**

The purpose of the Park Impact Fees is to generate funds to acquire parkland and develop parks and recreation facilities to serve new residential development. Residential projects are required to pay a Park Impact Fee. Second units, affordable units, and inclusionary housing units may be eligible for waivers or exemptions.

#### **Amount of Fee**

The FY 2023/2024 Park Impact Fees depend on both dwelling type and location, the amounts below reflect the fee as of March 2023.

Dwelling Type	West/Central County Fee per Unit	East County Fee per Unit
Single Family	\$9,333/unit	\$7,596/unit
Townhome	\$7,423/unit	\$6,042/unit
Multi-Family	\$6,722/unit	\$5,471/unit
Mobile Home	\$6,266/unit	\$5,100/unit

\* Park Dedication Fees collected may be credited towards total Park Impact fee

**Account Summary**

The table below shows the total for all Park Impact Fees combined and the detailed accounting for each Park Impact account is provided as *Table 1: Park Account Summary*.

Beginning Balance	Fees Collected	Interest Earned	Admin Transfer	Expended - Projects	Ending/Available Balance
\$5,1011,254.85	\$356,231	\$242,235.98	\$(36,355.30)	\$(38,000)	\$5,625,386.53

No Loans nor Refunds were made from the Park Impact Fund.

**Park Dedication Fees**

**Description of Fees**

The purpose of the Park Dedication Fees is to generate funds to acquire parkland and develop or rehabilitate parks and recreation facilities to serve residential development. Residential subdivision projects may require Park Dedication Fees. If a project requires Park Dedication Fee, the amount collected is credited towards the Total Park Impact Fee. The fees are not additive.

**Amount of Fee**

The FY 2022/2023 Park Dedication Fees are based on both dwelling type and location.

Dwelling Type	West/Central County Fee per Unit	East County Fee per Unit	Parkland Dedication Sq ft per Unit*
Single Family	\$4,489/unit	\$3,142/unit	391 sq ft/unit
Townhome	\$3,571/unit	\$2,499/unit	311 sq ft/unit
Multi-Family	\$3,233/unit	\$2,263/unit	282 sq ft/unit
Mobile Home	\$3,014/unit	\$2,109/unit	263 sq ft/unit

\*Note: Developer may dedicate land, pay in-lieu fee, or a combination of the two with approval from Zoning Administrator.

## Account Summary

The table below shows the total for all Park Impact Fees combined and the detailed accounting for each Park Impact account is provided as *Table 1: Park Account Summary*.

Beginning Balance	Fees	Interest Earned	Admin Transfer	Expended - Projects	Ending/Available Balance
\$3,417,268.14	\$189,721	\$165,843.94	\$(24,876.72)	\$(21,391.83)	\$3,950,658.53

One refund of \$4,489 was made from the Park Impact Fund for a fee that was incorrectly charged to a building permit.

## Park Projects for which Funds have been Expended during FY 2023/2024

California Government Code requires each public improvement on which fees were expended and the amount about of the expenditures on each improvement, including the total percentage of the cost of the improvement funded with the fees be identified.

### **Alexander Park ADA Improvements (Crockett)**

The project will contribute funding for a new Americans with Disability Act (ADA) unisex restroom and shower as Phase 1 of a larger ADA improvement at Alexander Park in the unincorporated community of Crockett. The entire ADA improvement will include:

- Improved access to park features by improving pathways to meeting ADA standards;
- New ADA-accessible park furniture;
- Improved ADA access to the pool; and
- A new ADA unisex restroom with a shower to be added to the existing building

**Total Project Costs:** The cost of Phase I of the ADA improvements are anticipated to be \$1,100,000

**Total Contra Costa County Park Funds:** \$80,000.00 (7.3%)

**Park Impact Fees:** \$50,071.55 (62.6%)

**Park Dedication:** \$29,928.45 (37.4%)

**Total Contra Costa County Park Funds Expended to date:** \$ 27,902.83

**FY 2023/24 Expenditures:** \$ 27,902.83

### **Byron Family School District Family Park (Byron)**

The project will complete the Byron Union School District (BUSD) Family Playground, which has been primarily funded through East Bay Regional Park District's Measure WW Regional Open Space, Wildlife, and Parks Bond Extension. The BUSD Family Playground is located on a 3.5 acre underutilized site adjacent to Excelsior Middle School, the Byron Union School District Office, and Byer Road. The project includes design and construction of an all-abilities playground with park features including benches, tables, ADA picnic tables, sidewalk, and improvements to the existing field along with the design and construction of a 960 sq. ft building to support the park and community activities. This project is complete.

**Total Project Costs:** The cost of the project is \$638,101.75

**Total Contra Costa County Park Funds:** \$38,000 (6%)

**Park Impact Fees:** \$38,000 (100%)

**Park Dedication:** \$ - (0%)

**Total Contra Costa County Park Funds Expended to date: \$ 38,000**  
**FY 2023/24 Expenditures: \$38,000**

**Park Projects with Sufficient Funds to Complete Financing on Incomplete Projects**

California Government Code requires the date for commencing a project in the Parks CIP be identified if sufficient funding has been collected to complete the project.

The Byron Union School District Family Farm is a new park in the Byron/Knightsen/Discovery Bay area, identified in the Parks CIP and the Park Impact fee allocation was sufficient to complete the project.

**Table 1: Park Account Summary**  
**July 1, 2023 thru June 30, 2024**  
**FY2023-24**

ACCOUNT Number and Name	Beginning Balance	Interest Earned	Admin Transfer	Fees Collected	Expenditures	Account Balance	Encumbered	Available Balance
Park Impact	\$ 5,101,254.85	\$ 242,235.98	\$ (36,335.30)	\$ 356,231.00	\$ (38,000.00)	\$ 5,625,386.53		\$ 5,625,386.53
Park Dedication	\$ 3,417,268.14	\$ 165,843.94	\$ (24,876.72)	\$ 424,815.00	\$ (32,391.83)	\$ 3,950,658.53		\$ 3,950,658.53
Administrative	\$ 40,307.92	\$ -	\$ 61,212.02		\$ (40,307.92)	\$ 61,212.02		\$ 61,212.02
End Balance - 6/30/2024	\$ 8,558,830.91	\$ 408,079.92	\$ -	\$ 781,046.00	\$ (110,699.75)	\$ 9,637,257.08	\$ -	\$ 9,637,257.08

**ADMINISTRATIVE**

<b>ADMIN EXPENSES</b>	<b>\$ 40,307.92</b>		<b>\$ 61,212.02</b>		<b>\$ (40,307.92)</b>	<b>\$ 61,212.02</b>		<b>\$ 61,212.02</b>
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PD1000001 ACALANES RIDGE	\$ 2,607.41	\$ 120.15	\$ (18.04)	\$ -		\$ 2,709.52		\$ 2,709.52
PD1000003 ALAMO	\$ 214,230.68	\$ 9,666.03	\$ (1,449.90)	\$ -	\$ (4,489.00)	\$ 217,957.81		\$ 217,957.81
PD1000004 ALHAMBRA VALLEY	\$ 70,209.41	\$ 3,235.64	\$ (485.37)	\$ -		\$ 72,959.68		\$ 72,959.68
PD1000006 AYERS RANCH	\$ 37,673.12	\$ 1,736.19	\$ (260.42)	\$ -		\$ 39,148.89		\$ 39,148.89
PD1000009 BOLLINGER CANYON	\$ 7,051.27	\$ 324.96	\$ (48.74)	\$ -		\$ 7,327.49		\$ 7,327.49
PD1000011 BRIONES	\$ 3,978.68	\$ 183.36	\$ (27.51)	\$ -		\$ 4,134.53	\$ (3,590.00)	\$ 544.53
PD1000013 CAMINO TASSAJARA	\$ 28,103.04	\$ 1,295.15	\$ (194.28)	\$ -		\$ 29,203.91		\$ 29,203.91
PD1000014 CANYON	\$ 5,702.87	\$ 262.82	\$ (39.42)	\$ -		\$ 5,926.27		\$ 5,926.27
PD1000015 CLYDE	\$ 557.98	\$ 25.71	\$ (3.86)	\$ -		\$ 579.83		\$ 579.83
PD1000016 CC CENTRE	\$ 1,196,210.25	\$ 58,782.12	\$ (8,817.33)	170,394.00		\$ 1,416,569.04		\$ 1,416,569.04
PD1000017 CROCKETT	\$ 29,928.45	\$ 1,379.25	\$ (206.88)	\$ -	\$ (27,902.83)	\$ 3,197.99	\$ (2,025.62)	\$ 1,172.37
PD1000022 EAST RICHMND HEI	\$ 970.21	\$ 44.71	\$ (6.71)	\$ -		\$ 1,008.21		\$ 1,008.21
PD1000023 EL SOBRANTE	\$ 3,220.39	\$ 148.41	\$ (22.26)	\$ -		\$ 3,346.54		\$ 3,346.54
PD1000025 KENSINGTON	\$ 24,228.94	\$ 1,116.60	\$ (167.49)	\$ -		\$ 25,178.05	\$ (23,283.39)	\$ 1,894.66
PD1000029 MONTARA BAY	\$ 5,519.33	\$ 254.37	\$ (38.16)	\$ -		\$ 5,735.54		\$ 5,735.54
PD1000031 MT VIEW	\$ 8,250.50	\$ 380.23	\$ (57.03)	\$ -		\$ 8,573.70		\$ 8,573.70
PD1000033 NORTH GATE	\$ 11,686.58	\$ 538.58	\$ (80.79)	\$ -		\$ 12,144.37		\$ 12,144.37
PD1000035 NORTH RICHMOND	\$ 0.24	\$ -	\$ -	\$ -		\$ 0.24		\$ 0.24
PD1000036 PACHECO	\$ 64,936.62	\$ 2,992.63	\$ (448.89)	\$ -		\$ 67,480.36		\$ 67,480.36
PD1000037 RELIEZ VALLEY	\$ 70,251.67	\$ 3,237.58	\$ (485.64)	\$ -		\$ 73,003.61		\$ 73,003.61
PD1000038 RODEO	\$ 3,990.41	\$ 3,153.84	\$ (473.09)	\$ 128,810.00		\$ 135,481.16		\$ 135,481.16
PD1000039 ROLLINGWOOD	\$ 1,326.82	\$ 61.15	\$ (9.18)	\$ -		\$ 1,378.79		\$ 1,378.79
PD1000040 SAN MIGUEL	\$ 13,493.92	\$ 621.88	\$ (93.28)	\$ -		\$ 14,022.52		\$ 14,022.52
PD1000041 SARANAP	\$ 284,512.30	\$ 13,111.86	\$ (1,966.77)	\$ -		\$ 295,657.39		\$ 295,657.39
PD1000042 SHEL RDGE/LACASA	\$ 277.30	\$ 12.77	\$ (1.92)	\$ -		\$ 288.15		\$ 288.15
PD1000045 VINE HILL	\$ 176,199.86	\$ 8,224.06	\$ (1,233.62)	\$ 13,467.00		\$ 196,657.30		\$ 196,657.30
PD1000050 OAKLAND HILLS	\$ 2,796.78	\$ 128.89	\$ (19.34)	\$ -		\$ 2,906.33		\$ 2,906.33
PD2000002 AG CORE	\$ 10,382.58	\$ 478.49	\$ (71.79)	\$ -		\$ 10,789.28		\$ 10,789.28
PD2000005 BAY POINT	\$ 725.57	\$ 118.49	\$ (17.77)	\$ 3,142.00		\$ 3,968.29		\$ 3,968.29
PD2000007 BETHEL ISLAND	\$ 207,574.65	\$ 9,795.61	\$ (1,469.33)	\$ 11,600.00		\$ 227,500.93		\$ 227,500.93
PD2000012 BYRON	\$ 6,569.42	\$ 460.16	\$ (69.01)	\$ 6,284.00		\$ 13,244.57		\$ 13,244.57
PD2000020 DISCOVERY BAY	\$ -	\$ 1,368.29	\$ (205.25)	\$ 91,118.00		\$ 92,281.04		\$ 92,281.04
PD2000026 KIRKER PASS	\$ 77.63	\$ -	\$ -	\$ -		\$ 77.63		\$ 77.63
PD2000027 KNIGHTSEN	\$ 102,283.90	\$ 4,713.81	\$ (707.08)	\$ -		\$ 106,290.63		\$ 106,290.63
PD2000044 UNINC ANTIOCH	\$ 12,662.56	\$ 583.55	\$ (87.54)	\$ -		\$ 13,158.57		\$ 13,158.57
PD3000018 DEER VALLEY	\$ 54,277.75	\$ 2,501.42	\$ (375.20)	\$ -		\$ 56,403.97		\$ 56,403.97
PD3000030 MORGAN TERRITORY	\$ 443.87	\$ 20.45	\$ (3.07)	\$ -		\$ 461.25		\$ 461.25
PD4000047 RICHMOND	\$ 33,295.68	\$ 1,534.44	\$ (230.18)	\$ -		\$ 34,599.94		\$ 34,599.94
PD4000048 SAN RAMON	\$ 620,035.83	\$ 28,574.60	\$ (4,286.19)	\$ -		\$ 644,324.24		\$ 644,324.24
PD4000054 SAN PABLO	\$ 2,214.32	\$ 102.04	\$ (15.30)	\$ -		\$ 2,301.06		\$ 2,301.06
PD4000055 LAFAYETTE	\$ 37,526.08	\$ 1,729.39	\$ (259.44)	\$ -		\$ 38,996.03	\$ (33,867.00)	\$ 5,129.03
PD5000046 REGIONAL	\$ 61,283.27	\$ 2,824.26	\$ (423.65)	\$ -		\$ 63,683.88		\$ 63,683.88
<b>Park Dedication Total</b>	<b>\$ 3,417,268.14</b>	<b>\$ 165,843.94</b>	<b>\$ (24,876.72)</b>	<b>\$ 424,815.00</b>	<b>\$ (32,391.83)</b>	<b>\$ 3,950,658.53</b>	<b>\$ (62,766.01)</b>	<b>\$ 3,887,892.52</b>

**PARK IMPACT FEES**

PI1000003 ALAMO	\$ 432,920.29	\$ 20,020.69	\$ (3,003.11)	\$ 9,003.00		\$ 458,940.87		\$ 458,940.87
PI1000004 ALHAMBRA VALLEY	\$ 120,741.09	\$ 5,564.41	\$ (834.67)	\$ -		\$ 125,470.83		\$ 125,470.83
PI1000006 AYERS RANCH	\$ 130,293.24	\$ 6,004.62	\$ (900.69)	\$ -		\$ 135,397.17		\$ 135,397.17
PI1000008 BLACKHAWK	\$ 17,330.96	\$ 798.71	\$ (119.81)	\$ -		\$ 18,009.86		\$ 18,009.86
PI1000009 BOLINGR CANYON	\$ 8,164.08	\$ 376.25	\$ (56.45)	\$ -		\$ 8,483.88		\$ 8,483.88
PI1000011 BRIONES	\$ 16,066.96	\$ 740.47	\$ (111.07)	\$ -		\$ 16,696.36		\$ 16,696.36
PI1000013 CAMINO TASSAJARA	\$ 30,552.16	\$ 1,408.01	\$ (211.21)	\$ -		\$ 31,748.96		\$ 31,748.96
PI1000016 CC CENTRE	\$ 1,103,946.49	\$ 54,162.07	\$ (8,124.20)	\$ 161,667.00		\$ 1,311,651.36		\$ 1,311,651.36
PI1000017 CROCKETT	\$ 58,482.84	\$ 2,695.22	\$ (404.29)	\$ -		\$ 60,773.77	\$ (50,071.55)	\$ 10,702.22
PI1000021 EAST CLAYTON	\$ 239.24	\$ 183.13	\$ (27.46)	\$ 9,003.00		\$ 9,397.91		\$ 9,397.91

**Table 1: Park Account Summary**  
**July 1, 2023 thru June 30, 2024**  
**FY2023-24**

ACCOUNT Number and Name	Beginning Balance	Interest Earned	Admin Transfer	Fees Collected	Expenditures	Account Balance	Encumbered	Available Balance
PI1000022 EAST RICHMND HEI	\$ 47,936.47	\$ 2,209.18	\$ (331.37)	\$ -		\$ 49,814.28		\$ 49,814.28
PI1000023 EL SOBRANTE	\$ 53,383.99	\$ 2,460.23	\$ (369.04)	\$ -		\$ 55,475.18		\$ 55,475.18
PI1000024 FRANKLIN CANYON	\$ 16,564.37	\$ 763.38	\$ (114.51)	\$ -		\$ 17,213.24		\$ 17,213.24
PI1000025 KENSINGTON	\$ 67,317.28	\$ 3,102.33	\$ (465.35)	\$ -		\$ 69,954.26	\$ (58,132.09)	\$ 11,822.17
PI1000031 MT VIEW	\$ 210,267.59	\$ 10,052.29	\$ (1,507.85)	\$ 8,550.00		\$ 227,362.03		\$ 227,362.03
PI1000033 NORTH GATE	\$ 11,576.22	\$ 828.14	\$ (124.23)	\$ 6,959.00		\$ 19,239.13		\$ 19,239.13
PI1000035 NORTH RICHMOND	\$ 22,490.51	\$ 1,036.49	\$ (155.49)	\$ -		\$ 23,371.51		\$ 23,371.51
PI1000036 PACHECO	\$ 30,569.88	\$ 1,408.80	\$ (211.33)	\$ -		\$ 31,767.35		\$ 31,767.35
PI1000037 RELIEZ VALLEY	\$ 214,255.58	\$ 10,221.23	\$ (1,533.17)	\$ 9,003.00		\$ 231,946.64	\$ (13,543.00)	\$ 218,403.64
PI1000038 RODEO	\$ 86,738.93	\$ 3,997.40	\$ (599.61)	\$ -		\$ 90,136.72		\$ 90,136.72
PI1000040 SAN MIGUEL	\$ 50,291.76	\$ 2,317.69	\$ (347.64)	\$ -		\$ 52,261.81		\$ 52,261.81
PI1000041 SARANAP	\$ 73,778.53	\$ 3,400.12	\$ (510.02)	\$ -		\$ 76,668.63		\$ 76,668.63
PI1000042 SHEL RDGE/LACASA	\$ 48,601.03	\$ 2,239.80	\$ (335.98)	\$ -		\$ 50,504.85		\$ 50,504.85
PI1000043 TASSAJARA VALLEY	\$ 55,504.36	\$ 2,557.95	\$ (383.69)	\$ -		\$ 57,678.62		\$ 57,678.62
PI1000045 VINE HILL	\$ 92,234.66	\$ 4,338.61	\$ (650.79)	\$ 11,409.00		\$ 107,331.48		\$ 107,331.48
PI1000049 DIABLO	\$ 34,442.42	\$ 1,691.36	\$ (253.72)	\$ 4,514.00		\$ 40,394.06		\$ 40,394.06
PI2000003 AG CORE	\$ 40,452.93	\$ 1,864.28	\$ (279.64)	\$ -		\$ 42,037.57		\$ 42,037.57
PI2000005 BAY POINT	\$ 895,911.16	\$ 42,021.67	\$ (6,303.27)	\$ 24,233.00		\$ 955,862.56		\$ 955,862.56
PI2000007 BETHEL ISLAND	\$ 58,561.83	\$ 2,698.86	\$ (404.81)	\$ -		\$ 60,855.88		\$ 60,855.88
PI2000012 BYRON	\$ 54,077.07	\$ 2,665.02	\$ (399.75)	\$ 11,144.00	\$ (38,000.00)	\$ 29,486.34		\$ 29,486.34
PI2000019 DSC KNGTS-AGCORE	\$ 41,651.43	\$ 1,919.52	\$ (287.92)	\$ -		\$ 43,283.03		\$ 43,283.03
PI2000020 DISCOVERY BAY	\$ 103,170.34	\$ 6,267.53	\$ (940.12)	\$ 100,746.00		\$ 209,243.75		\$ 209,243.75
PI2000027 KNIGHTSEN	\$ 97,095.88	\$ 4,474.71	\$ (671.20)	\$ -		\$ 100,899.39		\$ 100,899.39
PI3000028 MARSH CREEK	\$ 24,878.55	\$ 1,146.55	\$ (171.96)	\$ -		\$ 25,853.14		\$ 25,853.14
PI3000030 MORGAN TERRITORY	\$ 8,010.76	\$ 369.18	\$ (55.37)	\$ -		\$ 8,324.57		\$ 8,324.57
PI4000034 NORTH MT DIABLO	\$ 7,970.55	\$ 367.31	\$ (55.10)	\$ -		\$ 8,282.76		\$ 8,282.76
PI4000047 RICHMOND	\$ 4,424.68	\$ 203.91	\$ (30.60)	\$ -		\$ 4,597.99		\$ 4,597.99
PI4000048 CITY OF SAN RAMON	\$ 565,862.13	\$ 26,077.97	\$ (3,911.68)	\$ -		\$ 588,028.42		\$ 588,028.42
PI5000046 REGIONAL	\$ 164,496.61	\$ 7,580.89	\$ (1,137.13)	\$ -		\$ 170,940.37		\$ 170,940.37
<b>Park Impact Total</b>	<b>\$ 5,101,254.85</b>	<b>\$ 242,235.98</b>	<b>\$ (36,335.30)</b>	<b>\$ 356,231.00</b>	<b>\$ (38,000.00)</b>	<b>\$ 5,625,386.53</b>	<b>\$ (121,746.64)</b>	<b>\$ 5,503,639.89</b>
<b>Subtotal-Park Ded &amp; Impact Fees</b>	<b>\$ 8,518,522.99</b>	<b>\$ 408,079.92</b>	<b>\$ (61,212.02)</b>	<b>\$ 781,046.00</b>	<b>\$ (70,391.83)</b>	<b>\$ 9,576,045.06</b>	<b>\$ (184,512.65)</b>	<b>\$ 9,391,532.41</b>
<b>End Balance - Park Fees + Admin Exp</b>	<b>\$ 8,558,830.91</b>	<b>\$ 408,079.92</b>	<b>\$ -</b>	<b>\$ 781,046.00</b>	<b>\$ (110,699.75)</b>	<b>\$ 9,637,257.08</b>	<b>\$ (184,512.65)</b>	<b>\$ 9,452,744.43</b>