

The current study supports the nexus created between the May 21, 1962, County Board of Supervisor's adopted Resolution No. 98-62 that created the El Dorado Hills CSD and the September 2006 El Dorado Hills CSD Park and Recreation Facilities Master Plan. The master plan outlines the community's on-going parks and recreational needs, and the nexus update assesses the area's expansion and the overall financial impacts expected by the CSD for such improvements. Such fees are in addition to any Quimby fees required for discretionary projects to purchase parklands.

At 2020, build-out of the El Dorado Hills community, the park master plan anticipates that about 58,831 people will reside in this area. At that time, the El Dorado Hills CSD expects that it will manage 384.6 acres of existing, undeveloped, and planned parkland to include 40 public parks ranging in size between .6 and 40 acres. Other recreational facilities that it expects to manage are two aquatic facilities, tennis courts, playgrounds, picnic shelters, trails, basketball courts, sports fields, a gymnasium, a teen center, a senior center, and a skate park.

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 El Dorado Hills. Based on the anticipated 58,831 people that will reside in the area, a minimum of 294 acres of parkland and facilities will be necessary for El Dorado Hills. The fee study is consistent with this policy.

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 a recently updated master plan and requires development fees to balance the costs to implement the goals of the Capital Improvement Program (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 fee study is consistent with this policy.

ATTACHMENTS:

- A. El Dorado Hills CSD Parks and Recreational Facilities Master Plan
- B. Park Impact Fee Nexus Study Update drafted November 30, 2006