



RESOLUTION No. 23-285

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION ADOPTING THE TRUCKEE-DONNER RECREATION AND PARK DISTRICT PARK IMPACT FEE NEXUS STUDY UPDATE AND AMENDMENTS TO DEVELOPMENT IMPACT MITIGATION FEES ("AB 1600 FEES") PURSUANT SECTIONS L-IX 1.1 AND 1.3 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 "the District).
- B. This resolution adopts the AB 1600 Fees that are based on the District's "Park Impact Fee Nexus Study Update" dated February 2023 and the District's Resolution 2023-313.
- C. The park impact fees shall be automatically adjusted for inflation each year by an amount equal to the percentage change in the Engineering News-Record Construction Cost Index (Bay Area) for the preceding twelve months.
- D. 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	\$2.21 per s.f.
Multi-Family Housing	\$3.57 per s.f.
Accessory Dwelling Unit (Less than 750 s.f)	\$0.00 per s.f.
Accessory Dwelling Unit (750 sq. ft or greater)	\$2.21 per s.f.

2. Sets the effective date of the fees as August 13, 2023.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 13th day of June, 2023, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward C. Scofield, Lisa Swarthout and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: Supervisor Susan Hoek.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By:  _____


Edward C. Scofield, Chair

6/13/2023 cc: Planning*
AC*

**RESOLUTION NO. 2023-313
OF THE BOARD OF DIRECTORS
OF THE TRUCKEE-DONNER RECREATION AND PARK DISTRICT
February 23, 2023**

**RESOLUTION APPROVING THE TRUCKEE-DONNER PARK AND
RECREATION DISTRICT PARK IMPACT FEE NEXUS STUDY
UPDATE AND REQUESTING THAT THE TOWN OF TRUCKEE
COUNCIL AND NEVADA COUNTY OF BOARD OF SUPERVISORS
ADOPT AND IMPLEMENT THE UPDATED PARK IMPACT FEE
PROGRAM ON BEHALF OF THE DISTRICT**

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, the District Board desires to achieve its adopted master plan level of service of five acres of developed parks for every 1,000 population which is consistent with the Town of Truckee (“Town”) General Plan and the Nevada County (“County”) General Plan; 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, the District’s last Park Impact Fee Nexus Study Update was approved by the District Board on October 24, 2013, by Resolution No. 2013-237 and later adopted by the Town Council on December 10, 2013, by Resolution No. 2013-39, and by the County Board of Supervisors on March 25, 2014, by Resolution No. 14-103; and

WHEREAS, on August 22, 2019, the District Board by their Resolution 2019-279 last approved inflationary adjusted park impact fees in the amount of \$1.99 per square foot for new single-family housing and \$2.85 per square foot for new multi-family housing; and

WHEREAS, on November 23, 2019, the Board of Supervisors of the County of Nevada by their Resolution 19-536 last adopted inflationary adjusted park impact fees on behalf of the District in the amount of \$1.99 per square foot for new single-family housing and \$2.85 per square foot for new multi-family housing; and

WHEREAS, on September 24, 2019, the Town of Truckee Council by their Resolution 2019-56 last adopted inflationary adjusted park impact fees on behalf of the District in the amount of \$1.99 per square foot for new single-family housing and \$2.85 per square foot for new multi-family housing; and

WHEREAS, the Board of Directors has received and considered the Park Impact Fee Nexus Study Update prepared by SCI Consulting Group dated February 2023 Final Report v2 (“Nexus Study”) that provides all information necessary to meet the requirements of California Government Code Section 66000 et al.

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

- 1) The District Board hereby receives and approves the Nexus Study.
- 2) Prior to the adoption of this Resolution, the District Board conducted public hearing at which oral and written presentations were made, as part of two regularly scheduled Board meeting on December 15, 2022 and February 23, 2023. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, has been published twice in the Sierra Sun. Additionally, at least 30 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 the Nexus Study attached as Exhibit A, which formed the basis for the action taken pursuant to this Resolution.
- 3) The Nexus Study reasonably identifies the purpose of the fee described therein and the use to which the fee is to be put, establishes reasonable and rational relationship between the use of the fee and the type of development activity upon which the fee is imposed, establishes a reasonable and rational relationship between the need for the park and recreational facilities described therein and the type of development activity on which the fee is imposed.
- 4) The Board does hereby approve the following park impact fee on new residential development:

Single-Family Housing	\$2.21 per square foot of living area
Multi-Family Housing	\$3.57 per square foot of living area
Accessory Dwelling Unit (750 sq. ft. or greater)	\$2.21 per square foot of living area
- 5) The Board does hereby approve and request that the updated park impact fee program include an automatic annual inflationary adjustment without further action by the District Board, the Truckee Council, or the Nevada County Board of Supervisors by the net change in the Engineering News-Record Construction Cost Index for San Francisco for the preceding calendar year.

- 6) 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.)
- 7) 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 formerly requests the Truckee Town Council, and the Nevada County Board of Supervisors adopt and implement the proposed park impact fees on behalf of the District with the District agreeing to be responsible for the proper accounting for and expenditure of said moneys and further agreeing to hold the Town and County harmless from and to defend it from any action, claim or damages related to said fees, including any challenge to the validity of or use thereof.

PASSED AND ADOPTED by the Board of Directors of the Truckee-Donner Recreation and Park District, at a regularly scheduled meeting held on the 23rd of February, Two-thousand and Twenty-Three, by the following vote of said Board:

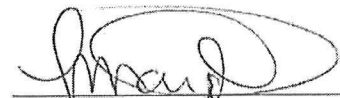
February 23, 2023

AYES: Smith, Marquette, Taber, Wasley, Harstad
NOES:
ABSTAIN:
ABSENT:

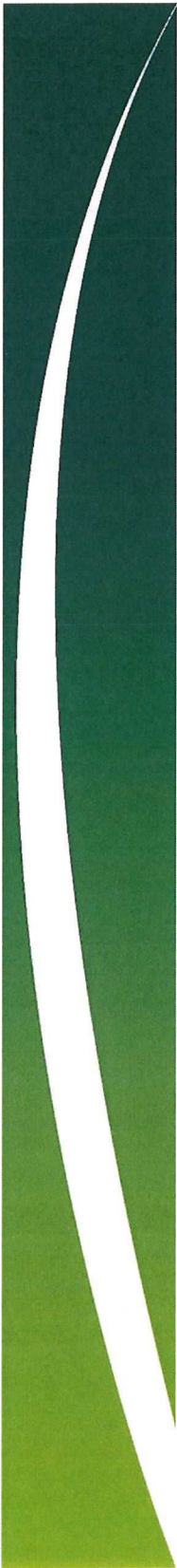
ATTEST:



Chairman
Board of Directors



Board Secretary
Board of Directors



TRUCKEE-DONNER RECREATION AND PARK DISTRICT

PARK IMPACT FEE NEXUS STUDY UPDATE

FEBRUARY 2023
FINAL REPORT V2

PREPARED FOR:

**BOARD OF DIRECTORS
TRUCKEE-DONNER RECREATION AND PARK DISTRICT**

PREPARED BY:


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TRUCKEE-DONNER RECREATION AND PARK DISTRICT

BOARD OF DIRECTORS

Mark Tanner, Chair
Jason Hansford, Vice Chair
Lori Marquette, Secretary
Mark Wasley, Director
Eric Smith, Director

GENERAL MANAGER

Sven Leff

ACCOUNTING MANAGER

Teresa McNamara

IMPACT FEE CONSULTANT

Blair Aas, Director of Planning Services
SCI Consulting Group

ACKNOWLEDGMENTS

This Park Impact Fee Nexus Study Update was prepared by SCI Consulting Group ("SCI") under contract with the Truckee-Donner Recreation and Park District. The work was accomplished under the general direction of Sven Leff, General Manager of the District and Steve Randall, former General Manager of the District.

We want to acknowledge the special efforts made by individuals and organizations to this project:

Steve Randall, Truckee-Donner Recreation and Park District (formerly)
Teresa McNamara, Truckee-Donner Recreation and Park District
Laura Dabe, Town of Truckee
Brian Moss, County of Nevada
Peter Fenolio, Contractors Association of Truckee Tahoe
Nevada County Assessor's Office
Placer County Assessor's Office

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EXECUTIVE SUMMARY

INTRODUCTION

Since 1996, the Town and Nevada County, on behalf of the District, have imposed a park impact fee on new residential development within Town and Unincorporated Nevada County. The purpose of the park impact fee is to fund the cost of new or expanded parks and recreational facilities attributable to new development.

The legal and policy basis for imposing the current park impact fee is supported by the District's Park Impact Fee Nexus Study Update, Final Report dated October 2013, which was approved by the District Board of Directors on October 24, 2013, by Resolution No. 2013-237 and later adopted by the Town Council on December 10, 2013, by Resolution No. 2013-39, and by the Nevada County Board of Supervisors on March 25, 2014, by Resolution No. 14-103. The fees were subsequently adjusted for inflation in 2016, 2017, 2018, and 2019. Placer County does not collect this fee on behalf of the District. On January 23, 2014, the County of Placer abstained from adopting the fee program on behalf of the District. They contended that it is duplicative because the County imposes its own park impact fee.

This Park Impact Fee Nexus Study Update ("Nexus Study") was prepared pursuant to the "Mitigation Fee Act," as found in Government Code § 66000 et seq. The purpose of this Nexus Study is to establish the legal and policy basis for the continued imposition and update of the District's park impact fee. For purposes of this Nexus Study, "parks" shall mean neighborhood parks and community parks. The term "recreational facilities" shall mean, but not be limited to, playground equipment, fields, courts, shade structures, restroom buildings, community-use buildings, and aquatic facilities. The term "population" shall mean the functional service population which includes full-time residents and part-time occupants of seasonal and vacation housing.

NEXUS REQUIREMENTS

In order to impose such fees, this Nexus Study will demonstrate that a reasonable relationship or "nexus" exists between new development and the need for additional parks and recreational facilities within the District as a result of new development. More specifically, this Nexus Study will present findings in order to meet the **substantive requirements** of the Act, also known as AB 1600, which are as follows:

- Identify the **purpose** of the fee.
- Identify the **use** to which the fee is to be put. If the use is funding public facilities, the facilities must be identified. Identifying the public facilities may be a broad class

of projects¹, made by reference to a capital improvement plan, made in applicable general or specific plan requirements, or made in other public documents².

- Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed ("**benefit relationship**").
- Determine how there is a reasonable relationship between the need for public facilities and the type of development project on which the fee is imposed ("**impact or need relationship**").
- Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed ("rough **proportional relationship**").

Additionally, the Act specifies that the fee shall not include costs attributable to existing deficiencies in public facilities but may include the costs attributable to the increased demand for public facilities reasonably related to the development project to refurbish existing facilities to maintain the existing level of service or achieve an adopted level of service that is consistent with the general plan.

Since the Act also prohibits development impact fees from funding existing deficiencies in public facilities, the fees must be used to fund only new or expanded parks and recreational facilities that add to the District's park and recreational service capacity.

The use of fee proceeds for rehabilitating existing parks and recreational facilities is limited in that they may only cover the portion of an improvement that expands service capacity. For example, suppose the District planned to replace a shade structure with an existing park with a significantly larger shade structure. In that case, park impact fee proceeds could fund the portion equal to the percentage increase in the square footage of the larger shade structure or by another reasonable measurement of facility capacity. (See Figure 13 for more information.)

¹ According to Government Code § 66000(b) and validated by Homebuilders Association of Tulare/Kings Counties, Inc. v. City of Lemoore in 2010.

² According to Gov't Code Section 66001(a)(2).

METHODOLOGY / APPROACH

To update the District's park impact fee program consistent with the **substantive requirements** of the Act, this Nexus Study utilizes a districtwide per capita standard-based methodology. A facility standard methodology is a commonly used method for determining park impact fees. It was upheld by the Homebuilders Association of Tulare/Kings Counties, Inc. v. City of Lemoore in 2010. Under this method, the cost components are based on the District's desired master plan level of service ("LOS") standard and defined on a per capita basis. Total per capita costs are then applied to single-family homes and multi-family units according to their respective dwelling unit occupancy factor, facility demand factor and average living area to establish a cost/fee per square foot.

The identification and use of a facility standard and the proper expenditure of the fee revenue ensure that new development will not fund any existing deficiencies. Instead, only facilities costs that expand the District park and recreational facilities to accommodate growth. Thus, consistent with the Act, this Nexus Study demonstrates a reasonable relationship between new development, the amount of the fee, and park and recreational facilities funded by the fee.

The Nexus Study also details the **procedural requirements** for approval of the Nexus Study and proposed park impact fee program ("fee program") by the District Board of Directors and adoption Town Council and Nevada County Board of Supervisors on behalf of the District. Also, the Act contains specific requirements for the **annual administration** of the fee program. These statutory requirements and other important information regarding the imposition and collection of the park impact fee are provided in the last sections of the Nexus Study.

SUMMARY OF KEY FINDINGS

The following general findings from the Nexus Study are presented:

1. Park impact fees are needed to ensure that the District can develop park and recreation facilities and improvements needed for the resident and nonresident employee growth created by new development in the communities served by the District.
2. The District's current park impact fees are \$1.99 per square for new single-family residential construction and \$2.85 per square foot for new multi-family residential construction.
3. For subdivided residential land, the District receives the dedication of land, payment of fees-in-lieu of land, or a combination thereof under the Quimby Act.
4. The District is characterized by a high percentage of "second" or "vacation" homes. According to the Town of Truckee General Plan and recent California Department of Finance estimates, approximately 53.9 percent of existing housing units in the District maintain only seasonal occupancy.
5. A part-time resident is generally not considered to have the same demand for or impact upon the District's park and recreational facilities as a permanent resident. Therefore, this Nexus Study utilizes a facility demand factor of 0.212, representing the ratio of the demand one part-time resident will have on the District's park and recreational facilities compared to one permanent resident.
6. The District's existing functional service population of 25,757 is projected to grow by 9,099 to a buildout functional service population of 34,856 by approximately 2040.
7. The District's master plan level of service standard for acquiring and developing neighborhood and community parks is 5.0 acres for every 1,000 population.
8. The District's existing level of service is 4.5 acres of developed parks for every 1,000 population, which includes the demand from seasonal and vacation housing.
9. The District desires to achieve its adopted master plan level of service which is consistent with the Truckee General Plan and the Nevada County General Plan.
10. Consistent with the Act's nexus requirements, this Nexus Study demonstrates a reasonable relationship between new development, the amount of the proposed fee, and parks and recreational facilities funded by the fee.

11. The District may approve, and the Town and County may adopt the fees in Figure 1 at or below the maximum levels determined by this Nexus Study. If the District, the Town, and the County choose to adopt lower fees, the adopted fee for each land use category must be reduced by the same percentage.

FIGURE 1 – MAXIMUM PARK IMPACT FEE AND AVERAGE FEE PER DWELLING UNIT

Land Use Category	Maximum Park Impact Fee per Sq. Ft. ¹	AVERAGE Park Impact Fee per Dwelling Unit ²
Single Family Housing	\$2.21	\$5,695
Multi-Family Housing	\$3.57	\$4,985
Accessory Dwelling Unit (Less than 750 sq. ft.)	Exempt	Exempt
Accessory Dwelling Unit (750 sq. ft. or greater)	\$2.21	NA

Notes:

¹ See Figure 10.

² See Figure 9.

SUMMARY OF GENERAL RECOMMENDATIONS

Based on the findings presented in the Nexus Study, the following general recommendations are presented:

1. The park impact fee should be collected from new development in addition to land dedication and in-lieu fees pursuant to the Town Quimby Ordinance and Nevada County Quimby Ordinance.
2. The District's new park impact fee should be adopted and implemented following the applicable provisions of the Mitigation Fee Act (Government Code § 66000 et al.). The park impact fee should be adopted in accordance with Government Code Sections 66016, 66017, and 66018.
3. Fee revenue should fund only the cost of new or expanded park and recreational facilities to serve new development or related debt service payments, as further detailed in Figure 12.
4. The District, Town, and County should comply with the annual reporting requirements under Government Code § 66006(b).
5. Following the fifth fiscal year after the first deposit of fee revenue and every five years thereafter, the District, the Town, and the County should comply with the reporting requirements under Government Code § 66001(d).
6. The cost estimates presented in this Nexus Study are in January 2023 dollars. The adopted park impact fee should be automatically adjusted annually by averaging the net percentage change in the Engineering News-Record Construction Cost Index for San Francisco for the preceding calendar year.
7. This Nexus Study and fee program must be updated at least every eight years. The next Nexus Study update is due no later than January 1, 2031.

FUNCTIONAL SERVICE POPULATION

The District is the primary park and recreation service provider for the population of the Town of Truckee ("Town") and some surrounding unincorporated areas of Nevada County and Placer County. Established in 1963, the District covers approximately 220 square miles operates and maintains 116.85 acres of developed parks and six community recreation centers.

This Nexus Study uses "functional service population" as a reasonable indicator of demand for park and recreational services and, therefore, the demand for park and recreational facilities required to provide such services. This section examines the District's existing and buildout service population based on projections from the Town of Truckee General Plan, assumptions for growth in the unincorporated portions of the District, the 2020 U.S Census, and the facility demand factor described below.

The planning horizon of the Nexus Study is through 2040, which approximates the estimated buildout of the Town of Truckee.

FACILITY DEMAND FACTORS

The District is characterized by a high percentage of vacation or "second" homes. According recent U.S. census figures for the District, approximately 53.9 percent of existing housing units maintain seasonal occupancy. In 2013, the percentage of existing housing units in Truckee that maintaining seasonal occupancy was 50.46 percent. Additionally, for planning purposes, this Nexus Study assumes that the current percentage of seasonal occupancy housing will continue through buildout of the District.

Part-time residents from vacation or "second" homes are generally considered not to have the same demand for or impact upon park and recreational facilities as permanent residents. In general, permanent residents can use the District's park and recreation facilities year-round. Conversely, part-time residents' park and recreation facility use is generally limited due to their limited time in the District.

In 2010, the District conducted a Facility Use Survey to determine the general facility use of a part-time resident in relation to a full-time resident. Based on the Facility Use Survey results, this Nexus Study uses a facility demand factor of 0.212. Since park impact fees are charged on new residential development, this Nexus Study utilizes a facility demand per new housing unit of 0.575, representing the average demand for park and recreational facilities generated by one residential development unit. The calculation of the facility demand per new housing unit may be found below.

FIGURE 2 – FACILITY DEMAND PER HOUSING UNIT

Housing Occupancy Types	Percentage of	Facility	Facility
	Total ¹	Demand	Demand per
	Calc	Factor ²	Housing Unit ³
	a	b	c = a * b
Year-Round Housing	46.1%	1.000	0.461
Seasonal / Vacation Housing	53.9%	0.212	0.114
Total Housing	100.0%		0.575

Notes:

¹ Ratio of year-round and seasonal housing occupancy for future housing growth in the District based on figures for the District from the 2020 U.S. Census.

² Based on District's 2010 Facility Use Survey which found one part-time resident generates a park and recreational facility demand equal to 0.212 of one permanent resident (2,545 part-time resident users and 11,813 full-time resident users weighted by the percentage of total for each housing occupancy type.)

³ Represents the average demand for park and recreational facilities from a new housing unit.

Since the 2013 Nexus Study, the facility demand per housing unit has decreased from 0.602 to 0.575.

DWELLING UNIT OCCUPANCY FACTOR

Figure 3 below presents the dwelling unit occupancy factor calculation for the two residential land uses. The calculation is based the *2020 American Community Survey 5-Year Estimate* from the 2020 U.S. Census for the Truckee Census-Designated Place ("CDP") and census tracts that generally cover the unincorporated areas of the District. These census areas are found to be representative of the boundaries of the District. Since the 2013 Nexus Study, this factor has increased from 2.56 for single-family housing and 1.89 for multi-family housing.

FIGURE 3 – DWELLING UNIT OCCUPANCY FACTOR

Land Use Categories	Occupied	Total Number	Dwelling Unit
	Dwelling	of Occupants	Occupancy
	Units		Factor
	Calc	a	b
			c = b / a
Single-Family Housing	7,615	20,195	2.65
Multi-Family Housing	729	1,688	2.32
Average (2020 Census)	8,344	21,883	2.62

Source: 2020 U.S. Census for the ACS 2020 Five-Year Estimate for the Truckee CDP and census tracts generally covering the unincorporated areas of the District.

EXISTING FUNCTIONAL SERVICE POPULATION

The District's estimated existing functional service population is presented in Figure 4 below. As shown, the District's existing functional service population is estimated to be 25,757. Since the 2013 Nexus Study, the District's existing functional service population has increased from 23,187 to 25,757.

FIGURE 4 – EXISTING FUNCTIONAL SERVICE POPULATION

Housing Type	Housing Units ¹		Total Existing Units	Facility Demand Factor ²	Dwelling Unit Occupancy Factor ³	Existing Functional Service Population
	Year-Round	Seasonal				
Calc	a	b	c = a + b	d	e	f = c * d * e
Single-Family Housing	6,924	8,089	15,013	0.575	2.65	22,877
Multi-Family Housing	996	1,163	2,159	0.575	2.32	2,880
Total	7,920	9,253	17,172	0.575	2.62	25,757

Notes:

¹ Estimated housing units in the District assuming 53.9% second homes and 46.1% year-round housing.

² See Figure 2

³ See Figure 3.

BUILDOUT FUNCTIONAL SERVICE POPULATION

Figure 5 below presents the functional buildout service population based on an average annual growth rate of 1.8%. By 2040, it is estimated that the District's will grow by approximately 3,243 new single-family homes, 3,116 new multi-family units, resulting in a buildout service population of 34,856 – a 9,099 increase. This is generally in line with the Town's 2040 General Plan preferred alternative development projection of 2,924 new single-family homes and 3,027 new multi-family units. The remaining development is anticipated in the unincorporated areas of the District.

Since the 2013 Nexus Study, the District's buildout functional service population has decreased from 36,288 to 34,856.

FIGURE 5 – BUILDOUT FUNCTIONAL SERVICE POPULATION

Housing Type	Housing Units ¹			Facility Demand Factor ²	Dwelling Unit Occupancy Factor ³	Buildout Functional Service Population
	Year-Round	Seasonal	Total Buildout Units			
Calc	a	b	c = a + b	d	e	f = c * d * e
Single-Family Housing	8,421	9,835	18,257	0.575	2.65	27,819
Multi-Family Housing	2,433	2,842	5,275	0.575	2.32	7,037
Total Housing	10,855	12,677	23,257	0.575		34,856

Notes:

¹ Based on an average annual growth rate of 1.8% and 53.9% second homes and 46.1% year-round housing. See Figure 1.

² See Figure 2.

³ See Figure 3.

PER CAPITA COST COMPONENTS

The Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the amount of the fee and the cost of parks and recreational facilities attributable to the new development on which the fee is imposed. Since the need for / demand for park and recreational services is inherently population driven, this section presents the calculation of the total cost per capita for developed parks and the outstanding debt obligation for the District's community recreation center and aquatics facility based on the District's level of service for such facilities.³ Again, per capita refers to the permanent population and seasonal population for purposes of this Nexus Study.

It is important to note that the District has some park and recreational facilities that will not require expansion or additional facilities to accommodate future population growth. These excluded facilities included the rodeo arena, boat ramps, and the corporation yard.

EXISTING AND MASTER PLAN LEVEL OF SERVICE

According to the District's Master Plan, neighborhood parks are typically a combination of playgrounds and park designed primarily for non-supervised, non-organized recreational activities. They generally are 2 – 10 acres in size. Community parks, ranging from 10 acres to 100 acres in size, are designed for organized groups or team sports, while also providing facilities for individual and family activities.

The District has four (4) developed neighborhood parks and six (1) developed community / regional parks and specialty parks totaling 116.85 acres or 4.5 acres of developed parks for every 1,000 population. However, the District's adopted Master Plan standard and desired standard for developed parks is 5.0 acres per 1,000 population. Therefore, to accommodate the projected resident growth by 2040, an additional 45.5 acres of newly developed parks will be needed, expansion of recreational facilities in existing parks, or a combination thereof.

The District will need to fund existing development share of park development, facility debt repayment, and any other improvements not identified with other funding sources. Other potential sources of funds include, but are not limited to, a general obligation bond measure, state and federal grants, the District's general fund, and existing or new special tax and assessment proceeds, if allowable.

³ For purposes of this Nexus Study, per capita is the functional service population which includes full-time residents and part-time occupants of seasonal and vacation housing.

PARK DEVELOPMENT COST PER CAPITA

Figure 6 calculates the District's per capita cost for developing new parks. As presented, the District's 5 acres per 1,000 population master plan level of service standard is multiplied by the estimated average per acre cost for park development to arrive at a per capita cost. The average park development cost per acre shown represents the weighted average construction cost per acre (in 2023 dollars) for neighborhood and community parks per recent cost estimates.⁴

FIGURE 6 – PARK DEVELOPMENT COST PER CAPITA

Cost Component	Acres per 1,000 Population ¹	Acres per Capita ¹	Average Development Cost per Acre ²	Cost per Capita
Calc	a	b = a / 1,000	c	d = b * c
Park Development	5.0	0.0050	\$604,000	\$3,020.00

Source: Truckee-Donner Recreation and Park District

Notes:

¹ Based on the District's Facilities Master Plan, the Town of Truckee General Plan, the Nevada County General Plan, and the Placer County General Plan.

² The average of the neighborhood and community park construction cost detailed in Appendix B.

There has been no change in the District's master plan level of service since the District's 2013 Nexus Study. However, the average park development costs have increased from \$414,500 to \$604,000 per acre. See Appendix B for more information.

⁴ Appendix B presents the District's neighborhood and community park construction costs. It is assumed that the District will develop 50% 5-acre neighborhood parks and 50% 20-acre community parks.

COMMUNITY USE FACILITY COSTS PER CAPITA

In 2009, the District opened a new Community Recreation Center. The 38,500 square foot facility contains an 18,000 square foot double court gymnasium, an indoor running track with fitness equipment, meeting rooms, classrooms, and other recreational amenities. In 2015, the District opened an adjacent aquatics facility complex. The District has no plans for or need for additional community-use facilities. However, both facilities are not yet paid for, so there is a need to fund new development's share of the outstanding debt. Both facilities were financed with the issuance of a \$20,140,000 Refunding Certificate of Participation in 2016. The outstanding principal and interest payments total \$21,215,650. See Appendix C for more detail.

In order to determine a per capita cost for community use facilities, 26.1% of the outstanding debt used for the construction of the two facilities is allocated to new residential development. These calculations are shown in Figure 7 below.

FIGURE 7 – COMMUNITY USE FACILITIES DEBT SERVICE PER CAPITA

Cost Component	Outstanding	Future Allocation ²		Cost per
	Debt ¹	%	\$	Capita ²
	Calc	a	b	c = a * b
Community Use Facilities	\$21,215,650	26.1%	\$5,538,249	\$608.67
Total	\$21,215,650		\$5,538,249	\$608.67

Notes:

¹ See Appendix A.

² Cost allocation to new development based on percentage of functional service population growth to buildout functional service population. See Figures 2 and 3.

³ Future \$ allocation divided by projected service population growth, rounded to nearest cent.

Since the District's 2013 Nexus Study, the per capita cost for community use facilities has decreased from \$866.22 to \$608.67 per capita.

The District will need to fund existing development share and any other improvements not currently identified with other funding sources. Other potential sources of funds include, but are not limited to, a general obligation bond measure, state and federal grants, the District's general fund, and existing or new special tax and assessment proceeds, if allowable.

PARK IMPACT FEE DETERMINATION

This section presents the calculation of the total cost per capita for parks and recreational facilities. The total cost per capita for each is then applied to two residential land use categories in proportion to the demand they create, measured by their respective dwelling unit occupancy and facility demand factors.

PARK IMPACT FEE COST COMPONENTS

Figure 8 below summarizes the per capita cost components from the previous section and includes an additional three percent for the park impact fee program administration. The fee program administrative cost component is designed to recover the cost collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates, and other costs reasonably related to compliance with the Act. The amount of the administrative component has been estimated by SCI based on our experience with similar fee programs within California. As shown, the total per capita cost components is \$3,737.53.

FIGURE 8 – PARK IMPACT FEE COST COMPONENTS

Cost Component	Per Capita Cost
Park Development	\$3,020.00
Community Use Facilities	\$608.67
Fee Program Administration (3%) ¹	\$108.86
Total Cost per Capita	\$3,737.53

Notes:

¹ Collection, accounting, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other costs reasonably related to compliance with the Act.

RESIDENTIAL LAND USE CATEGORIES

The Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed. Since the demand for / need for park and recreational services is inherently driven by population and since different residential land uses have varying household occupancies, the residential park impact fee is expressed on a per square footage basis for two residential land uses based on a facility demand factor and their respective dwelling unit occupancy factor. This Nexus Study also incorporates adding another residential unit to a single-family parcel as a third category labeled "Accessory Dwelling Unit."

For this fee program, a "dwelling unit" means one or more rooms in a building or structure, or portion thereof designed exclusively for residential occupancy by one or more persons for living or sleeping purposes and having kitchen and bath facilities.

The three residential land use categories are as follows:

- **"Single-family housing"** means detached or attached one-family dwelling unit with an assessor's parcel number for each dwelling unit, and mobile homes.
- **"Multi-family housing"** means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family.
- **"Accessory dwelling unit"** means a dwelling unit, or granny flat, either a detached or attached dwelling unit, which provides complete, independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.

The park impact fee shall be charged on the square footage within the perimeter of a residential structure. Garages, carports, exterior walkways, overhangs, patios, enclosed patios, detached storage structures, or similar areas are excluded.

PARK IMPACT FEE DETERMINATION

Figures 9 and 10 present the calculation of the maximum park impact fee. Since the demand for / need for park and recreational services is inherently driven by population and different residential land uses have varying household sizes, it is recommended that different park impact fees be established for single-family and multi-family housing. To account for the proportion of new residential units in the District that will be used as second homes, an average facility demand per housing unit of 0.575 is applied.

In compliance with recent State law, the park impact fee for an ADU greater than 750 square feet shall be imposed proportionately in relation to the square footage of the primary dwelling unit. The construction of all other ADUs is exempt from the park impact fee. For example, the calculation of the maximum park impact fee for the construction of a 900-square-foot accessory dwelling unit on a single-family parcel would be \$2.21 per square foot as well.

The District may approve, and the County may adopt fees lower than the maximum, justified amounts shown below, provided that the same percentage reduces them for each land use category.

FIGURE 9 – COST PER DWELLING UNIT / AVERAGE MAXIMUM FEE PER UNIT

Land Use Category	Total Cost	Facility	Dwelling	Cost per
	Per Capita ¹	Demand	Unit	Dwelling
		Factor ³	Occupancy	Unit
	Calc		Factor ²	Unit
	a	b	c	d = a * b * c
Single-Family Housing	\$3,737.53	0.575	2.65	\$5,695
Multi-Family Housing	\$3,737.53	0.575	2.32	\$4,985
Accessory Dwelling Unit	NA	NA	NA	See Note 4

Notes:

¹ See Figure 8.

² See Figure 2.

³ See Figure 3.

⁴ ADUs that are 750 square feet or less are exempt from the park impact fee. For all larger ADUs, the park impact fee shall be imposed proportionately in relation to the square footage of the primary dwelling unit.

FIGURE 10 – MAXIMUM PARK IMPACT FEE SCHEDULE

Land Use Category	Calc	Total Cost	Average Sq.	Maximum
		Per Dwelling	Ft. per	Park Impact
		Unit ¹	Unit ²	Fee Per Sq.
		a	b	Ft. ³
				c = a / b
Single-Family Housing		\$5,695	2,575	\$2.21
Multi-Family Housing		\$4,985	1,395	\$3.57
Accessory Dwelling Unit (Less than 750 sq. ft.)		NA	NA	Exempt
Accessory Dwelling Unit (750 sq. ft. or greater)		NA	NA	\$2.21

Notes:

¹ See Figure 9. Figures represent the average fee per dwelling unit.

² Based on Nevada County and Placer County Assessor Lien Roll Data as of July 1, 2021.

³ Maximum park impact fee is rounded down to the nearest cent.

FIGURE 11 – COMPARISON OF CURRENT AND MAXIMUM PARK IMPACT FEES

Land Use Category	Current Park Impact Fee per Sq. Ft.	Maximum Park Impact Fee per Sq. Ft. ¹	% Change
Single-Family Housing	\$1.99	\$2.21	11.1%
Muti-Family Housing	\$2.85	\$3.57	25.3%
Accessory Dwelling Unit (Less than 750 sq. ft.)	\$0.00	\$0.00	0.0%
Accessory Dwelling Unit (750 sq. ft. or greater)	\$1.99	\$2.21	11.1%

Notes:

¹ See Figure 10.

NEXUS FINDINGS

This section frames the results of the Nexus Study in terms of the legislated requirements to demonstrate the legal justification of the park impact fees ("fees"). These requirements are discussed below.

PURPOSE OF THE FEE

The purpose of the park impact fee is to fund the cost of new or expanded parks and recreational facilities and debt repayment attributable to new development.

USE OF FEE REVENUE

Park impact fee revenue will fund the development and/or acquisition of new or expanded parks and recreational facilities and associated debt repayment attributable to new development. A summary of the allowable and prohibited uses of the fee revenue is provided in the figure below.

FIGURE 12 – SUMMARY OF ALLOWABLE AND PROHIBITED USES OF FEE REVENUE

<u>Allowable Uses</u>	<u>Prohibited Uses</u>
<ul style="list-style-type: none"> ▪ <i>The cost of new or expanded parks and recreational facilities (100%)</i> ▪ <i>The cost of new recreational facilities in <u>existing</u> parks that expand service capacity (100%)</i> ▪ <i>Parks and recreational facility costs already incurred or associated debt that provide growth-related capacity (100%)</i> ▪ <i>The proportional cost of parks and recreational facility renovation projects that expand service capacity</i> ▪ <i>Collection, accounting, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates, and other costs reasonably related to compliance with the Act.</i> 	<ul style="list-style-type: none"> ▪ <i>Existing deficiencies, such as renovation or replacement of existing recreational facilities that do not expand service capacity</i> ▪ <i>Parkland acquisition and purchase or lease of vehicles.</i> ▪ <i>Operational, maintenance, or repair costs</i>

BENEFIT RELATIONSHIP

The fee will be collected as development occurs. Fee revenue will fund new and expanded parks and recreational facilities to meet the additional demand generated by the new population created by new development projects. Fee revenue will be deposited into a separate park impact fee account or fund in a manner to avoid any commingling of the fees with other revenues and funds. The fee revenue will be restricted to the uses described in the "Use of Fee Revenue" finding. These actions ensure that a development project paying the park impact fee will benefit from its use.

IMPACT OR NEED RELATIONSHIP

Since the need for park and recreational services is inherently population-driven, new residential development in the District will generate the need for new park and recreational services and the corresponding need for various facilities. The need is measured in proportion to the facility demand factor to account for lower demand from seasonal occupancy housing and the dwelling unit occupancy factor for two residential land use categories. The District's adopted master plan park standard is 5.0 improved park acres for every 1,000 population. Outstanding debt for the District's new community use facilities is fairly allocated to new development based on the functional service population growth. The fees' use (funding new or expanded parks and recreational facilities) is therefore reasonably related to the type of project (new residential development) upon which it's imposed.

ROUGH PROPORTIONALITY

The amount of park and recreational facilities needed to serve a unit of development is based on the District's master plan level of service standards for such facilities. The cost of new and expanded parks and recreational facilities and fee program administrative costs are defined on a cost-per-capita basis. These per capita costs are then applied to two residential land use categories based on a facility demand factor and their respective dwelling unit occupancy factor and average unit size.

The use of facility demand factor and dwelling unit occupancy factor for two residential land use categories to determine the park impact fee schedule achieves proportionality across the types of development on which the fee is imposed. Generally, a single-family home will generate more persons than a multi-family unit and, as a result, will pay a higher fee. Thus, applying the park impact fee schedule to a specific project ensures a reasonable relationship between the fee and the cost of parks and recreational facilities attributable to that residential development project.

PROJECTED PARK IMPACT FEE REVENUE

Figure 13 projects park impact fee revenue through 2040. Total fee revenue (in 2023 dollars) is estimated by multiplying the cost per unit by the new residential unit growth estimated for the period. As shown, it is projected that the District may generate approximately \$33.0 million (in 2023 dollars) by 2040. Certainly, arguments can be made for higher or lower growth projections. However, the projected growth and fee revenue are merely estimates for planning purposes. Only enough fee revenue will be generated for the District to expand the park system to serve the growing service population.

FIGURE 13 – PROJECTED PARK IMPACT FEE REVENUE

Land Use Category ¹	Current Residential Units ²	Residential Units at Buildout ³	New Residential Units	Cost per Unit ⁴	Projected Revenue (2023 \$s)
Calc	a	b	c = a * b	d	e = c * d
Singe Family Housing	15,013	18,257	3,243	\$5,524	\$17,916,271
Multi-Family Housing	2,159	5,275	3,116	\$4,835	\$15,068,394
Total Housing	17,172	23,532	6,359	\$5,187	\$32,984,665

Notes:

¹ The single-family housing includes includes townhomes and mobile homes.

² See Figure 4

³ See Figure 5

⁴ See Figure 9 Fee program administration costs excluded.

The fee revenue must be deposited into a separate park impact fee account or fund to avoid commingling fees with other revenues and funds.

The fee revenue will be restricted to funding new or expanded parks and recreational facilities that add to the District's park and recreational service capacity. Additionally, the use of fee proceeds for rehabilitating existing parks and recreational facilities is limited. They may only cover the portion of an improvement that expands service capacity. For example, suppose the District planned to replace a shade structure within an existing park with a significantly larger shade structure. In that case, park impact fee proceeds could fund the portion equal to the percentage increase in the square footage of the larger shade structure or another reasonable capacity measurement. (See Figure 12 for more information.)

Fee revenue will also be used to cover fee program administration costs such as collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates, and other costs reasonably related to compliance with the Act.

Fee revenue may not be used to fund 1) the renovation or replacement of existing park and recreational facilities and 2) operational, maintenance or repair costs. The use of the fee is detailed further in the next section.

The District will need to fund existing deficiencies and other purchases and improvement costs above the District's level of service with other funding sources. Other potential sources of funds include, but are not limited to, a general obligation bond measure, state and federal grants, the District's general fund, and existing or new special tax and assessment proceeds, if allowable.

FEE PROGRAM ADOPTION REQUIREMENTS

The following is a summary of the statutory procedural requirements for the adoption of the fee program by the Town Council and the Nevada County Board of Supervisors on behalf of the District. The specific statutory procedural requirements for adopting the fee program may be found in the California Government Code Sections 66016, 66017, and 66018.

SCI recommends duplicating the notice and hearing requirements by the District and the Town and County.

TRUCKEE-DONNER PARK AND RECREATION DISTRICT

1. The District Board of Directors shall conduct at least "one open and public meeting" as part of a regularly scheduled meeting on the proposed fee program.
2. At least 30 days before the meeting, the District shall mail a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 30 days before the meeting, the District shall make the Nexus Study available to the public for review.
4. At least 30 days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation, with at least five days intervening between the dates of the first and last publication, not counting such publication dates.
5. After the public hearing, adopt a resolution approving the Nexus Study and proposed fee program with a recommendation that the County Board of Supervisors adopts the proposed fee program on behalf of the District.

TOWN OF TRUCKEE

1. The Town Council shall conduct at least "one open and public meeting" as part of a regularly scheduled meeting on the requested fee program.
2. At least 30 days before the meeting, the District shall mail a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 30 days before the meeting, the District shall make the Nexus Study available to the public for review.

4. At least 30 days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation, with at least five days intervening between the dates of the first and last publication, not counting such publication dates.
5. After the public hearing, the Town Council shall adopt a resolution updating the requested fee program on behalf of the District.
6. The fee shall become effective 60 days after the adoption of the resolution or longer as specified by the resolution.

COUNTY OF NEVADA

1. The Board of Supervisors shall conduct at least "one open and public meeting" as part of a regularly scheduled meeting on the requested fee program.
2. At least 30 days before the meeting, the District shall mail a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 30 days before the meeting, the District shall make the Nexus Study available to the public for review.
4. At least 30 days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation, with at least five days intervening between the dates of the first and last publication, not counting such publication dates.
5. After the public hearing, the County Board of Supervisors shall adopt a resolution updating the requested fee program on behalf of the District.
6. The fee shall become effective 60 days after the adoption of the resolution or longer as specified by the resolution.

FEE PROGRAM ADMINISTRATION REQUIREMENTS

This section summarizes the statutory requirements and general recommendations for the annual administration of the park impact fee program. The specific statutory requirements for the administration of the fee program may be found in California Govt. Code § 66000 et seq.

ACCOUNTING REQUIREMENTS

Proceeds from the park impact fee should be deposited into a separate fund or account so that there will be no commingling of fees with other revenue. The park impact fees should be expended solely for the purpose for which they were collected. Any interest earned by such account should be deposited in that account and expended solely for the purpose for which originally collected.

REPORTING REQUIREMENTS

The following information, entitled "**Annual Report**," must be made available to the public within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account;
- the amount of the fee;
- the beginning and ending balance of the account;
- the fees collected that year and the interest earned;
- an identification of each public improvement for which the fees were expended and the amount of the expenditures for each improvement;
- an identification of an approximate date by which development of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement;
- a description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, the date on which any loan will be repaid, and the rate of interest to be returned to the account; and
- the amount of money refunded under section Govt. Code § 66001.

The District and County shall review the Annual Report at the next regularly scheduled public meeting, not less than 15 days after the Annual Report is made available to the public. Notice of the time and place of the meeting, including the address where this information may be reviewed, shall be mailed, at least 15 days prior to the meeting, to any interested party who files a written request with the County for mailed notice of the meeting. Any written request for mailed notices shall be valid for one year from the date it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed on or before April 1 of each year. The District Board may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service.

For the fifth fiscal year following the first receipt of any park impact fee proceeds and every five years thereafter, the District must comply with Government Code Section 66001(d)(1) by affirmatively demonstrating that the District still needs unexpended park impact fees to achieve the purpose for which it was originally imposed and that the District has a plan on how to use the unexpended balance to achieve that purpose. Specifically, the District shall make the following findings, entitled "Five-Year Findings Report," with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

The District shall provide for the refund of all or any part of such unexpended or unappropriated fee revenue, together with any actual interest accrued thereon, in the manner described in Government Code § 66001 (e) of the, to the current record owner of any property for which a fee was paid; provided that if the administrative costs of refunding such fee revenue exceed the amount to be refunded.

TRANSPARENCY REQUIREMENTS

The District must post the following information regarding the fee program on the District's website and update the information within 30 days of any change.

- The current fee schedule indicating the effective date when approved by the Nevada County Board of Supervisors and the Town Council.
- Current and five previous annual accounting reports.
- Recent Park Impact Fee Nexus Study Update

FEE EXEMPTIONS

The following construction projects are exempt from the fee:

- A structure owned by a governmental agency.
- A development project found to have no impact on the District's park and recreational facilities.
- An accessory dwelling unit less than 750 square feet.

FEE CREDITS

According to the Act and recent court cases, the following circumstances must receive a fee credit:

- Demolished living area as part of a development project.
- If a developer dedicates land or builds specific park facilities under a turn-key agreement, the fee imposed on that development project may be adjusted to reflect a credit for the parks and recreational facilities constructed.
- The fee credit shall be based on the effective fee for the land use category that was demolished.

NEXUS STUDY AND FEE PROGRAM UPDATES

This Nexus Study and the fee program must be updated at least every eight years.

AUTOMATIC ANNUAL INFLATIONARY ADJUSTMENT

All costs and the associated park impact fees determined by this Nexus Study are in January 2023 dollars. The park impact fee should be adjusted without further action by the District Board, the Truckee Council, or the Nevada County Board of Supervisors by the change in the Engineering News-Record Construction Cost Index for San Francisco for the preceding calendar year.

APPENDICES

Appendix A – District Map and Fee Program Area

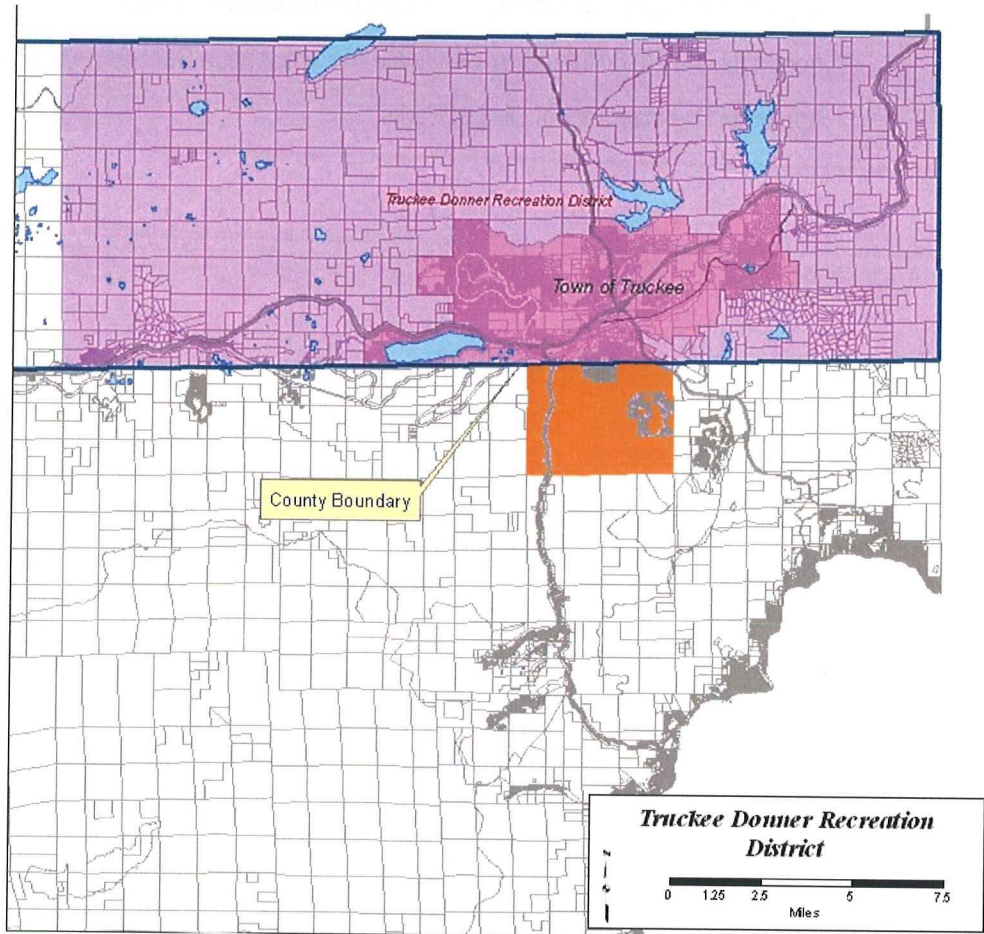
Appendix B – Cost Estimates for Park and Recreation Facilities

Appendix C – 2016 Refunding Certificate of Participation Debt Service Schedule

Appendix D – Inventory of District Parks

APPENDIX A – DISTRICT MAP AND FEE PROGRAM AREA

The District's Placer County service area shaded orange is excluded.



APPENDIX B – COST ESTIMATES FOR PARK AND RECREATION FACILITIES

FIGURE 14 – TYPICAL 5-ACRE NEIGHBORHOOD PARK CONSTRUCTION COSTS

Item	Units	Unit Cost	2023 \$
	Calc a	b	c = a * b
Basic Park Development ¹	5 acre	\$377,160	\$1,885,800
Street Frontage	425 feet	\$240	\$102,000
Off Street Parking	20 each	\$8,000	\$160,000
Soccer Field	1 each	\$22,250	\$22,250
Restroom Building	1 each	\$360,000	\$360,000
Playground Equipment - Large	1 each	\$415,800	\$415,800
Basketball Court	1 each	\$53,500	\$53,500
Shade Structure - Large (50 people)	1 each	\$150,000	\$150,000
Picnic/BBQ Areas	2 each	\$18,150	\$36,300
Total Project Cost			<u>\$3,185,650</u>
Average Cost Per Acre (rounded)			<u>\$637,000</u>

Sources: Truckee-Donner RPD, John Pruyt Designs, and SCI Consulting Group

Notes:

¹ Basic park development includes design, engineering, permitting and site development costs.

FIGURE 15 – TYPICAL 20-ACRE COMMUNITY PARK CONSTRUCTION COSTS

Item	Units		Unit Cost	2023 \$
	Calc	a	b	c = a * b
Basic Park Development ¹		20 acre	\$298,800	\$5,976,000
Street Frontage		1,500 feet	\$240	\$360,000
Off Street Parking		150 each	\$4,900	\$735,000
Playground Equipment - Small		2 each	\$207,900	\$415,800
Playground Equipment - Large		1 each	\$415,800	\$415,800
Soccer Field		8 each	\$21,500	\$172,000
Youth Baseball / Softball Fields		3 each	\$71,300	\$213,900
Tennis Court with Fence (Set of 2)		4 each	\$118,800	\$475,200
Sports Lighting		1 each	\$60,000	\$60,000
Basketball Court (1/2 Court)		3 each	\$53,500	\$160,500
Picnic/BBQ Areas		3 each	\$18,150	\$54,450
Water Spray Play Area		1 each	\$576,100	\$576,100
Shade Structure - Large (50 people)		2 each	\$150,000	\$300,000
Shade Structure - Small (25 people)		2 each	\$61,000	\$122,000
Restroom Building		4 each	\$344,500	\$1,378,000
Total Project Cost				<u>\$11,414,750</u>
Average Cost Per Acre (rounded)				\$571,000

Sources: Truckee-Donner RPD, John Pruy Design, and SCI Consulting Group

Notes:

¹ Basic park development includes design, engineering, permitting and site development costs.

APPENDIX C – 2016 REFUNDING COP DEBT SERVICE SCHEDULE

Lease Payments Schedule 2016 Refunding Certificates of Participation

Interest Payment Date	Principal	Interest	Semi-Annual Debt Service	Annual Debt Service
March 1, 2017		\$603,857.64	\$603,857.64	
September 1, 2017	\$470,000.00	356,375.00	826,375.00	\$1,430,232.64
March 1, 2018		349,325.00	349,325.00	
September 1, 2018	735,000.00	349,325.00	1,084,325.00	1,433,650.00
March 1, 2019		334,625.00	334,625.00	
September 1, 2019	760,000.00	334,625.00	1,094,625.00	1,429,250.00
March 1, 2020		319,425.00	319,425.00	
September 1, 2020	795,000.00	319,425.00	1,114,425.00	1,433,850.00
March 1, 2021		303,525.00	303,525.00	
September 1, 2021	825,000.00	303,525.00	1,128,525.00	1,432,050.00
March 1, 2022		287,025.00	287,025.00	
September 1, 2022	840,000.00	287,025.00	1,127,025.00	1,414,050.00
March 1, 2023		270,225.00	270,225.00	
September 1, 2023	875,000.00	270,225.00	1,145,225.00	1,415,450.00
March 1, 2024		252,725.00	252,725.00	
September 1, 2024	910,000.00	252,725.00	1,162,725.00	1,415,450.00
March 1, 2025		234,525.00	234,525.00	
September 1, 2025	945,000.00	234,525.00	1,179,525.00	1,414,050.00
March 1, 2026		215,625.00	215,625.00	
September 1, 2026	985,000.00	215,625.00	1,200,625.00	1,416,250.00
March 1, 2027		195,925.00	195,925.00	
September 1, 2027	1,020,000.00	195,925.00	1,215,925.00	1,411,850.00
March 1, 2028		175,525.00	175,525.00	
September 1, 2028	1,060,000.00	175,525.00	1,235,525.00	1,411,050.00
March 1, 2029		154,325.00	154,325.00	
September 1, 2029	1,105,000.00	154,325.00	1,259,325.00	1,413,650.00
March 1, 2030		132,225.00	132,225.00	
September 1, 2030	1,150,000.00	132,225.00	1,282,225.00	1,414,450.00
March 1, 2031		114,975.00	114,975.00	
September 1, 2031	1,185,000.00	114,975.00	1,299,975.00	1,414,950.00
March 1, 2032		97,200.00	97,200.00	
September 1, 2032	1,220,000.00 ¹	97,200.00	1,317,200.00	1,414,400.00
March 1, 2033		78,900.00	78,900.00	
September 1, 2033	1,260,000.00 ¹	78,900.00	1,338,900.00	1,417,800.00
March 1, 2034		60,000.00	60,000.00	
September 1, 2034	1,295,000.00 ²	60,000.00	1,355,000.00	1,415,000.00
March 1, 2035		40,575.00	40,575.00	
September 1, 2035	1,335,000.00 ²	40,575.00	1,375,575.00	1,416,150.00
March 1, 2036		20,550.00	20,550.00	
September 1, 2036	<u>1,370,000.00</u>	<u>20,550.00</u>	<u>1,390,550.00</u>	<u>1,411,100.00</u>
Total	\$20,140,000.00	\$8,234,682.64	\$28,374,682.64	\$28,374,682.64

¹ Indicates mandatory sinking fund payments of the \$2,480,000 2033 Term Certificate due September 1, 2033.

² Indicates mandatory sinking fund payments of the \$2,630,000 2035 Term Certificate due September 1, 2035.

APPENDIX D – INVENTORY OF DISTRICT PARKS

FIGURE 16 – INVENTORY OF EXISTING PARKS

Facility	Type of Park	Total Park Acres	Developed Acres	General Features
Downtown Park Meadow Park	Neighborhood	1.00	1.00	Playground, picnic areas, picnic tables, and amphitheater.
	Neighborhood	6.13	6.13	Two small ball fields, grass area, picnic area, restrooms, and playground.
Floriston Park	Neighborhood	0.37	0.37	Tiny totis playground and a grassy play field.
Shoreline Park	Neighborhood	1.60	1.00	Picnic areas, ADA accessible fishing dock, small craft boat launch area, restrooms, picnic area.
Glenshire Ballfields	Community / Regional	3.90	3.90	Ballfields
Truckee River Regional Park	Community / Regional	57.33	57.33	Large and small ball fields, 4 picnic areas with tables and BBQs, a rodeo arena, nature trail, tennis, volleyball and basketball courts, amphitheater, tot lot, skateboard park, disc golf course, and playground equipment
West End Beach	Community / Regional	11.89	11.89	Covered pavilion, 7 group picnic sites, family picnic areas, basketball court, tennis court, sand & grass volleyball, playground areas, horseshoe pits, kayak & paddleboat rentals, swimming area, boat parking, fishing area, concession stand
River View Sports Park	Community / Regional	32.35	32.35	4 sports fields, 1 baseball diamond, BMX track, covered BBQ and restrooms.
Donner Lake Boat Launch Facility	Community / Regional	1.78	1.78	2 lane boat ramp, floating docks, fish cleaning station, restrooms, car and boat trailer parking.
Donner Lake Public Piers	Community / Regional	2.50	1.10	37 public piers
Total District		118.85	116.85	

Source: Truckee-Donner Recreation and Park District

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TRUCKEE-DONNER RECREATION AND PARK DISTRICT

QUIMBY LAND DEDICATION AND IN-LIEU FEE STUDY UPDATE

APRIL 2023
FINAL REPORT

PREPARED FOR:

**BOARD OF DIRECTORS
TRUCKEE-DONNER RECREATION AND PARK DISTRICT**

PREPARED BY:


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TRUCKEE-DONNER RECREATION AND PARK DISTRICT

BOARD OF DIRECTORS

Mark Tanner, Chair
Jason Hansford, Vice Chair
Lori Marquette, Secretary
Mark Wasley, Director
Eric Smith, Director

GENERAL MANAGER

Sven Leff

ACCOUNTING MANAGER

Teresa McNamara

QUIMBY CONSULTANT

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ACKNOWLEDGMENTS

This Quimby Land Dedication and In-Lieu Fee Study was prepared by SCI Consulting Group ("SCI") under contract with the Truckee-Donner Recreation and Park District. The work was accomplished under the general direction of Sven Leff, District General Manager.

We want to acknowledge the special efforts made by individuals and organizations to this project:

Teresa McNamara, Truckee-Donner Recreation and Park District
Steve Randall, Truckee-Donner Recreation and Park District (formerly)

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EXECUTIVE SUMMARY

INTRODUCTION

The California Government Code contains specific enabling legislation for the dedication of land or fees in lieu of land dedication for neighborhood and community parks by a city, county, or special district. This legislation, codified as Government Section 66477 and known commonly as the “Quimby Act,” also establishes the criteria for determining the land dedication requirement and in-lieu fee based on specific park standards.

The Town of Truckee (“Town”) and on behalf of the Truckee-Donner Recreation and Park District (“District”) implements the Quimby Act pursuant to Section 18.92.095 of the Town of Truckee Municipal Code. The District’s current Quimby Parkland Dedication Requirement and In-Lieu Fee were approved by the District Board of Directors on October 24, 2013, and adopted by the Truckee Town Council on December 10, 2013. The current Quimby in-lieu fee was adopted on October 10, 2017.

Also, the County of Nevada (“County”), on behalf of the District, implements the Quimby Act pursuant to Section L-IX 1.1 of the County Land Use and Development Code. The County Board approved the District’s current Quimby Parkland Dedication Requirement of Supervisors on March 25, 2014. The County adopted the current Quimby In-lieu fee on June 27, 2017.

Two factors determine the amount of land that may be required to be dedicated for a new subdivision. These factors are multiplied by the number of respective dwelling units for the proposed subdivision to determine the acreage to be dedicated for neighborhood and community parks. The formula for calculating the District’s Quimby land dedication requirement is as follows:

$$\text{Quimby Standard} \quad \times \quad \text{Quimby Dwelling Unit Occupancy Factor} \quad = \quad \text{Quimby Land Dedication Requirement}$$

In some instances, the payment of a fee in lieu of land may be considered. In this case, the Quimby dedication requirement is multiplied by the fair market value of the land, which would otherwise be required to be dedicated for parks to establish a fee in lieu of land dedication. The formula for calculating the District’s Quimby in-lieu fee is shown below.

$$\text{Quimby Land Dedication Requirement} \quad \times \quad \text{Quimby Land Value} \quad = \quad \text{Quimby In-Lieu Fee}$$

This Quimby Land Dedication Requirement and In-Lieu Fee Study (“Quimby Study”) presents a recalculation of the factors that determine the District’s Quimby Dedication Requirement and In-Lieu Fee. Also, the Quimby Act contains specific requirements for program administration. These statutory requirements and other important information regarding the collection, accounting, and expenditure of the Quimby in-lieu fee are provided in the last section.

SUMMARY OF KEY FINDINGS

The following key findings are presented:

1. According to the 2020 U.S. Census, the average dwelling unit occupancy in the District is 3.02 for single-family housing and 2.63 for multi-family housing. (“Quimby Dwelling Unit Occupancy Factor”). See Figure 3 calculation.
2. Based on the District’s current park inventory and resident population, the District has 5.4 acres per 1,000 residents. Therefore, the District’s maximum dedication requirement allowed under the Quimby Act is 5.0 acres of land for every new 1,000 residents (“Quimby Standard”).
3. For subdivisions of 50 dwelling units or more, the District may require land for parks for the four residential land use categories in the amounts shown below (“Quimby Land Dedication Requirement”). See Figure 4 calculation.

FIGURE 1 – QUIMBY LAND DEDICATION REQUIREMENT

Land Use Category	Quimby Land Dedication Requirement
	<i>Land Sq. Ft. per Dwelling Unit</i>
Single-Family Housing	577
Multi-Family Housing	505

4. A survey of recent vacant residential land sales in the District over the last twelve months shows the fair market value of land suitable for parks to be \$653,000 per acre (“Quimby Land Value”).

5. The District may require a fee in lieu of land dedication for the following two residential land use categories shown below ("Quimby In-Lieu Fee").

FIGURE 2 – QIMBY IN-LIEU FEE

Residential Land Use Category	Quimby In-Lieu Fee (Maximum)
	<i>Per Dwelling Unit</i>
Single-Family Housing	\$8,650
Multi-Family Housing	\$7,570

QUIMBY LAND DEDICATION REQUIREMENT DETERMINATION

QUIMBY STANDARD

Under the Quimby Act, the dedication of land, or payment of fees, or both, cannot exceed the proportionate amount necessary to provide three (3) acres of park area per 1,000 persons residing within the subdivision unless the amount of existing neighborhood and community park area exceeds that limit, in which case the calculated amount may be adopted as a higher standard not to exceed five (5) acres per 1,000 persons residing within a subdivision.

Based on the District's current parkland inventory, the District has 118.85 acres of neighborhood and community parks. With an estimated current resident population of 21,883, this represents a ratio of 5.4 acres of neighborhood and community parkland for every 1,000 residents. Since the District's existing park area exceeds the maximum of five acres per 1,000 residents, the District's standard under the Quimby Act is 5.0 acres of parkland for every 1,000 residents.

QUIMBY DWELLING UNIT OCCUPANCY FACTOR

Pursuant to Govt. Code § 64477(a)(2), the amount of land dedicated or fees paid shall be based upon residential population density, which shall be in part determined based on the average number of persons per household according to the most recent available federal census. Moreover, since different residential land uses have varying household sizes, it is reasonable that the land dedication requirement and associated in-lieu fee be expressed per dwelling unit based on their respective average household size. For this Quimby program, the following residential land uses have been selected:

- **“Single-Family Housing”** means detached or attached one-family dwelling unit with an assessor's parcel number for each dwelling unit and mobile homes.
- **“Multi-Family Residential Housing”** means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family.

A “dwelling unit” generally means one or more rooms in a building or structure, or a portion thereof designed exclusively for residential occupancy by one or more persons for living or sleeping purposes and having kitchen and bath facilities, including mobile homes.

Based on figures from the 2020 U.S. Census, figure 3 below presents the determination of the Quimby dwelling unit occupancy factor for two residential land use categories.

FIGURE 3 – QUIMBY DWELLING UNIT OCCUPANCY FACTOR

Land Use Categories	Occupied Dwelling Units	Total Number of Occupants	Dwelling Unit Occupancy Factor
	Calc a	b	c = b / a
Single-Family Housing	7,615	20,195	2.65
Multi-Family Housing	729	1,688	2.32
Average (2020 Census)	8,344	21,883	2.62

Source: 2020 U.S. Census for the ACS 2020 Five-Year Estimate for the Truckee CDP and census tracts generally covering the unincorporated areas of the District.

QUIMBY DEDICATION REQUIREMENT

Figure 4 below presents the District's Quimby land dedication requirement for two residential land use categories on a land square footage basis.

$$\text{Quimby Standard} \times \text{Quimby Dwelling Unit Occupancy Factor} = \text{Quimby Land Dedication Requirement}$$

FIGURE 4 – QUIMBY LAND DEDICATION REQUIREMENT

Land Use Category	Quimby Dwelling Unit Occupancy Factor ¹	Quimby Standard ²	Quimby Dedication Requirement ³
	Calc a	b	c = (a * b) / 1,000 *
		Acres per 1,000 Residents	Land Sq. Ft. per Dwelling Unit
Single-Family Housing	2.65	5.00	577
Multi-Family Housing	2.32	5.00	505

Notes:

¹ Determination of the Quimby Dwelling Unit Occupancy Factor is shown Figure 3.

² The District's maximum allowable land per 1,000 residents standard under the Quimby Act.

³ Quimby dedication requirement expressed in terms of park land square feet required per dwelling unit.

For example, the Quimby land dedication required for a 350 single-family attached subdivision would be acres of land for park and recreational facilities.

$$\begin{array}{l} \text{Single-Family} \\ \text{Detached} \\ \text{Lots/Units} \end{array} \quad \times \quad \begin{array}{l} 577 \text{ Land Sq. Ft.} \\ \text{per Single Family} \\ \text{Detached Lot/Unit} \end{array} \quad = \quad \begin{array}{l} \text{Sq. Ft or Acres of} \\ \text{Land Dedication for} \\ \text{the Subdivision} \end{array}$$

QUIMBY IN-LIEU FEE DETERMINATION

For proposed subdivisions containing fewer than 50 parcels, the Quimby Act allows for the payment of a fee in lieu of land dedication (“Quimby in-lieu fee”).¹ The purpose of the Quimby in-lieu fee is to accumulate enough funding from several smaller subdivisions to acquire land for developing neighborhood and community parks within the District. Moreover, while land dedication may be required for larger subdivisions, the District may require in-lieu fees only, or a combination of land dedication and in-lieu fees, to meet the park and recreation goals and objectives of the District.

QUIMBY LAND VALUE

The Quimby Act has no specific requirements relating to the land valuation of dedicated parkland. However, the Act does require that the “amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.”

In February 2023, SCI used vacant land sales in the District provided by the Tahoe Sierra Board of Realtors over the twelve months for the land type normally acquired for District parks. Only the residential land sales were considered to establish a fair market value of land for parks for calculating the District’s Quimby in-lieu fee. Parcels adjacent to a street were used (“street setting”), while parcels with a “river, creek, lakefront, greenbelt or golf setting” were excluded. The exclusions were based on the assumption that future district parks would likely not be sited near these locations and that the cost of these types of parcels would be higher than land suitable for parks. Other criteria included exclusions for high/low price outliers, remote parcels, parcels in a high elevated area, and parcels located away from subdivisions. In order to adjust older land sales to approximate current land value reasonably, a commonly used approach was used, which is to adjust the land sale by the percentage change in the median home sales price since the effective date of each land sale. For purposes of this Quimby Study, median home sales price within the District as reported by the Zillow Real Estate Network was used.

Appendix C shows that the baseline average sales price for 23 residential land sales is \$709,000 per acre. After adjusting for disinflation since June 2022, the adjusted fair market value to February 2023 based on the 19 residential land sales is \$653,000. Arguments for higher land values can be made; however, the presented land value per acre appears to be a fair and conservative value for this Study.

¹ However, when a multi-family development or stock cooperative exceeds 50 dwelling units, a dedication of land may be required, even though the number of parcels may be less than 50. Govt. Code § 66477(a)(7)

QUIMBY IN-LIEU FEE DETERMINATION

Figure 5 below presents the formula and the calculation of the Quimby in-lieu fee based on the District's Quimby land dedication requirement and the established fair market land value of residential land at \$653,000 per acre. The Quimby in-lieu fee is expressed on a dwelling unit basis for four residential land use categories. Nonresidential subdivisions are not subject to the Quimby program.

$$\begin{matrix} \textit{Quimby} \\ \textit{Land} \\ \textit{Dedication} \\ \textit{Requirement} \end{matrix} \times \begin{matrix} \textit{Quimby Land} \\ \textit{Value} \end{matrix} = \begin{matrix} \textit{Quimby In-} \\ \textit{Lieu Fee} \end{matrix}$$

FIGURE 5 – QUIMBY IN-LIEU FEE

Residential Land Use C	Quimby Land Dedication Requirement	Quimby Land Value	Quimby In-Lieu Fee
Calc	a	b	c = a * b / 43,560
	<i>Land Sq. Ft. Per Dwelling Unit</i>	<i>Per Acre</i>	<i>Per Dwelling Unit</i>
Single-Family Housing	577	\$653,000	\$8,650
Multi-Family Housing	505	\$653,000	\$7,570

It is important to note that the District should periodically review the fair market value of land in the District. If land values change significantly in either direction, the Quimby in-lieu fee should be adjusted accordingly.

Moreover, if a subdivider disputes the land value used to determine the in-lieu fee, the District's Quimby ordinance should allow for value to be reevaluated based upon a qualified real estate appraisal approved by the District, with all costs for such appraisal to be borne by the subdivider.

QUIMBY PROGRAM ADMINISTRATION REQUIREMENTS

This section summarizes the statutory requirements and provides some recommendations for the annual administration of the Quimby program. The specific statutory requirements for the administration of the Quimby program may be found in California Government Code § 66477 et seq.

ACCOUNTING REQUIREMENTS

Proceeds from the Quimby in-lieu fee should be deposited into a separate fund or account to avoid commingling with other revenue. Any interest earned by such account should be deposited in that account and expended solely for the purpose for which originally collected.

ALLOWABLE QUIMBY IN-LIEU EXPENDITURES

Quimby in-lieu fees should be expended solely for the purpose of land acquisition and developing new or rehabilitating existing neighborhood or community park or recreational facilities to serve the subdivision, except as provided in Government Code § 66477(3)(b). It is important to note that the Quimby Act does not define the term “park or recreational purposes.” However, in 1998, the Attorney General opined that the term “recreational purposes” should be broadly construed to include cultural activities, relying on part on the following definition of “recreation” found in Education Code, § 10901(c).

TRANSPARENCY REQUIREMENTS

The District must post the current Quimby Land Dedication Requirement and the Quimby In-Lieu Fee on the District’s website and update within 30 days of any change.

QUIMBY IN-LIEU FEE EXEMPTIONS

The following construction projects are exempt from the Quimby in-lieu fee.

- A structure owned by a governmental agency.
- Commercial or industrial subdivisions.
- Condominium projects or stock cooperatives that consist of the subdivision of airspace in an existing apartment building that is more than five years old when no new dwelling units are added.

QUIMBY CREDITS

The following circumstances must receive a fee credit.

- If a developer dedicates land or builds specific park facilities under a turn-key agreement, the Quimby in-lieu fee imposed on that development project may be adjusted to reflect a credit for the parks and recreational facilities constructed.
- Common interest developments, as defined in Civil Code § 1351, shall be eligible to receive a credit, as determined by the District Council, against the amount of land required to be dedicated or the amount of the fee imposed, for the value of private open space within the development which is usable for active recreational uses.

APPENDICES

Appendix A – Comparison of Current and Updated Quimby Program

Appendix B – Estimate of Fair Market Value of Residential Land

Appendix C – California Govt. Code § 66477 (“The Quimby Act”)

APPENDIX A – COMPARISON OF CURRENT AND UPDATED QIMBY PROGRAM

FIGURE 6 – COMPARISON OF CURRENT AND UPDATED QIMBY PROGRAM

	Current	Updated
Quimby Standard	5 acres per 1,000 residents	5 acres per 1,000 residents
Quimby Dwelling Unit Occupancy Factor	2.56 persons per SFR unit 1.89 persons per MFR unit	2.65 persons per SFR unit 2.32 persons per MFR unit
Quimby Land Dedication Requirement	558 land sq. ft. per SFR unit 411 land sq. ft. per MFR unit	577 land sq. ft. per SFR unit 505 land sq. ft. per MFR unit
Quimby Land Value	\$420,000 per acre (Town) \$447,400 per acre (County)	\$653,000 per acre
Quimby In-Lieu Fee	\$5,380 per SFR unit (Town) \$3,963 per MFR unit (Town) \$5,731 per SFR unit (County) \$4,223 per MFR unit (County)	\$8,650 per SFR unit \$7,570 per MFR unit

APPENDIX B – ESTIMATE OF FAIR MARKET VALUE OF RESIDENTIAL LAND

FIGURE 7 – ESTIMATE OF FAIR MARKET VALUE OF RESIDENTIAL LAND SUITABLE FOR PARKS

Sale #	APN	Situs Address	Sales Month	Sold Price	Land Acres	Average Sales Price Per Acre	Adjust Factor ¹	Current Land Value per Acre	Current Land Value per Sq. Ft.	% Rank	Outlier (Excl.)
1	016-410-025	10711 Laurelwood Drive, Truckee	Mar-22	\$130,000	0.31	\$419,355	0.91	\$381,613	\$8.76	12%	
2	044-290-042	15582 Northwoods Boulevard, Tahoe Donner	Mar-22	\$230,000	0.32	\$718,750	0.91	\$654,063	\$15.02	58%	
3	046-530-003	12864 Peregrine Drive, Tahoe Donner	Mar-22	\$325,000	0.30	\$1,083,333	0.91	\$985,833	\$22.63	87%	
4	045-110-017	11901 Chamonix Road, Tahoe Donner	Mar-22	\$371,500	0.56	\$663,393	0.91	\$603,688	\$13.86	37%	
5	049-310-001	10536 Courtenay Lane, Truckee	Apr-22	\$300,000	0.41	\$731,707	0.89	\$651,220	\$14.95	54%	
6	019-660-067	11799 Saddleback Drive, Truckee	Apr-22	\$430,000	0.85	\$505,882	0.89	\$450,235	\$10.34	16%	
7	045-200-010	17249 Northwoods Boulevard, Tahoe Donner	Apr-22	\$335,000	0.38	\$881,579	0.89	\$784,605	\$18.01	70%	
8	049-320-014	16366 Lance Drive, Truckee	Apr-22	\$280,000	0.31	\$903,226	0.89	\$803,871	\$18.45	75%	
9	046-090-026	11831 Rhineland Avenue, Tahoe Donner	May-22	\$349,500	0.30	\$1,165,000	0.87	\$1,013,550	\$23.27	95%	x
10	019-710-042	11889 Saddleback Drive, Truckee	May-22	\$450,000	0.74	\$608,108	0.87	\$529,054	\$12.15	29%	
11	043-020-006	10956 Ryley Court, Truckee	Jun-22	\$450,000	0.40	\$1,125,000	0.88	\$990,000	\$22.73	91%	x
12	040-230-036	14853 Cavalier Rise, Truckee	Jun-22	\$286,500	0.31	\$924,194	0.87	\$804,048	\$18.46	79%	
13	018-031-041	11950 Cavern Way, Truckee	Jul-22	\$300,000	0.40	\$750,000	0.88	\$660,000	\$15.15	62%	
14	018-400-034	12811 Sierra Drive, Truckee	Jul-22	\$135,000	0.26	\$519,231	0.88	\$456,923	\$10.49	20%	
15	046-150-017	13965 Skislope Way, Tahoe Donner	Aug-22	\$265,000	0.39	\$679,487	0.89	\$604,744	\$13.88	41%	
16	019-190-018	11408 Alder Drive, Truckee	Aug-22	\$250,000	0.82	\$304,878	0.89	\$271,341	\$6.23	8%	x
17	019-660-016	11097 Cornstock Place, Truckee	Aug-22	\$325,000	0.55	\$590,909	0.89	\$525,909	\$12.07	25%	
18	019-480-017	10976 Jeffrey Pine Road, Truckee	Aug-22	\$289,000	0.44	\$656,818	0.89	\$584,568	\$13.42	33%	
19	046-550-022	12602 Saint Moritz Lane, Tahoe Donner	Sep-22	\$18,000	0.33	\$54,545	0.92	\$50,182	\$1.15	4%	x
20	045-280-029	11772 Nordic Lane, Tahoe Donner	Sep-22	\$225,000	0.29	\$775,862	0.92	\$713,793	\$16.39	66%	
21	019-710-054	12528 Granite Drive, Truckee	Nov-22	\$600,000	0.78	\$641,026	0.96	\$615,385	\$14.13	45%	
22	019-800-021	11881 Coburn Drive, Truckee	Feb-23	\$369,000	0.39	\$946,154	1.00	\$946,154	\$21.72	83%	
23	044-270-043	15179 Northwoods Boulevard, Tahoe Donner	Feb-23	\$195,000	0.30	\$650,000	1.00	\$646,992	\$14.85	50%	
Quimby Land Value (Rounded)								\$653,000	\$15.00		

Source: Tahoe Sierra Multiple Listing Service, Inc., Zillow Real Estate Network, and SCI Consulting Group

Notes:

¹ Based on the change in median sales price for single-family homes in Truckee, California from sales month to February 2023 as report by Zillow Real Estate Network.

Estimate of Fair Market Value of Residential Vacant Land Truckee, CA



APPENDIX C – CALIFORNIA GOVT. CODE § 66477 (“THE QUIMBY ACT”)

(a) The legislative body of a City or county may, by ordinance, require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map, if all of the following requirements are met:

(1) The ordinance has been in effect for a period of 30 days prior to the filing of the tentative map of the subdivision or parcel map.

(2) The ordinance includes definite standards for determining the proportion of a subdivision to be dedicated and the amount of any fee to be paid in lieu thereof. The amount of land dedicated or fees paid shall be based upon the residential density, which shall be determined on the basis of the approved or conditionally approved tentative map or parcel map and the average number of persons per household. There shall be a rebuttable presumption that the average number of persons per household by units in a structure is the same as that disclosed by the most recent available federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200) of Part 2 of Division 3 of Title 4. However, the dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide three acres of park area per 1,000 persons residing within a subdivision subject to this section, unless the amount of existing neighborhood and community park area, as calculated pursuant to this subdivision, exceeds that limit, in which case the legislative body may adopt the calculated amount as a higher standard not to exceed five acres per 1,000 persons residing within a subdivision subject to this section.

(A) The park area per 1,000 members of the population of the City, county, or local public agency shall be derived from the ratio that the amount of neighborhood and community park acreage bears to the total population of the City, county, or local public agency as shown in the most recent available federal census. The amount of neighborhood and community park acreage shall be the actual acreage of existing neighborhood and community parks of the City, county, or local public agency as shown on its records, plans, recreational element, maps, or reports as of the date of the most recent available federal census.

(B) For cities incorporated after the date of the most recent available federal census, the park area per 1,000 members of the population of the City shall be derived from the ratio that the amount of neighborhood and community park acreage shown on the maps, records, or reports of the county in which the newly incorporated City is located bears to the total population of the new City as determined pursuant to Section 11005 of the Revenue and Taxation Code. In making any subsequent calculations pursuant to this section, the county in which the newly incorporated City is located shall not include the figures pertaining to the new City which were calculated pursuant to this paragraph. Fees shall be payable at the time of the recording of the final map or parcel map, or at a later time as may be prescribed by local ordinance.

(3) (A) The land, fees, or combination thereof are to be used only for the purpose of developing new or rehabilitating existing neighborhood or community park or recreational facilities to serve the subdivision, except as provided in subparagraph (B).

(B) Notwithstanding subparagraph (A), fees may be used for the purpose of developing new or rehabilitating existing park or recreational facilities in a neighborhood other than the neighborhood in which the subdivision for which fees were paid as a condition to the approval of a tentative map or parcel map is located, if all of the following requirements are met:

(i) The neighborhood in which the fees are to be expended has fewer than three acres of park area per 1,000 members of the neighborhood population.

(ii) The neighborhood in which the subdivision for which the fees were paid has a park area per 1,000 members of the neighborhood population ratio that meets or exceeds the ratio calculated pursuant to subparagraph (A) of paragraph (2), but in no event is less than three acres per 1,000 persons.

(iii) The legislative body holds a public hearing before using the fees pursuant to this subparagraph.

(iv) The legislative body makes a finding supported by substantial evidence that it is reasonably foreseeable that future inhabitants of the subdivision for which the fee is imposed will use the proposed park and recreational facilities in the neighborhood where the fees are used.

(v) The fees are used within a specified radius that complies with the City's or county's ordinance adopted pursuant to subdivision (a), and are consistent with the adopted general plan or specific plan of the City or county. For purposes of this clause, "specified radius" includes a planning area, zone of influence, or other geographic region designated by the City or county, that otherwise meets the requirements of this section.

(4) The legislative body has adopted a general plan or specific plan containing policies and standards for parks and recreational facilities, and the park and recreational facilities are in accordance with definite principles and standards.

(5) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

(6) (A) The City, county, or other local public agency to which the land or fees are conveyed or paid shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop park or recreational facilities to serve the residents of the subdivision. Any fees collected under the ordinance shall be committed within five years after the payment of the fees or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If the fees are not committed, they, without any deductions, shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots within the subdivision.

(B) The City, county, or other local agency to which the land or fees are conveyed or paid may enter into a joint or shared use agreement with one or more other public districts in the jurisdiction, including, but not limited to, a school district or community college district, in order to provide access to park or recreational facilities to residents of subdivisions with fewer than three acres of park area per 1,000 members of the population.

(7) Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative, or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50.

(8) Subdivisions containing less than five parcels and not used for residential purposes shall be exempted from the requirements of this section. However, in that event, a condition may be placed on the approval of a parcel map that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels within four years, the fee may be required to be paid by the owner of each parcel as a condition of the issuance of the permit.

(9) If the subdivider provides park and recreational improvements to the dedicated land, the value of the improvements together with any equipment located thereon shall be a credit against the payment of fees or dedication of land required by the ordinance.

(b) Land or fees required under this section shall be conveyed or paid directly to the local public agency which provides park and recreational services on a communitywide level and to the area within which the proposed development will be located, if that agency elects to accept the land or fee. The local agency accepting the land or funds shall develop the land or use the funds in the manner provided in this section.

(c) If park and recreational services and facilities are provided by a public agency other than a City or county, the amount and location of land to be dedicated or fees to be paid shall, subject to paragraph (2) of subdivision (a), be jointly determined by the City or county having jurisdiction and that other public agency.

(d) This section does not apply to commercial or industrial subdivisions or to condominium projects or stock cooperatives that consist of the subdivision of airspace in an existing apartment building that is more than five years old when no new dwelling units are added.

(e) Common interest developments, as defined in Section 1351 of the Civil Code, shall be eligible to receive a credit, as determined by the legislative body, against the amount of land required to be dedicated, or the amount of the fee imposed, pursuant to this section, for the value of private open space within the development which is usable for active recreational uses.

(f) Park and recreation purposes shall include land and facilities for the activity of "recreational community gardening," which activity consists of the cultivation by persons other than, or in addition to, the owner of the land, of plant material not for sale.

(g) This section shall be known, and may be cited, as the Quimby Act.

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**RESOLUTION NO. 2023-313
OF THE BOARD OF DIRECTORS
OF THE TRUCKEE-DONNER RECREATION AND PARK DISTRICT
February 23, 2023**

**RESOLUTION APPROVING THE TRUCKEE-DONNER PARK AND
RECREATION DISTRICT PARK IMPACT FEE NEXUS STUDY
UPDATE AND REQUESTING THAT THE TOWN OF TRUCKEE
COUNCIL AND NEVADA COUNTY OF BOARD OF SUPERVISORS
ADOPT AND IMPLEMENT THE UPDATED PARK IMPACT FEE
PROGRAM ON BEHALF OF THE DISTRICT**

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, the District Board desires to achieve its adopted master plan level of service of five acres of developed parks for every 1,000 population which is consistent with the Town of Truckee (“Town”) General Plan and the Nevada County (“County”) General Plan; 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, the District’s last Park Impact Fee Nexus Study Update was approved by the District Board on October 24, 2013, by Resolution No. 2013-237 and later adopted by the Town Council on December 10, 2013, by Resolution No. 2013-39, and by the County Board of Supervisors on March 25, 2014, by Resolution No. 14-103; and

WHEREAS, on August 22, 2019, the District Board by their Resolution 2019-279 last approved inflationary adjusted park impact fees in the amount of \$1.99 per square foot for new single-family housing and \$2.85 per square foot for new multi-family housing; and

WHEREAS, on November 23, 2019, the Board of Supervisors of the County of Nevada by their Resolution 19-536 last adopted inflationary adjusted park impact fees on behalf of the District in the amount of \$1.99 per square foot for new single-family housing and \$2.85 per square foot for new multi-family housing; and

WHEREAS, on September 24, 2019, the Town of Truckee Council by their Resolution 2019-56 last adopted inflationary adjusted park impact fees on behalf of the District in the amount of \$1.99 per square foot for new single-family housing and \$2.85 per square foot for new multi-family housing; and

- 6) 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.)
- 7) 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 formerly requests the Truckee Town Council, and the Nevada County Board of Supervisors adopt and implement the proposed park impact fees on behalf of the District with the District agreeing to be responsible for the proper accounting for and expenditure of said moneys and further agreeing to hold the Town and County harmless from and to defend it from any action, claim or damages related to said fees, including any challenge to the validity of or use thereof.

PASSED AND ADOPTED by the Board of Directors of the Truckee-Donner Recreation and Park District, at a regularly scheduled meeting held on the 23rd of February, Two-thousand and Twenty-Three, by the following vote of said Board:

February 23, 2023

AYES: Smith, Marquette, Taber, Wasby, Halsted
NOES:
ABSTAIN:
ABSENT:

ATTEST:



Chairman
Board of Directors



Board Secretary
Board of Directors

**RESOLUTION NO. 2023-317
OF THE BOARD OF DIRECTORS
OF THE TRUCKEE-DONNER RECREATION AND PARK DISTRICT
April 27, 2023**

**RESOLUTION CONCERNING AN UPDATE OF THE DISTRICT'S
QUIMBY LAND DEDICATION AND IN-LIEU FEE STUDY AND APPROVAL
OF REVISED QUIMBY IN-LIEU FEES CHARGED ON NEW RESIDENTIAL
DEVELOPMENT PURSUANT TO CALIFORNIA GOVERNMENT CODE
SECTION 6477**

WHEREAS, the Board of Directors (“the Board”) of the Truckee-Donner Recreation and Park District (“District”) has determined that current parkland will not be adequate for future population growth; and

WHEREAS, the Quimby Act was adopted and codified in California Government Code Section 66477, allowing for the requirement of the dedication of land, or the payment of fees in lieu thereof, or combination of both, for park and/or recreational purposes; and

WHEREAS, Town of Truckee Code Section 18.92.095 authorizes the District to require the dedication of land, or the payment of fees in lieu thereof, or a combination of both from new residential subdivisions throughout the Town; and

WHEREAS, Nevada County Code Section L-IX 1.3 authorizes the District to require the dedication of land, or the payment of fees in lieu thereof, or a combination of both from new residential subdivisions throughout unincorporated Nevada County; and

WHEREAS, the Board of Directors has received and considered the Quimby Land Dedication and In-Lieu Fee Study Update prepared by SCI Consulting Group dated April 2023 Final Report (“Quimby Study”) that provides all information necessary to update the District’s Quimby program.

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

- 1) The Board hereby receives and approves the Quimby Land Dedication and In-Lieu Fee Study Update dated April 2023 by SCI Consulting Group.
- 2) The Board does hereby approve the following Quimby Land Dedication Requirement for new residential subdivisions:

Single-Family Housing	577 land square feet per unit
Multi-Family Housing	505 land square feet per unit

- 3) The Board does hereby approve the following Quimby in-lieu fees for new residential subdivisions:

Single-Family Housing	\$8,650 per unit
Multi-Family Housing	\$7,570 per unit

- 4) The Board requests that the Quimby In-Lieu Fee program be authorized to include an annual automatic inflationary adjustment by an amount equal to the twelve-month change in the San Francisco Bay Area Engineering News Record Construction Cost Index.
- 5) The Board finds under 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.)
- 6) 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 formerly requests the Truckee Town Council, the Nevada County Board of Supervisors adopt and implement the proposed Quimby land dedication requirement and in-lieu fees 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 27th of April, Two-thousand and Twenty-Three, by the following vote of said Board:

AYES: *Smith, Hawford, Wasly, Marquette, Tanner*
NOES:
ABSTAIN:
ABSENT:

ATTEST:



Mark Tanner
Chairman, Board of Directors



Lori Marquette
Secretary to the Board

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, June 13, 2023, at 10:30 a.m., or as soon thereafter as the matter may be heard, in the Board of Supervisors Chambers, First Floor, Eric Rood Administration Center, 950 Maidu Avenue, Nevada City, CA, the Nevada County Board of Supervisors will hold a public hearing to consider approval of:

- 1. The Truckee-Donner Recreation and Park District Park Impact Fee Nexus Study Update and modifications to Development Impact Mitigation Fees ("AB 1600 Fees") for the Truckee-Donner Recreation and Park District:

Development impact fees on new residential development for development of park and recreational facilities:

	<u>Current Fee</u>	<u>Proposed Fee</u>
Single-Family Housing	\$1.99 per s.f.	\$2.21 per s.f.
Multi-Family Housing	\$2.85 per s.f.	\$3.57 per s.f.
Accessory Dwelling Unit (Less than 750 s.f.)	\$0.00 per s.f.	\$0.00 per s.f.
Accessory Dwelling Unit (750 sq. ft or greater)	\$1.99 per s.f.	\$2.21 per s.f.

- 2. The Truckee-Donner Recreation and Park District Quimby Land Dedication and In-Lieu Fee Study and Revised Quimby In-Lieu Fees charged on new residential development pursuant to California Government Code Section 6477:

Land Dedication for new residential subdivisions:

	<u>Current</u>	<u>Proposed</u>
Single-Family Housing	558 land s.f. per unit	577 land s.f. per unit
Multi-Family Housing	411 land s.f. per unit	505 land s.f. per unit

Quimby in-lieu fees for new residential subdivisions:

	<u>Current</u>	<u>Proposed</u>
Single-Family Housing (Town)	\$5,380 per unit	\$8,650 per unit
Multi-Family Housing (Town)	\$3,963 per unit	\$7,570 per unit
Single-Family Housing (County)	\$5,731 per unit	\$8,650 per unit
Multi-Family Housing (County)	\$4,223 per unit	\$7,570 per unit

The proposed fee amount modifications are based on the Truckee-Donner Recreation and Park District's February 2023 "Park Impact Fee Nexus Study Update," and Resolution # 2023-313. The proposed land dedication and Quimby fee amount modifications are based on the Truckee-Donner Recreation and Park District's April 2023 Quimby Land Dedication and In-Lieu Fee Study Update and Resolution #2023-317. If approved, the new fees will become effective August 13, 2023. A copy of the agenda packet and all documents on which the proposed fee changes are based will be available for public review at the Board of Supervisors office, second floor, Eric Rood Administrative Center, 950 Maidu Avenue, Nevada City and at the Truckee Library, 10031 Levon Avenue, Truckee, California

If you challenge the proposed fee increases in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

Any person wishing to offer testimony on this matter should appear at the public hearing or may submit written comments (7 copies) to the Clerk of the Board in advance of the meeting. The Board Chairperson may place reasonable restrictions on the time allowed to any person to speak on these matters. Any person speaking on behalf of an organization or group who wishes additional time must have a written statement signed by an officer of that organization stating that he/she is authorized to speak on behalf of that body, and that he/she is relaying the majority thinking thereof.

Nevada County Board of Supervisors

By: 
Julie Patterson Hunter, Clerk of the Board

Publish: May 12, 2023
Sierra Sun