



# RESOLUTION NO. 18-383

## OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

### RESOLUTION ADOPTING DEVELOPMENT IMPACT MITIGATION FEES (“AB 1600 FEES”) FOR THE TRUCKEE- DONNER RECREATION AND PARK DISTRICT, PURSUANT TO SECTION L-IX 1.1 OF THE LAND USE AND DEVELOPMENT CODE OF THE COUNTY OF NEVADA

WHEREAS, the Board of Supervisors of the County of Nevada finds and declares as follows:

- A. 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 (hereinafter, “the District”); and
- B. This resolution adopts partially the AB 1600 Fees that are based on the District’s “Park Impact Fee Nexus Study Update – October 2013”, and the District’s Resolution 18-272, which properly approved the proposed inflationary adjusted fees; and
- C. This resolution has been considered after a public hearing for which notice was published as required by Government Code Section 66018(a).

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Nevada County Board of Supervisors:

1. Adopts the following park impact fees on new residential development for development of park and recreational facilities:  

Single-Family-Housing	\$1.93 per square foot
Multi-Family-Housing	\$2.77 per square foot
2. Sets the effective date of the fees as September 15, 2018.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a special meeting of said Board, held on the 17th day of July, 2018, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Hank Weston and Richard Anderson

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER  
Clerk of the Board of Supervisors

By: \_\_\_\_\_



Edward Scofield, Chair

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
TRUCKEE-DONNER RECREATION AND PARK DISTRICT  
COUNTY OF NEVADA, STATE OF CALIFORNIA**

**RESOLUTION APPROVING INFLATIONARY ADJUSTED  
PARK IMPACT FEES**

**RESOLUTION NO. 2018-272**

**WHEREAS**, Board of Directors ("the Board") of the Truckee-Donner Recreation and Park District ("District") have determined that current park and recreational facilities will not be adequate for future population growth; and

**WHEREAS**, AB 1600 was adopted and codified in California Government Code Section 66000 allowing the establishing, increasing or imposing of a development fee as a condition of approval where the purpose and use of the fee were identified, and reasonable relationship to the development project was demonstrated; and

**WHEREAS**, on May 25, 2017, the District Board by their Resolution 2017-261 approved park impact fees in the amount of \$1.86 per square foot for new single-family housing and \$2.67 per square foot for new multi-family housing; and

**WHEREAS**, on June 27, 2017, the Board of Supervisors of the County of Nevada by their Resolution 17-367 adopted park impact fees on behalf of the District in the amount of \$1.86 per square foot for new single-family housing and \$2.67 per square foot for new multi-family housing; and

**WHEREAS**, on August 8, 2017, the Town of Truckee Council by their Resolution 2017-40 adopted park impact fees on behalf of the District in the amount of \$1.86 per square foot for new single-family housing and \$2.67 per square foot for new multi-family housing; and

**WHEREAS**, the Board of Directors has received and considered a memorandum prepared by SCI Consulting Group dated June 28, 2018, that provides all information necessary to adjust the District's park impact fee for inflation.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Board of Directors ("the Board") of the Truckee-Donner Recreation and Park District ("District") that:

The Board does hereby approve the following park impact fees on new residential development:

Single-Family Housing	\$1.93 per square foot
Multi-Family Housing	\$2.77 per square foot

1) Prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made, as part of the Board's regularly scheduled June 28, 2018 meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, has been published twice in a newspaper in accordance with Government Code sections 66004, 66018, and 6062, subdivision (a). Additionally, at least 10

days prior to the meeting the District made available to the public, data indicating the amount of the cost, or estimated cost, required to provide the service for which the fee or service charge is to be adjusted pursuant to the Resolution by way of such public meeting, the Board received a memorandum attached as Exhibit A, which formed the basis for the action taken pursuant to this Resolution.

2) The Board finds pursuant to the California Environmental Quality Act ("CEQA"), this action is not a "project" because the Resolution provides a mechanism for funding the acquisition and development of parks and construction of community use facilities but does not involve a commitment to any specific project for such purposes that may result in a potentially significant impact on the environment. (CEQA Guidelines § 15378.)

3) If any portion of this Resolution is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining portions of this Resolution.

**BE IT FURTHER RESOLVED** that the Board of Directors of the Truckee-Donner Recreation and Park District formally requests the Truckee Town Council and the Nevada County Board of Supervisors adopt and implement the proposed adjusted park impact fee on behalf of the District.

**PASSED AND ADOPTED** by the Board of Directors of the Truckee-Donner Recreation and Park District, at a regularly scheduled meeting held on the 28th of June Two-thousand, and Eighteen, by the following vote of said Board:

**AYES:** *Werbel, Tanner, Kates*

**NOES:**

**ABSENT:** *York*

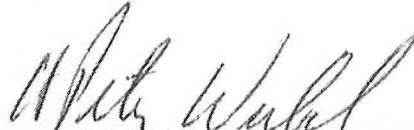
**ABSTAIN:** *Hansford*

ATTEST:



Secretary of the Board of Directors

TRUCKEE-DONNER RECREATION  
AND PARK DISTRICT



Chairperson of the Board of Directors

## Memorandum

To: Board of Directors  
Truckee-Donner Recreation and Park District

From: Blair E. Aas, Director of Planning Services  
SCI Consulting Group

Date: June 28, 2018

Subject: Park Impact Fee Inflationary Adjustment

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This memorandum serves to determine the inflationary adjustment to the Truckee-Donner Recreation and Park District ("District") park impact fee for 2018.

### Background

Since 1996, the Town of Truckee and Nevada County have imposed a park impact fee on new residential construction on behalf of the District. The purpose of the park impact fee is to fund the one-time cost of expanding the District's park and recreational facilities in order to maintain its existing level of service. The legal and policy basis for imposing the park impact fee is supported by the District's Park Impact Fee Nexus Study which was approved by the District Board in 2013 and later adopted by the Truckee Town Council and the Nevada County Board of Supervisors.

Since 2013, the park impact fee has been adjusted twice for cost inflation – by 5.03% for a two-year period in 2016 and by 3.47% in 2017. Annual or periodic updates are important to ensure that park impact fee revenue will keep pace with changes in park and recreation facility construction costs.

The District's current park impact fee is \$1.86 per square foot for new single-family housing and \$2.67 per square foot for new multi-family housing. The current park impact fee was approved by the District Board on May 25, 2017, by Resolution No. 2017-261 and later adopted by the Nevada County Board of Supervisors on July 27, 2017 (by Resolution No. 17-367) and by the Truckee Town Council on August 8, 2017 (Resolution No. 2017-40).

### Net Percentage Change in Annual Average Engineering News-Record 20-Cities Construction Cost Index

Pursuant to District Board Resolution 2013-237, the park impact fee is to be adjusted by the net percentage change (April to March) in the average monthly Engineering News-Record 20-Cities Construction Cost Index ("ENR CCI"). The ENR CCI was used to adjust the District's park impact fee in 2016 and 2017.

The average monthly ENR CCI from April 2016 thru March 2017 (10439) to April 2017 thru March 2018 (10816) is 3.61%

### Proposed Park Impact Fee Adjustment

The District's park impact fee is proposed to be adjusted by 3.61% based on the percentage change in the average monthly ENR CCI discussed previously. The current and proposed adjusted park impact fee are shown in the table below.

Proposed Adjusted Park Impact Fee

Land Use	Unit	Current Park Impact Fee per Unit <sup>1</sup>	Inflationary Adjustment <sup>2</sup>	Proposed Park Impact Fee per Unit
Single Family Housing	BSQFT	\$1.86	3.61%	\$1.93
Multi-family Housing	BSQFT	\$2.67	3.61%	\$2.77

Notes:

<sup>1</sup> Approved by the TDRPD Board of Directors on May 25, 2017 (Resolution No. 2017-261); adopted by the Nevada County Board of Supervisors on June 27, 2017 (Resolution No. 17-367); adopted by the Truckee Town Council on August 8, 2017 (Resolution No. 2017-40).

<sup>2</sup> Based upon the percentage change in average monthly ENR CCI 20-Cities from April 2016 thru March 2017 (10439) to April 2017 thru March 2018 (10816).

It is recommended that the District Board approved the adjusted park impact fee and formally request that Truckee Town Council and Nevada County Board of Supervisors adopt the adjusted fee on behalf of the District.

Should you need anything further, please let me know



Blair E. Aas  
Director of Planning Services

Attachments: Resolution No. 2017-261 Approving the Inflationary Adjusted Fee in 2017  
TDRPD Park Impact Fee Nexus Study, October 2013