



**COUNTY OF NEVADA  
COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**

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**NEVADA COUNTY BOARD OF SUPERVISORS  
Board Agenda Memo**

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**MEETING DATE:** June 13, 2023

**TO:** Board of Supervisors

**FROM:** **Brian Foss, Planning Director**

**SUBJECT:** 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 to Sections L-IX 1.1 and 1.3 of the Land Use and Development Code of the County of Nevada.

Resolution adopting the Truckee-Donner Recreation and Park District Quimby Land Dedication and In-Lieu Fee Study and Revised Quimby In-Lieu Fees pursuant to California Government Code Section 6477 and Sections L-IX 1.1 and 1.3 of the Land Use and Development Code of the County of Nevada.

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**RECOMMENDATION:** Adopt the Resolutions.

**FUNDING:** Not applicable.

**ATTACHMENTS:**

1. Resolution Adopting the Truckee-Donner Recreation and Park District Park Impact Fee Nexus Study Update and modifications to Development Impact Mitigation Fees (“AB 1600 Fees”) pursuant to Sections L-IX 1.1 and 1.3 of the Land Use and Development Code of the County of Nevada.
2. Resolution Adopting the Truckee-Donner Recreation and Park District Quimby Land Dedication and In-Lieu Fee Study and Revised Quimby In-Lieu Fees pursuant to California Government Code Section 6477.
3. Truckee-Donner Recreation and Park District Park Impact Fee Nexus Study Update.

4. Truckee-Donner Recreation and Park District Quimby Land Dedication and In-Lieu Fee Study Update.
5. Truckee-Donner Recreation and Park District Resolution 2023-313 dated February 23, 2023.
6. Truckee-Donner Recreation and Park District Resolution 2023-317 dated April 27, 2023.

**BACKGROUND:** 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 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.

Section L-IX 1.1 of the Land Use and Development Code of Nevada County provides that, pursuant to the “Mitigation Fee Act” (Gov. Code Sec. 66000 ff, also called “AB 1600 Fees”), the Board of Supervisors may adopt, by resolution, the development impact mitigation fees for the Truckee-Donner Recreation and Park District (TDRPD). In February 2023 the District prepared an “Update to the Impact Fee Nexus Study” (*attachment #3*) which identified amended fees for the District. The fee amendments would be as shown below:

	<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.

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 on March 25, 2014. The County adopted the current Quimby In-lieu fee for the District on June 27, 2017. The Truckee-Donner Recreation and Park District prepared an updated “Quimby Land Dedication and In-Lieu Fee Study Update” in April 2023 which would revise the Quimby In-Lieu Fees charged on new residential development pursuant to California Government Code Section 6477:

The Land Dedication amounts for new residential subdivisions based on the updated study would be amended as follows:

	<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 based on the updated study would be amended as follows:

	<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 attached resolutions provide for the following:

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

This action requires a public hearing and the fees will become effective on August 13, 2023.

**Approved by:** Brian Foss, Planning Director