



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**
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Sean Powers
Community Development Agency Director

Brian Foss
Planning Director

NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: June 28, 2016

TO: Board of Supervisors

FROM: **Brian Foss, Planning Director**

SUBJECT: Resolution Adopting Development Impact Mitigation Fees (“AB 1600 Fees”), and Quimby Act Fees In-Lieu of Land Dedication, for the Truckee-Donner Recreation and Park District, Pursuant to Sections L-IX 1.1 and 1.3 of the Land Use and Development Code of the County of Nevada.

RECOMMENDATION: Adopt the Resolution.

FUNDING: Not applicable.

ATTACHMENTS:

1. Resolution Adopting Adjusted Fees
2. Truckee-Donner Recreation and Park District Resolution 2016-254 dated May 26, 2016.
3. SCI Consulting Memorandum re: Inflationary Adjustments to the Park Impact Fee and Quimby In-Lieu Fee for the Truckee-Donner Recreation and Park District
4. Park Impact Fee Nexus Study Update prepared by SCI Consulting Group and dated October, 2013.
5. Quimby Parkland Dedication Requirement and In-Lieu Fee Study Update prepared by SCI Consulting Group and dated October, 2013.
6. Nevada County Resolution No. 14-103 adopted March 25, 2014.

BACKGROUND: Section L-IX 1.1 of the Land Use and Development Code of Nevada County provides that, pursuant to the “Mitigation Fee Act” (Gov. Code Sec. 66000 ff, also called “AB 1600 Fees”), the Board of Supervisors may adopt, by resolution, the

development impact mitigation fees for the Truckee-Donner Recreation and Park District (TDRPD). In October of 2013, the TDRPD approved phased park impact fees in the amount of \$1.51 per square foot to become effective when enacted and \$1.71 per square foot for new single family housings to become effective January 1, 2015; \$2.46 per square foot for new multi-family housing to become effective when enacted, and Quimby In-Lieu Fees in the amount of \$4,202 per single family lot and \$3,095 per multi-family unit. On March 25, 2014 the County Board of Supervisors by Resolution 14-103 adopted the phased park impact fees in the same amounts.

The TDPRD has approved an inflationary increase to the existing fees based on a memorandum prepared by SCI Consulting Group dated May 6, 2016 to adjust the District's park impact fee and Quimby in-lieu fee for inflation. The percentage change in the average monthly Engineering News-Record Construction Cost Index from April 2013 through March 2014 and April 2015 through March 2015 was 5.03%. The percentage change in average median sales price for single family homes in Truckee during the same timeframe was 21.85%.

Therefore, the fees adjusted for inflation would become:

Park Impact Fees

Single-Family Housing	\$1.80 per square foot
Multi-Family Housing	\$2.58 per square foot

Quimby In-Lieu Fees

Single-Family Housing	\$5,120 per unit
Multi-Family Housing	\$3,771 per unit

The attached resolution provides for the following:

1. Adopts park impact fees on new residential development for development of park and recreational facilities.
2. Adopts Quimby in-lieu fees for new residential subdivisions.

This action requires a public hearing and the fees will become effective on October 1, 2016.

Item Initiated by: Daniel Chatigny, CFAO

Approved by: Brian Foss, Planning Director