

Analysis of General Plan Consistency:

By 2015, the parks master plan estimates that approximately 19,608 people will reside within the Cameron Park area. At that time, the Cameron Park CSD expects that it will manage 196 total acres of existing, undeveloped, and planned parkland to include 39 acres of neighborhood parks, 59 acres of community parks, and 98 acres of open space preserves. Other recreational facilities that it expects to manage are four baseball diamonds, four softball diamonds, five tennis courts, two basketball courts, eight soccer fields, two swimming pools, and a community center.

Overall, the master plan combined with the nexus study address *Policy 9.1.1.1* which requires that a minimum of 5.0 acres of parkland be designated per 1,000 people within Cameron Park. Based on the anticipated 19,608 people that will reside in the area by 2015, a minimum of 98 acres of neighborhood and community parks will be necessary for Cameron Park. The capital improvements are consistent with this policy.

Policy 9.1.1.2 states that neighborhood parks should be 2 to 10 acres in size, located near schools when possible, and focused primarily on serving walk-to or bike-to recreation needs. *Policy 9.1.1.3* establishes that community parks and recreation facilities shall provide a focal point and gathering place for the larger community, generally be 10 to 44 acres in size, and may include multi-purpose fields, ball fields, group picnic areas, playground, tot lot, multi-purpose hardcourts, swimming pool, tennis courts, and a community center. Upon review of the capital improvements outlined above, staff has determined that they are consistent with *Policies 9.1.1.2 and 9.1.1.3* because of their location, size, and recreational facilities.

Policies 9.1.1.7, 9.1.1.8, and 9.1.2.3 require the County to encourage CSDs to independently manage park and recreational facilities and to develop and update park master plans. The nexus study draws on the parks master plan and requires development fees to balance the costs to implement the goals of the CIP established by the plan. This includes CIP improvements for all parks and recreational facilities, their support facilities, and facilities such as trails, community centers, and specialty recreational facilities outlined in the master plan. The capital improvements are consistent with these policies.

The *Cameron Park Community Services District Park Impact Fee Nexus Study*, drafted in November 2006, is an update of the District's current park impact fees adopted in May 2003. It addresses General Plan Policy 10.2.1.4 that requires, "new discretionary development to pay its fair share of the costs of all civic, public, and community facilities it utilizes based upon the demand for these facilities that can be attributed to new development."

ATTACHMENTS:

- A. Cameron Park CSD Recreational Facilities Master Plan
- B. Park Impact Fee Nexus Study drafted November 2006