



BOARD AGENDA ITEM COVER SHEET

Item #: 5.3 – Discussion / Possible Action Adopting Resolution #2025-349 Updating the District's Quimby Land Dedication and In-Lieu Fees

Presenter: Sven Leff, General Manager

Recommendation:

Adopt Resolution #2025-349 approving the updated Quimby Land Dedication and In-Lieu Fee Study and approving updated land dedication requirements and in-lieu fees for new residential subdivisions.

Background:

The District imposes park land dedication requirements and Quimby in-lieu fees pursuant to California Government Code §66477 ("Quimby Act") through local enabling ordinances adopted by the Town of Truckee and Nevada County.

The District's Quimby Land Dedication and In-Lieu Fee Study was last updated in 2023. In accordance with District policy and statutory guidance, SCI Consulting Group has prepared an updated Quimby Study dated June 2025 to reflect updated residential occupancy factors, current park inventory, and most importantly, updated residential land values.

The updated fair market value of residential land suitable for parkland acquisition is established at \$677,000 per acre, an increase from the previously adopted \$653,000 per acre in 2023, representing an approximate 3.7% increase, calculated using the jointly approved appraisal methodology.

The updated Quimby Land Dedication and In-Lieu Fee Study continues to utilize the existing parkland standard of five acres per 1,000 residents, consistent with the District's current park inventory. Based on this standard and residential occupancy factors, the required land dedication for new residential subdivisions remains at 577 square feet of parkland per single-family dwelling unit and 505 square feet per multi-family dwelling unit.

In cases where dedication of land is not feasible, the District may collect Quimby in-lieu fees. The updated in-lieu fees reflect the most recent fair market valuation of residential land appropriate for park acquisition, as determined using the jointly approved appraisal methodology adopted by the District Board, Truckee Town Council, and Nevada County.

Board of Supervisors. The updated fair market land value is \$677,000 per acre, which represents a 3.7% increase from the prior 2023 valuation of \$653,000 per acre.

As a result of these updated land values, the Quimby in-lieu fees are now established at \$8,968 per single-family unit and \$7,849 per multi-family unit. These fees ensure that new residential development continues to fund its proportional share of park acquisition to serve future residents.

The fees with adoption of this update become:

Quimby Land Dedication Requirement	577 sq ft per SFR 505 sq ft per MFR
Quimby Land Value	\$677,000 per acre
Quimby In-Lieu Fee	\$8,968 per SFR \$7,849 per MFR

Attachments

Resolution #2025-349

Quimby Land Dedication and In-Lieu Fee Study Update (2025)

RESOLUTION NO. 2025-349

**OF THE BOARD OF DIRECTORS
OF THE TRUCKEE-DONNER RECREATION AND PARK DISTRICT
June 26, 2025**

**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 SUBDIVISIONS PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 66477**

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 last approved updated Quimby Land Dedication and In-Lieu Fees on April 27, 2023, by Resolution No. 2023-317, which were subsequently adopted by the Truckee Town Council on August 22, 2023 (Resolution No. 2023-57) and by the Nevada County Board of Supervisors on June 13, 2023 (Resolution No. 23-285); and

WHEREAS, the Board of Directors has now received and considered the Quimby Land Dedication and In-Lieu Fee Study Update prepared by SCI Consulting Group, dated June 2025 (the "Quimby Study"), which reflects updated land valuation, park inventory, residential occupancy factors, and Quimby fee calculations; and

WHEREAS, the Quimby Study demonstrates that the updated Quimby Land Dedication Requirements and In-Lieu Fees continue to bear a reasonable relationship to the demand for parks and recreational facilities created by new residents of future subdivisions and are consistent with applicable provisions of the Quimby Act and all legal standards; and

WHEREAS, the Board finds that since the prior update in 2023, residential land values within the District have continued to increase, with the current fair market value of residential land suitable for parkland acquisition established at \$677,000 per acre based on recent land sales and

verified market data, compared to the 2023 land value of \$653,000 per acre, representing an approximate 3.7% increase in land value, as determined following the approved appraisal methodology authorized by the District Board of Directors, Truckee Town Council, and Nevada County Board of Supervisors; and

WHEREAS, under the California Environmental Quality Act (CEQA), this action is not a “project” because the Resolution establishes a mechanism for the collection of Quimby in-lieu fees but does not commit the District to any specific project or activity that may result in a significant impact on the environment pursuant to CEQA Guidelines § 15378.

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 June 2025 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	\$8,968 per unit
Multi-Family Housing	\$7,849 per unit

- 4) The Board affirms that revenues from the Quimby in-lieu fees shall be used solely for the acquisition and development of new, or rehabilitation of existing, neighborhood and community parks and recreational facilities that serve the subdivision, consistent with California Government Code Section 66477(a)(3).
- 5) The Board directs that the Quimby Study and associated fees be reviewed and updated no less than every two years or more frequently as needed to reflect changes in residential land values or other relevant factors.
- 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 26th of June, Two-thousand and Twenty-Five, by the following vote of said Board:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Chair, Board of Directors

Secretary to the Board



TRUCKEE-DONNER RECREATION AND PARK DISTRICT

QUIMBY LAND DEDICATION AND IN-LIEU FEE STUDY UPDATE

JUNE 2025
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

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Sven Leff

ACCOUNTING MANAGER

Teresa McNamara

QUIMBY CONSULTANT

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ACKNOWLEDGMENTS

This Quimby Land Dedication and In-Lieu Fee 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, District General Manager.

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

Teresa McNamara, Truckee-Donner Recreation and Park District
Tahoe Sierra Board of Realtors

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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”), 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 April 27, 2023 (Resolution No. 2023-317) and adopted by the Truckee Town Council on August 22, 2023 (Resolution No. 2023-57). The updated Quimby In-Lieu Fees became effective on October 23, 2023.

Additionally, 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 of Supervisors approved the District’s current Quimby Parkland Dedication Requirement and In-Lieu Fee on June 13, 2023 (Resolution 23-285), with the updated fees becoming effective on August 13, 2023.

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. The use of differentiated occupancy factors by unit type ensures that fee amounts are proportionate to the anticipated park demand from new development. (“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 \$677,000 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 – QUIMBY IN-LIEU FEE

Residential Land Use Category	Quimby In-Lieu Fee (Maximum)
	<i>Per Dwelling Unit</i>
Single-Family Housing	\$8,968
Multi-Family Housing	\$7,849

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. The use of differentiated occupancy factors by unit type ensures that fee amounts are proportionate to the anticipated park demand from new development.

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		Quimby Dedication
	Factor ¹	Quimby Standard ²	Requirement ³
	Calc	a	b
			43,560
		Acres per 1,000	Land Sq. Ft. per
	Per Dwelling Unit	Residents	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 4.64 acres of land for park and recreational facilities.

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

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 2025, 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 53 residential land sales is \$690,000 per acre. After adjusting for disinflation since March 2024, the adjusted fair market value to February 2025 based on the 43 residential land sales is \$677,000. 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 \$677,000 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.

$$\begin{array}{c} \text{Quimby} \\ \text{Land} \\ \text{Dedication} \\ \text{Requirement} \end{array} \times \begin{array}{c} \text{Quimby Land} \\ \text{Value} \end{array} = \begin{array}{c} \text{Quimby In-} \\ \text{Lieu Fee} \end{array}$$

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	\$677,000	\$8,968
Multi-Family Housing	505	\$677,000	\$7,849

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 an account should be deposited in that account and expended solely for the purpose for which it was originally collected.

ALLOWABLE QUIMBY IN-LIEU EXPENDITURES

Quimby in-lieu fees should be expended solely for land acquisition and developing new or rehabilitating existing neighborhood or community parks 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 QUIMBY PROGRAM

FIGURE 6 – COMPARISON OF CURRENT AND UPDATED QUIMBY PROGRAM

	Current	Updated
Quimby Standard	5 acres per 1,000 residents	No Change
Quimby Dwelling Unit Occupancy Factor	2.65 persons per SFR unit 2.32 persons per MFR unit	No Change No Change
Quimby Land Dedication Requirement	577 land sq. ft. per SFR unit 505 land sq. ft. per MFR unit	No Change No Change
Quimby Land Value	\$653,000 per acre	\$677,000 per acre
Quimby In-Lieu Fee	\$8,650 per SFR unit \$7,570 per MFR unit	\$8,968 per SFR unit \$7,849 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
			<i>Calc</i>	<i>a</i>	<i>b</i>	<i>c = a / b</i>	<i>d</i>	<i>e = c * d</i>	<i>f = e / 43,560</i>	<i>g</i>
1	019-780-019-000	11330 China Camp Road, Truckee	Mar-24	\$255,000	0.40	\$637,500	0.99	\$631,000	\$14.49	53%
2	019-380-044-000	11625 Lockwood Drive, Truckee	Mar-24	\$499,000	4.54	\$109,912	0.99	\$109,000	\$2.50	9%
3	018-031-022-000	12060 Lamplighter Way, Truckee	Mar-24	\$209,000	0.19	\$1,100,000	0.99	\$1,089,000	\$25.00	79%
4	018-031-013-000	12057 Lamplighter Way, Truckee	Apr-24	\$210,000	0.21	\$1,000,000	0.98	\$980,000	\$22.50	70%
5	019-890-010-000	11820 Ghirard Road, Truckee	Apr-24	\$337,000	0.39	\$864,103	0.98	\$847,000	\$19.44	66%
6	019-800-025-000	11657 China Camp Road, Truckee	Apr-24	\$325,000	0.42	\$773,810	0.98	\$758,000	\$17.40	62%
7	045-490-027-000	14177 Hansel Avenue, Tahoe Donner	Apr-24	\$138,000	0.29	\$475,862	0.98	\$466,000	\$10.70	31%
8	018-020-007-000	10725 Passage Place, Truckee	May-24	\$245,000	21.65	\$11,316	0.97	\$11,000	\$0.25	1%
9	019-230-041-000	11847 River View Court, Truckee	May-24	\$91,000	0.24	\$379,167	0.97	\$368,000	\$8.45	22%
10	017-330-041-000	14925 Pioneer Drive, Donner Lake	May-24	\$161,718	0.22	\$735,082	0.97	\$713,000	\$16.37	61%
11	049-260-002-000	16022 Woodbridge Court, Truckee	May-24	\$278,000	0.94	\$295,745	0.97	\$287,000	\$6.59	14%
12	046-510-012-000	13439 Hillside Drive, Tahoe Donner	May-24	\$170,000	0.31	\$548,387	0.97	\$532,000	\$12.21	40%
13	019-710-046-000	11961 Saddleback Drive, Truckee	May-24	\$380,000	0.83	\$457,831	0.97	\$444,000	\$10.19	27%
14	018-010-043-000	11828 Lamplighter Way, Truckee	May-24	\$310,000	0.21	\$1,476,190	0.97	\$1,432,000	\$32.87	88%
15	016-430-032-000	10782 Snowshoe Circle, Truckee	Jun-24	\$225,000	0.39	\$576,923	0.98	\$565,000	\$12.97	44%
16	049-320-024-000	16366 Havern Hill Court, Truckee	Jun-24	\$235,000	0.49	\$479,592	0.98	\$470,000	\$10.79	33%
17	019-152-050-000	10077 SE River Street, Truckee	Jun-24	\$280,000	0.07	\$4,000,000	0.97	\$3,880,000	\$89.07	98%
18	019-230-040-000	11839 River View Court, Truckee	Jun-24	\$100,000	0.24	\$416,667	0.98	\$408,000	\$9.37	25%
19	046-360-017-000	12938 Pinnacle Loop, Tahoe Donner	Jun-24	\$350,000	0.35	\$1,000,000	0.98	\$980,000	\$22.50	70%
20	018-520-053-000	12593 Sierra Drive, Truckee	Jun-24	\$60,000	0.18	\$333,333	0.98	\$327,000	\$7.51	20%
21	018-372-010-000	10104 Summit Drive, Donner Lake	Jun-24	\$149,000	0.25	\$596,000	0.98	\$584,000	\$13.41	46%
22	044-550-025-000	13345 Skiview Loop, Tahoe Donner	Jul-24	\$312,500	0.30	\$1,041,667	0.97	\$1,010,000	\$23.19	75%
23	018-383-032-000	12890 Dulzura Street, Truckee	Jul-24	\$70,000	0.11	\$636,364	0.97	\$617,000	\$14.16	50%
24	049-240-055-000	000 Kent Drive, Truckee	Jul-24	\$285,000	1.58	\$180,380	0.98	\$177,000	\$4.06	11%
25	045-630-023-000	12226 Brookstone Drive, Tahoe Donner	Jul-24	\$277,000	0.32	\$865,625	0.97	\$840,000	\$19.28	64%
26	045-640-004-000	12414 Falcon Point Place, Tahoe Donner	Aug-24	\$25,000	0.40	\$62,500	0.97	\$61,000	\$1.40	3%
27	019-660-065-000	11098 Parkland Drive, Truckee	Aug-24	\$435,000	0.93	\$467,742	0.97	\$454,000	\$10.42	29%
28	069-383-009-000	14601 Mt Judah Drive, Donner Lake	Aug-24	\$220,000	2.45	\$89,796	0.97	\$87,000	\$2.00	7%
29	019-480-014-000	11100 Torrey Pine Road, Truckee	Aug-24	\$260,000	0.26	\$1,000,000	0.97	\$970,000	\$22.27	68%

FIGURE 8 – ESTIMATE OF FAIR MARKET VALUE OF RESIDENTIAL LAND SUITABLE FOR PARKS (CONTINUED)

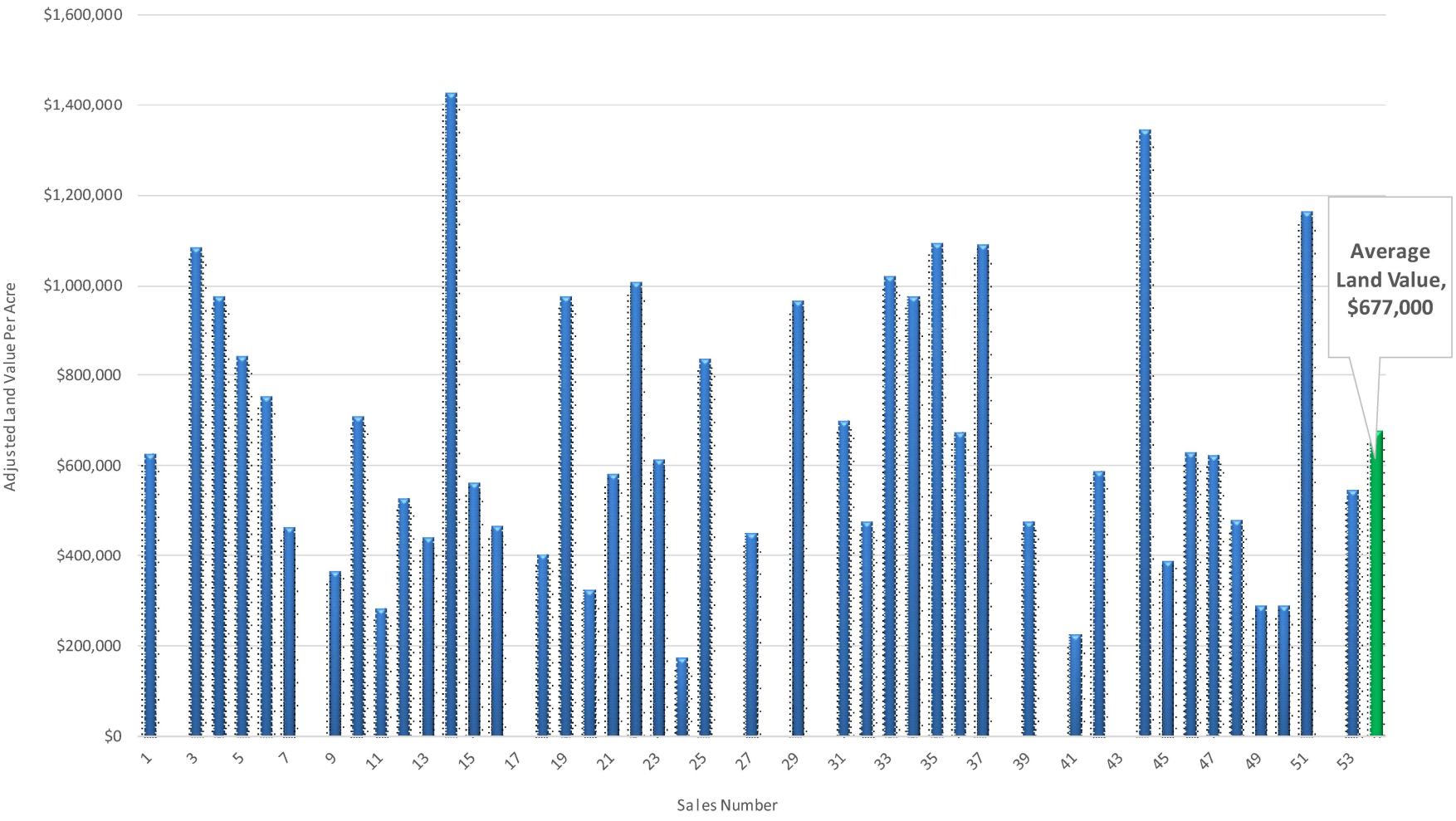
Sale #	APN	Situs Address	Sales Month	Sold Price	Land Acres	Average Sales Price Per Acre	Adjust Factor ¹	Current Land Value per Acre	Current Land Value per Sq. Ft.	% Rank	Outlier (Excl.)
			<i>Calc</i>	<i>a</i>	<i>b</i>	<i>c = a / b</i>	<i>d</i>	<i>e = c * d</i>	<i>f = e / 43,560</i>	<i>g</i>	
30	069-152-005-000	10580 Cedar Drive, Donner Lake	Aug-24	\$375,000	0.11	\$3,409,091	0.97	\$3,307,000	\$75.92	96%	x
31	019-910-003-000	11199 Henness Road, Truckee	Aug-24	\$334,000	0.46	\$726,087	0.97	\$704,000	\$16.16	59%	
32	049-280-014-000	15501 Sudsbury Circle, Truckee	Sep-24	\$245,000	0.50	\$490,000	0.98	\$480,000	\$11.02	35%	
33	017-191-005-000	15132 W Reed Avenue, Donner Lake	Sep-24	\$240,000	0.23	\$1,043,478	0.98	\$1,023,000	\$23.48	77%	
34	019-850-023-000	11500 Ghirard Road, Truckee	Sep-24	\$350,000	0.35	\$1,000,000	0.98	\$980,000	\$22.50	70%	
35	018-031-043-000	11976 Cavern Way, Truckee	Sep-24	\$224,000	0.20	\$1,120,000	0.98	\$1,098,000	\$25.21	83%	
36	016-400-027-000	10765 Heather Road, Truckee	Sep-24	\$208,000	0.30	\$693,333	0.98	\$679,000	\$15.59	57%	
37	044-620-055-000	13430 Cristallina Way, Tahoe Donner	Sep-24	\$335,000	0.30	\$1,116,667	0.98	\$1,094,000	\$25.11	81%	
38	045-640-004-000	12414 Falcon Point Place, Tahoe Donner	Oct-24	\$25,000	0.40	\$62,500	0.98	\$61,000	\$1.40	3%	x
39	045-190-015-000	11322 Northwoods Boulevard, Tahoe Donner	Oct-24	\$270,000	0.55	\$490,909	0.98	\$481,000	\$11.04	37%	
40	018-390-013-000	13140 Donner Pass Road, Donner Lake	Oct-24	\$375,000	0.17	\$2,205,882	0.98	\$2,162,000	\$49.63	94%	x
41	049-240-057-000	15664 Sherwood Drive, Truckee	Oct-24	\$235,000	1.01	\$232,673	0.98	\$228,000	\$5.23	12%	
42	045-160-010-000	12889 Hansel Avenue, Tahoe Donner	Oct-24	\$230,000	0.38	\$605,263	0.98	\$593,000	\$13.61	48%	
43	019-152-059-000	10111 SE River Street, Truckee	Nov-24	\$365,000	0.22	\$1,659,091	0.99	\$1,643,000	\$37.72	90%	x
44	017-191-006-000	15104 W Reed Avenue, Donner Lake	Nov-24	\$150,000	0.11	\$1,363,636	0.99	\$1,350,000	\$30.99	87%	
45	044-020-040-000	16243 Northwoods Boulevard, Tahoe Donner	Nov-24	\$185,000	0.47	\$393,617	0.99	\$390,000	\$8.95	24%	
46	044-090-021-000	11160 Zermatt Drive, Tahoe Donner	Dec-24	\$300,000	0.47	\$638,298	0.99	\$632,000	\$14.51	55%	
47	019-800-001-000	11762 Coburn Drive, Truckee	Dec-24	\$279,000	0.44	\$634,091	0.99	\$628,000	\$14.42	51%	
48	016-410-001-000	10648 Laurelwood Drive, Truckee	Jan-25	\$145,000	0.30	\$483,333	1.00	\$483,000	\$11.09	38%	
49	018-534-014-000	12531 E Sierra Drive, Truckee	Jan-25	\$52,500	0.18	\$291,667	1.00	\$292,000	\$6.70	16%	
50	018-534-022-000	12515 E Sierra Drive, Truckee	Jan-25	\$52,500	0.18	\$291,667	1.00	\$292,000	\$6.70	16%	
51	017-340-005-000	14687 E Reed Avenue, Donner Lake	Feb-25	\$175,000	0.15	\$1,166,667	1.00	\$1,167,000	\$26.79	85%	
52	069-140-004-000	15801 Conifer Drive, Donner Lake	Feb-25	\$185,000	0.11	\$1,681,818	1.00	\$1,682,000	\$38.61	92%	x
53	016-520-015-000	12468 Greenwood Drive, Truckee	Feb-25	\$165,000	0.30	\$550,000	1.00	\$550,000	\$12.63	42%	
Quimby Land Value (Rounded)						\$690,000		\$677,000	\$16.00		

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 2025 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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