



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-9851 <http://mynevadacounty.com>

Brian Foss, Planning Director

NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: June 27, 2017

TO: Board of Supervisors

FROM: **Brian Foss, Planning Director**

SUBJECT: Resolution Adopting Development Impact Mitigation Fees (“AB 1600 Fees”), and Quimby Act Fees In-Lieu of Land Dedication, for the Truckee-Donner Recreation and Park District, Pursuant to Sections L-IX 1.1 and 1.3 of the Land Use and Development Code of the County of Nevada.

RECOMMENDATION: Adopt the resolution.

FUNDING: Not applicable.

ATTACHMENTS:

1. Resolution adopting adjusted fees
2. Truckee-Donner Recreation and Park District Resolution No. 2017-261
3. Memorandum by SCI Consulting Group to the Truckee-Donner Recreation and Park District Board detailing the basis of the proposed adjustment to the fees
4. Park Impact Fee Nexus Study prepared by SCI Consulting Group, dated October 2013
5. Quimby Parkland Dedication Requirement and In-Lieu Fee Study Update prepared by SCI Consulting Group, dated October 2013
6. Nevada County Resolution No. 16-332, adopted June 28, 2016

BACKGROUND: 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 October of 2013, the TDRPD approved phased park impact fees in the amount of \$1.51 per square foot to become effective when enacted and \$1.71 per square foot for new single family housings to become effective January 1, 2015; \$2.46 per square foot for new multi-family housing to become effective when enacted, and

Quimby In-Lieu Fees in the amount of \$4,202 per single family lot and \$3,095 per multi-family unit. On March 25, 2014 the County Board of Supervisors by Resolution 14-103 adopted the phased park impact fees in the same amounts. By Resolution 16-332, the Board of Supervisors approved a phased increase for TDPRD fees on June 28, 2016.

On May 25, 2017, by their Resolution 2017-261, the TDPRD has approved an inflationary increase to the existing fees based on a memorandum prepared by SCI Consulting Group dated May 25, 2017 to adjust the District's park impact fee and Quimby in-lieu fee for inflation. The percentage change in the average monthly Engineering News-Record Construction Cost Index from April 2015 through March 2016 and April 2016 through March 2017 was 3.47%. The percentage change in average median sales price for single family homes in Truckee during the same timeframe was 11.99%.

Therefore, the fees adjusted for inflation would become:

<u>Park Impact Fees</u>	<u>Current</u>	<u>Proposed</u>
Single-Family Housing	\$1.80 per square foot	\$1.86 per square foot
Multi-Family Housing	\$2.58 per square foot	\$2.67 per square foot
<u>Quimby In-Lieu Fees</u>		
Single-Family Housing	\$5,120 per unit	\$5,734 per unit
Multi-Family Housing	\$3,771 per unit	\$4,223 per unit

The attached resolution provides for the following:

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

This action requires a public hearing and the fees will become effective on October 1, 2017.

Item Initiated By: Daniel Chatigny, CFAO

Approved by: Brian Foss, Planning Director

Submittal Date: June 9, 2017

Revision Date: