

Park Facilities Impact Fees and District Consolidation Study

The Economics of Land Use



presented to

Nevada County Board of Supervisors

presented by

Economic & Planning Systems, Inc. (EPS)

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Oakland
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Economic & Planning Systems, Inc. (EPS)

- Full service land use economics consulting firm
- Oakland, Sacramento, Denver and Los Angeles
- Expertise
 - Public finance
 - Real estate economics
 - Economic development
 - Fiscal and economic impact analysis
 - Land use policy

EPS Project Team



Jamie Gomes, Principal In Charge



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Study Components

- Park Facilities Nexus Study
- Park District Consolidation Feasibility Study



Park Facilities Impact Fee Nexus Study

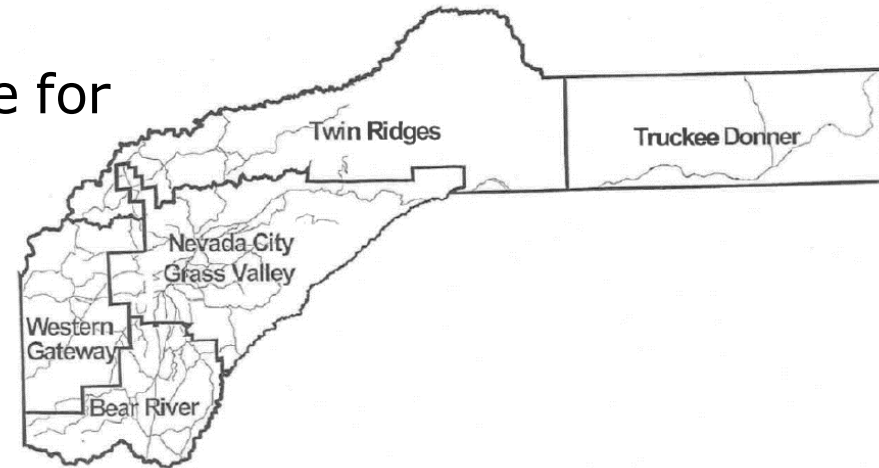
- What is a Development Impact Fee?
 - Fee charged on new development to mitigate its impact on the need for new facilities
 - Provides funding for public infrastructure and/or facilities needed to serve new residents and employees
 - Must conform to the requirements established in the Mitigation Fee Act.
- Quimby Ordinance
 - Separate legislative authority
 - Allows jurisdiction to require dedication of park land or payment of in-lieu fee as condition of subdivision

Eligible Costs for Impact Fee Funding

Eligible Costs	Ineligible Costs
New Improvements Required to Serve New Development	Improvements Required to Serve Existing Development (Existing Deficiencies)
Buy-In to Existing Facilities by New Development	Operations and Maintenance
Debt Service for New and Oversized Facilities	
Fee Program Administration	

Current Nevada County Park Fee

- 5 Recreation Benefit Zones
- County collects Park Impact Fee for
 - Western Gateway
 - Bear River
 - Nevada City/Grass Valley
 - Twin Ridges
- Current fee established in 1997
 - Applies to residential development only
 - No provision for annual inflation to keep pace with costs
 - No provision for administration costs



Nexus Study Work Program

- Project Initiation
- Develop Key Land Use Assumptions
- Develop Facility Standards and Costs
- Prepare Nexus Study
- Stakeholder Outreach

Key Nexus and Policy Decision Points

- Benefitting land use categories
- Park facility improvements
 - Service level standard
 - Improvement costs
- Variability across benefit zones
- Land acquisition
- District consolidation

Park District Consolidation Feasibility Study

- 4 independent Parks and Recreation Districts in Nevada County
 - Truckee Donner (*Not a part of Consolidation Study*)
 - Western Gateway
 - Bear River
 - Oak Tree
- Assess western-county recreation districts
 - Determine if consolidation of recreation providers feasible
 - Identify potential for cost efficiencies
 - Evaluate potential service delivery impacts

District Consolidation Feasibility Work Program

- Conduct Background Research
- Interview District Representatives & LAFCO
- Stakeholder Outreach
- Prepare Services Delivery Plan & Preliminary Pro Forma Budget
 - Functions
 - Proposed Service Level
 - Estimated recurring costs
 - Resource requirements
- Other Considerations
 - Initial start up costs
 - Existing contracts and contract terms
 - Development impact fees
- Outline LAFCO Procedures

Contact Information

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