

Nevada County Park and Recreation Facilities Fee Nexus Study

- Public Comments Gathered By Staff -

Oak Tree Park and Recreation District

- The Oak Tree Park and Recreation District agenzized the Nexus Study for their November 12, 2018 meeting. Their comments included:
 - They were in general in support of the Nexus Study
 - Strong support for the revision of the Twin Benefit Zone change to include a pass through for AB1600/Quimby within their jurisdiction instead of having to apply to the County's RFP Process
 - They indicated that they felt he fees should be as high as possible to have a positive impact on the District
 - One Board members noted personally that there should be an increase in County services in the area to help justify fees being collected.
 - Requested the County consider waiving planning and other fees for the district (unrelated to the Fee Nexus Study)

Nevada County Contractors Association (NCCA)

- Staff and Consultant Jake Jacobson met with NCCA Executive Director Barbara Bashall on November 7, 2018 and various stakeholders (NCCA Board members, Realtors Association of Nevada County, and the Greater Chamber of Commerce) from NCCA on November 14, 2018
- Comments included the following:
 - Recommend that the fee be based on square footage to account for affordable housing efforts and to address fee equity concerns
 - Concern that the regional facility fee being proposed is not tied to a Master Plan; recommend that the regional fee be dropped until a Master Plan can be developed
 - Concern was raised that any fees being used for projects must account for maintenance costs over time
 - Donation of land should be an option available to developers to be used to pro-rate or off-set the cost of development fees
 - Should consider a Step-up Process of implementation (phased approach) over time
 - It was noted that the service clubs (i.e. Lions Club, Rotary Club, etc.) are critical to parks and recreation facilities, amenities and services
 - Other development concerns include:
 - Affordable housing issues
 - Fire Insurance Coverage (i.e. escrows without insurance) impacts

- Mandates (i.e.2020 Solar Power Mandate)
- Current sewage costs
- Aging Population
- General support was provided for the County’s Feasibility Study for Park and Recreation District Reorganization/Consolidation
- Recommended that the fee should go up to the inflation rate as applicable to 2018 and drop the regional facility fee until a Master Plan can be developed

Youth Bicyclists of Nevada County

- Email was received from Jet Lowe, President, YBONC Foundation on November 12, 2018

- We are in favor of using AB1600 Mitigation Fees and Quimby fees for trail construction in Western Nevada County to increase recreational opportunities and community wellness.

Trail assets increase community engagement and volunteerism, healthy recreation, and tourism as seen the last five years with Bear Yuba Land Trust's Deer Creek, Tribute, and Hirschmans Trails; the Tahoe National Forest's Pioneer, Hoot, Harmony, Rock Creek Trails; and CA State Parks' Empire Mine trail network. YBONC--Youth Bicyclists of Nevada County Foundation--supports the participation of approximately 300 youth in 10 school bike clubs in Nevada County. YBONC promotes healthy family lifestyles through its nutrition and recreation programs. Middle and High School groups utilize public trails for training regularly through the week. Riding and hiking continue as a family outdoor activity on weekends. We vigorously support allowing funds to be used for new trail construction and maintenance. Funds for maintenance and proper design is required for any sustainable trail system.

MyNevadaCounty.com Civic Engage Platform

- Comment from Cliff Bryant
 - Why should Lake Wildwood be exempt from portions of the fee? It seems it is due to the fact that LWW provides “private” recreational facilities, therefore their fees are proportionally reduced to reflect a lower dollar amount.

This is in error. The fact that they have private facilities has no bearing on the fact that:

ALL RESIDENTS, INCLUDING LAKE WILDWOOD, HAVE 100% ACCESS TO WESTERN GATEWAY PARK FACILITIES, WITHOUT RESTRICTION.

In other words, their public tax is being divided between “private” facilities

and public facilities. This is like subtracting gym fees from my taxes, because the gym is private recreation!

Brian Foss

From: Janeth Marroletti <jmarroletti@goldcountryservices.org>
Sent: Thursday, November 15, 2018 8:29 PM
To: Planning
Subject: Parks and Rec Facilities Fee Nexus Study – Public Comment"

Hello,

Thank you for the opportunity to provide comments.

The senior population continues to grow not only in our county or CA but the entire United States.

The growing need of this senior population continues to be in the forefront of state officials to address the growing needs of seniors to remain at home.

The Governor elect has commented that the need for strategic planning on aging must be developed and addressed in all communities to better serve this growing need.

Unfortunately here in Nevada County there is not currently a Senior Center or Community Center that can help address the needs of seniors. This is very unfortunate as many communities even smaller than Nevada County have a Senior Center.

In our County, we have the 4th largest senior population in CA. However we are the only County that does not have a Senior Center or Community Center.

A Senior Center/Community Center serves as the focal point for the socialization, health & wellness classes, resources, education, and engagement that both seniors, adults and children can participate.

My recommendation in the public comment is to engage in discussion how to address the growing need of seniors in our community as well as ways we can collaborate in developing the first Senior Center or Community Center that can serve those needs.

Thank you for allowing me the opportunity to provide feedback.

Janeth

Janeth Marroletti, MPH,CHES
Executive Director
Gold Country Community Services



Bear Yuba LAND TRUST

November 14, 2018

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Erin Tarr,
Co-Executive Director

County of Nevada

Attn: Board of Supervisors

Allison Lehman, Nevada County CEO

Brian Foss, Nevada County Planning Director

Sandy Jacobson, Nevada County Consultant

RE: Parks and Recreation Facilities Fee Nexus Study

To the Nevada County Nexus Study Review Team:

Bear Yuba Land Trust (BYLT) would like to extend our gratitude to Nevada County for their recent outreach to solicit public comment on the Parks and Recreation Facilities Fee Nexus Study. We would like to take this opportunity to confirm our ongoing commitment to providing recreational opportunities to our community through the conservation of open space and the development and management of public trails.

Our core mission at BYLT is to protect open spaces and wild places and to enrich our community's connection with the land. Since the construction of the Litton Trail in 1991, BYLT has continued to build and connect trails that encourage residents, visitors and the people who work here to explore the natural world around us. These trails and nature preserves are essential to the quality-of-life in Nevada County.

Our staff includes a full time Land Access Manager and a part time Trail Coordinator who are responsible for maintaining these public facilities, with oversight and planning by senior leadership, a Trails Committee and Board of Directors. BYLT works with private landowners, the County and the cities to develop the trail network and urban green belts, and was a key member of the 2010 Trails Master Plan Steering Committee. Our annual budget that is dedicated to these efforts is in excess of \$50,000. In addition to upkeep of these facilities, we seek grant funding from State and Federal agencies to bring more high quality recreation to Nevada County.

BYLT would greatly benefit from the adoption of the revised fee structure which would be required of new residential development, including single family and multifamily construction. **BYLT also strongly recommends that new commercial development projects be included as both residents AND businesses benefit from trails, open space, and well managed outdoor recreation opportunities.** Trails and open space attract visitors and new residents, improve public health, and promote economic development.

There are a variety of economic research studies that support this position and the substantial benefits of trails, including:

- Trails boost spending at local businesses. Communities along trails, often called trail towns, benefit from the influx of visitors going to restaurants and other retail establishments. On longer trails, hotels, bed and breakfasts, and outdoor shops benefit.
- Trails make communities more attractive places to live. When considering where to move, homebuyers rank walking and biking paths as one of the most important features of a new community.
- Trails influence business location and relocation decisions. Companies often choose to locate in communities that offer a high level of amenities to employees as a means of attracting and retaining top-level workers. Trails can make communities attractive to businesses looking to expand or relocate both because of the amenities they offer to employees and the opportunities they offer to cater to trail visitors.
- Trails revitalize depressed areas, creating a demand for space in what were once vacant buildings.

Additionally, the Economic Resource Council's Tourism Committee recognizes trails and outdoor recreation as one of the key promotional areas that provide a unique identity for Nevada County, expanding on the area's charm and regional appeal.

The benefits of trails and open space represent a significant return on the money invested into land acquisition, building and maintenance; Bear Yuba Land Trust appreciates the County's efforts to identify sustainable funding sources. Up until now, BYLT has relied on local fundraising efforts from private individuals to cover the costs of annual trail maintenance and planning for new projects. We now maintain over 30 plus miles of trails and are working toward constructing nearly 6 new miles of trails in the coming years - for the benefit of local residents, businesses and visitors to the community. Funding from the County, cities and state will be necessary in order to maintain and expand this program in the years to come.

We would like to encourage the review team to consider managed facilities, such as natural open space preserves with public trails, as community and neighborhood parks that should be funded by recreational impact fees from new residential and commercial development.

Thank you for your consideration.

Sincerely,



Erin Tarr
Co-Executive Director



Erika Seward
Co-Executive Director



City of Nevada City

November 14, 2018

County of Nevada
Planning Department
950 Maidu Ave., Suite 170
Nevada City, CA 95959

Dear Mr. Foss,

The City of Nevada City has reviewed the Parks and Recreation Facilities Fee Nexus Study and has the following comments. We appreciate the opportunity to view this document and make comments in advance of it being presented to the Board of Supervisors. The City of Nevada City is grateful for the opportunity to apply for these funds in lieu of receiving tax dollars from residents in the unincorporated areas surrounding the City.

Current Fee History and Structure – page 1

This section (and other areas throughout the Study) refers to Nevada City and Grass Valley as if they are one Recreation Benefit Zone, but on Figure 1 and in practice, these have been two separate zones.

Benefit Zones – page 7

The City recognizes that the Nevada City Benefit Zone is being decreased as part of this Nexus Study, but agree that this makes sense since any new construction in that area would take advantage of recreational facilities within the Oak Tree District.

Western Countywide Trails – page 8

Trails are an important part of Western Nevada County resident's recreation. The City has made efforts to make our community more walkable with both sidewalks and trails. Trail connections that allow residents to get to work, school and play are equally as important as trails that are used just for recreational purposes. There did not seem to be any information in the Nexus Study to justify taking trail funds out of the zone that they are collected in.

Regional Facility – page 10

The City agrees that an indoor Regional Recreation Facility would be a valuable asset to our community. Is there knowledge of plans for such a facility? If not, how long can the county hold the mitigation funds for a project that is not happening in the foreseeable future? Could these funds be transferred to the Community Parks or Trails component if no such project takes place within a determined amount of time?

Table 2 – Summary of Proposed Fee by Component per Unit – page 11

The City has begun conversations about reduced mitigation fees for new construction on low-income housing. Was this considered as part of the Nexus Study?

The City will be doing a study of our AB1600 funds in the near future and although we do anticipate an increase in the Parks & Recreation Fee, it would not match the proposed fee in the County's Nexus Study of \$3,284 (SF) and \$2,782 (MF). These proposed fees seem like an excessively high increase and challenging to justify.

Fee Credits and Adjustments – page 40

The City believes that the City or District, in which the turn-key agreement is taking place, should also have the opportunity to review the proposed project and provide approval of the design. Although the County should participate and have a level of approval, it should not be falling on the County to approve the design of a park or facility that they are not going to manage.

Thank you again for the opportunity to comment on the Parks and Recreation Facilities Fee Nexus Study.

Regards,



Dawn Zydonis

Parks & Recreation Manager

Brian Foss

From: Dylan mitzel <dylanthepainter@hotmail.com>
Sent: Thursday, November 15, 2018 4:53 AM
To: Planning
Subject: Parks and Rec Facilities Fee Nexus Study – Public Comment

Hi, My name is Dylan Mitzel and have grown up in Nevada county and am a local small business. I would like to see the fees from the Nexus study to be put to use for Hiking and mt biking trail maintenance and building because I feel that we have such beautiful landscapes that this would provide access for locals and tourists to be able to experience all the county has to offer. Also, since the HOOT trail has been built you can see the effect that mt biking has on bringing in tourist money to the county and hopefully we can continue building on the success we've had with the Hoot trail.

Thanks Dylan Mitzel

Brian Foss

From: Steve Loomis <stevenloomis@comcast.net>
Sent: Wednesday, November 14, 2018 12:10 PM
To: Planning
Subject: "Parks and Rec Facilities Fee Nexus Study – Public Comment"

Hi Planners,

Thank you for the opportunity to comment on the Parks and Rec study.

Seems to me this is raising development costs to build and maintain a new county community center and county trails.

We can try again, but three times the voters have declined a district that promised this.

Why is there a separate category for trails? And why should trails to treated differently than other recreational activities?

I am not against trails, but unless the trail in in a park, it is now a pedestrian path and should be administered through the transportation / roads department.

I suggest there be a sports field component to this, just like the Western Countywide Trails component,

We can call it the Western Countywide Sports-field component.

That way the county can better support the numerous active sports user groups now providing the recreational opportunities the county does not.

As for the "community center" component. If the voters are asked again to establish a Rec District that should be one of the proposed benefits to establishing the district.

Other wise good work on the study, and please keep me in the loop.

Steve Loomis
529 Packard Dr.
Grass Valley CA 95945

530 615-8611

Brian Foss

From: Jet Lowe <yboncfdn@gmail.com>
Sent: Monday, November 12, 2018 10:29 AM
To: Planning
Cc: Brian Foss; Jeffrey Thorsby
Subject: Parks and Rec Facilities Fee Nexus Study – Public Comment

To Whom It May Concern,

We are in favor of using AB1600 Mitigation Fees and Quimby fees for trail construction in Western Nevada County to increase recreational opportunities and community wellness.

Trail assets increase community engagement and volunteerism, healthy recreation, and tourism as seen the last five years with Bear Yuba Land Trust's Deer Creek, Tribute, and Hirschmans Trails; the Tahoe National Forest's Pioneer, Hoot, Harmony, Rock Creek Trails; and CA State Parks' Empire Mine trail network.

YBONC--Youth Bicyclists of Nevada County Foundation--supports the participation of approximately 300 youth in 10 school bike clubs in Nevada County. YBONC promotes healthy family lifestyles through its nutrition and recreation programs. Middle and High School groups utilize public trails for training regularly through the week. Riding and hiking continue as a family outdoor activity on weekends. We vigorously support allowing funds to be used for new trail construction and maintenance. Funds for maintenance and proper design is required for any sustainable trail system.

Best regards,
Jet Lowe
President, YBONC Foundation

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Jet Lowe
YBONC Foundation
cell (916)207-4609
<http://ybonc.org/>

Brian Foss

From: cliff b <cliff204@hotmail.com>
Sent: Monday, November 12, 2018 4:29 PM
To: Planning
Subject: "Parks and Rec Facilities Fee Nexus Study - Public Comment."

Response to Nexus study

Page 11, 12, and all others that apply

Why should Lake Wildwood be exempt from portions of the fee? It seems it is due to the fact that LWW provides "private" recreational facilities, therefore their fees are proportionally reduced to reflect a lower dollar amount.

This is in error. The fact that they have private facilities has no bearing on the fact that:

ALL RESIDENTS, INCLUDING LAKE WILDWOOD, HAVE 100% ACCESS TO WESTERN GATEWAY PARK FACILITIES, WITHOUT RESTRICTION.

In other words, their public tax is being divided between "private" facilities and public facilities. This is like subtracting gym fees from my taxes, because the gym is private recreation !

It is a fact that Lake Wildwood takes great advantage of the facilities at Western Gateway Park. Looking at the organizations of Senior Softball participants, you will find a majority of the league players live in Lake Wildwood. Looking at the Dog Park. The majority users of the dog park facilities live in Lake Wildwood. Most of the early morning walkers live in Lake Wildwood. Many of the rentals of Buttermaker Cottage, another WGP facility, are Lake Wildwood residents.

The fact remains, the residents of the county cannot access the Lake Wildwood facilities due to gated community status, yet residents of the gated community have 100% access to all park facilities in the county. Yet the same residents pay a reduced fee.

The fee's were compiled to address the need for "PUBLIC" parks and recreation. To exempt any area because of "privately provided" facilities greatly reduces the amount of money provided to maintain, upgrade, and expand the "PUBLIC parks and recreation" to 100% of the population.

Gated communities collect fees to maintain facilities inside their domain. This is as it should be. However, for that same gated community to access public facilities, such as Western Gateway Park, they should pay the same as other residents of Nevada County.

I question if it is legal to divert fees meant for public use to private use ?

I urge you to amend this report to remove Lake Wildwood by name and include the residents in the Western Gateway Park District.

Respectfully,

Cliff Bryant, President

Nevada County Parks Foundation, 530-432-3111 (home), 530-575-1473 (cell)

Brian Foss

From: Dan Goldsmith <dan-goldsmith@att.net>
Sent: Sunday, November 11, 2018 8:29 PM
To: Planning
Subject: Parks and Rec Facilities Fee Nexus Study – Public Comment

Thank you for the opportunity to comment on the proposed changes in use and collection of AB1600 Mitigation Fees and Quimby fees as outlined in the Recreation Fee Nexus Study.

Bicyclists of Nevada County (BONC) is a 501(c)(3) non-profit representing community mountain biking interests. We are a trail-building and maintaining partner of the US Forest Service, Bureau Of Land Management, Bear Yuba Land Trust and Nevada Irrigation District. We designed and constructed the incredibly popular Hoot Trail with donated funds and have adopted many miles of public trail for maintenance, all supported by membership and private donations.

In numerous economic impact studies across the country, bike parks and mountain bike trails have proven to be great economic assets to communities. They add value to local property and enhance recruitment of a high quality workforce and professionals. The recreation economy is huge; a stable source of funding for bike parks and trails will enable the Western County to take advantage of it. High quality mountain bike trails draw tourism dollars from near and far, supporting dining, lodging, fuel and retail establishments. Additionally, bike parks and trails benefit the health of communities, improving quality of life and contributing to the reduction of healthcare costs.

BONC supports the changes proposed in the study, particularly the change allowing for trails development to be a component of the Recreation Development Fee through the RFP process, unconfined to a single Benefit Zone of the Western County. This is a sorely needed source of funding for creating and sustaining a connected network of truly regional trails which will be of immense benefit to Western County residents and the economy.

Dan Goldsmith
President, Bicyclists Of Nevada County