

Recreation Mitigation Fee Program AB1600

Board of Supervisors Workshop
January 25-26, 2017

AB1600 Background

- The Mitigation Fee Act (AB1600) was adopted by State legislation in 1987 (separate from Quimby Act)
 - Mitigation Fee Act allowed collection of impact fees to be collected for new development to offset impact to facilities
 - Identify purpose of fee
 - How it is to be used (Capital Expenditure Improvement Plan)
 - Relationship between the fee and development (Nexus)
- Nevada County adopted a Fee Study per Resolution 97-528 to establish development impact fees for Bear River, Grass Valley/Nevada City, Twin Ridges and Western Gateway.
- Nexus Study Identified types of recreation projects needed
 - Categories and amounts per category

Current Fees

- 1997 Nexus Study identified the following fees per lot:
 - 1. Bear River Recreation Benefit Zone \$487
 - a) Lake of the Pines \$345
 - 2. Grass Valley and Nevada City Recreation \$721
 - 3. Twin Ridges Recreation Benefit Zone \$747
 - 4. Western Gateway Recreation Benefit Zone \$917
 - a) Lake Wildwood \$348
- Truckee-Donner Recreation and Park District
 - Last updated fee nexus study in October 2013
 - AB1600 \$1.71 per square foot (SFD)/\$2.46 per square foot (MFD)
 - Quimby \$4,202 per unit (SFD)/\$3,095 per unit (MFD)
 - Allows for annual inflation

Nevada County Process

- Allocation of fees to eligible project prior to 2009
 - First come first serve request processed by the BOS office
- Process from 2009-Present
 - Annual allocation process with Request for Proposals, review committee, BOS approval
 - Nevada City/Grass Valley benefit zones
 - Twin Ridges benefit zone
 - *Bear River and Western Gateway are pass through funds
- Account History
 - 2009 Account Balances:

• Nevada City	\$442,000
• Grass Valley	\$237,000
• Twin Ridges	\$114,000

Past Projects

- Projects Funded since 2009
 - Nevada City Benefit Zone
 - Pioneer Park Pool, Pioneer Park Picnic areas, Seven Hills Athletic Field, Nevada City Vets Building, Tobiassen Park, Hirschman's Trail, Deer Creek School Field, Chicago Park School Playground, Sugarloaf acquisition, Miners Foundry, Community Tech. Center, Library Stage
 - Grass Valley Benefit Zone
 - Mautino Park Playground, Grass Valley Vets Hall, Memorial Park, Condon Park, Dogs Run Free
 - Twin Ridges Benefit Zone
 - North San Juan Senior Center, Oak Tree Park

Current Amounts/ Projections

- Current Account Totals:
 - Nevada City \$8,000
 - Grass Valley \$5,000
 - Twin Ridges \$0
- Account Projections:
 - Minimal growth due to slower economy and fewer houses being constructed

Next Steps

- Potential options:
 - Prepare new nexus study (costs 15-25K)
 - Utilize existing AB1600 funds
 - Additional development fees
 - Continue to use existing study
 - Categories becoming exhausted
 - Outdated fees