



# CITY OF HAYWARD

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## Cover Memo

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**DATE:** June 18, 2019

**TO:** Mayor and City Council

**FROM:** Development Services Director

### **SUBJECT**

Review and Discuss the Park Nexus Study Fee Calculations

### **RECOMMENDATION**

That the Council and Hayward Area Recreation Park District (HARD) Board of Directors review and provide feedback and direction on the park impact fee calculations.

### **SUMMARY**

The attached park impact fee calculations, prepared by Community Attributes, Inc. (CAI), show the maximum allowable park in-lieu fees that could be assessed on different development types. Currently, park fees in Hayward are imposed only on residential development, in accordance with the Quimby Act. However, per the Mitigation Fee Act, the City has the option to also assess fees on non-residential development, as long as that fee bears a reasonable and proportionate relationship to the impact that the development creates on the parks system.

Two sets of park fee calculations are provided in the following attachments. One calculates the maximum allowable fees if they are assessed on both residential and non-residential development. The other calculates maximum allowable fees if they are assessed on residential development only.

From Council and the HARD Board of Directors, staff would like direction on the following questions:

1. Should park impact fees be applied to non-residential development?
2. Should park impact fees be reduced below the maximum allowable for any types of development?
3. Are there any types of development that should be exempt from park fees?
4. Should park impact fees for residential development be set by development type or per bedroom?
5. What credits, if any, should be counted towards a project's park impact fee requirements?

### **ATTACHMENTS**

Attachment I	Staff Report
Attachment II	Fee Calculations - Residential and Non-Residential
Attachment III	Alternative Rate Structure - Residential and Non-Residential

Attachment IV	Fee Calculations - Residential Only
Attachment V	Alternative Rate Structure - Residential Only
Attachment VI	Rate Comparisons