



Date: September 23, 2025

Honorable Mayor and Council Members:

Author and title: Lucas Kannall, Assistant Planner

Title: **Truckee Donner Recreation and Park District Quimby Fee Update**

Jen Callaway, Town Manager

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**Recommended Action:** That the Town Council conduct a public hearing and adopt Resolution 2025-60 (Attachment #1) updating subdivision park and recreational fees “Quimby Fees” required for tentative maps and applicable to newly created parcels.

**Discussion:** The Truckee Donner Recreation and Park District (TDRPD) Board of Directors is requesting that the Town Council update subdivision park and recreational fees “Quimby Fees” that are charged per lot to new subdivisions as recommended by the 2025 Quimby Land Dedication and In-Lieu Fee Study Update prepared by SCI Consulting Group (Attachment #2).

**Town Authority:** The “Quimby Act”, or California Government Code Section 66477, allows for the dedication of land or fees in lieu of dedication of land for neighborhood and community parks by the Town based on specific park standards. The Town, on behalf of the Truckee Donner Recreation and Park District, implements the Quimby Act pursuant to Development Code Section 18.92.095 (Parks and Recreation), with the current Quimby Parkland Dedication Requirement and In-Lieu Fee adopted by Town Council in October of 2017 through Resolution No. 2017-39.

**Background:** The District is the primary park and recreation service provider for the population of the Town of Truckee and some surrounding unincorporated areas of Nevada County and Placer County. Established in 1963, the district covers approximately 220 square miles and operates and maintains 118.85 acres of developed parks and six community recreation centers. Expansion of park facilities are funded through impact fees and subdivision park and recreational fees or “Quimby fees”. The legal and policy basis for imposing the current park impact fee, which was supported by TDRPD’s 2023 Nexus Study Update, was adopted by Town Council through Resolution No. 2023-57 on August 22, 2023. The purpose of the park impact fees is to help fund park facilities necessary to serve future growth and development within the district while prohibiting the funding of existing deficiencies in public facilities. The use of fee proceeds for rehabilitating existing parks and recreational facilities is limited in that they may only cover a portion of an improvement that expands service capacity.

The implementation of the Quimby Act, which is codified as Government Section 66477 and implemented by the Town pursuant to Development Code, Section 18.92.095 (Parks and Recreation) was originally implemented by Town Council on May 15, 2008, through Resolution No. 2008-29 and was subsequently updated in 2013, 2017 and 2023. The Quimby Act enables the dedication of land or the payment of in-lieu fees for the dedication of neighborhood and community parks as part of the creation of new subdivisions. The amount of land required to be dedicated is determined by the proposed number of dwelling units within the subdivision with the goal of providing 5 acres of park land for every 1,000 residents. In lieu of providing land, a fee may be paid to cover the cost of acquiring new land for community parks to serve the proposed expanded population.

**Truckee Donner Recreation and Park District Request:** TDRPD has provided a nexus study, prepared by SCI Consulting Group, justifying the proportional increase in Quimby fees. The Quimby Land Dedication and In-Lieu Fee Study Update justifies the District’s request that Quimby land dedication and in-lieu fees be updated to reflect current conditions within Truckee.

The Quimby Land Dedication and In-Lieu Fee Study Update Nexus Study recalculated the factors that determine the amount of land required to be dedicated or in-lieu fees to be paid to the District for a new subdivision based on current market conditions. The analysis took current park inventory and resident population into consideration and determined that under the Quimby Act, the District is eligible for the maximum dedication allowed of 5.00 acres of land for every 1,000 new residents. By determining the estimated number of residents per household for each land use category and multiplying by the allowed acreage dedication, the study was able to determine the square feet of land to be dedicated per housing unit. The study also determined that in-lieu fees shall be paid at a rate of \$677,000 per acre by analyzing local vacant land sales during the beginning of 2025. Parcels that contained special features such as river, creek or lake access, adjacent to greenbelts, or golf courses were excluded from this determination to not artificially increase the value of land within the Town.

Quimby Fees	Existing Fees	Proposed Fees
Quimby Dwelling Unit Occupancy Factor	\$2.65 per SFR	\$2.65 per SFR
	\$2.32 per MFR	\$2.32 per MFR
Quimby Land Dedication Requirement	\$557 sq ft per SFR	\$557 sq ft per SFR
	\$505 sq ft per MFR	\$505 sq ft per MFR
Quimby Land Value	\$653,000 per acre	\$677,000 per acre
Quimby In-Lieu Fee	\$8,650 per SFR	\$8,968 per SFR
	\$7,570 per MFR	\$7,849 per MFR

The fee increase request was approved by the TDRPD Board of Directors at its June 26, 2025, public hearing. A copy of TDRPD’s adopted Resolution 2025-349 which formally requests Town Council to adopt and implement the approved fee increases is included as Attachment #3.

**Priority:**

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| <input type="checkbox"/> Enhanced Communication    | <input type="checkbox"/> Climate and Greenhouse Gas Reduction | <input type="checkbox"/> Housing                 |
| <input type="checkbox"/> Infrastructure Investment | <input type="checkbox"/> Emergency and Wildfire Preparedness  | <input checked="" type="checkbox"/> Core Service |

**Fiscal Impact:** There is no direct cost expected at this time other than staff time of approximately eight (8) hours to process the District’s request.

**Public Communication:** The Truckee Donner Recreation and Park District Board of Directors held a noticed public hearing on the matter as part of their June 26, 2025, meeting. Notice of the Town’s public hearing was also provided in accordance with Government Code Section 66000 et. seq. and published in the August 22nd edition of the Sierra Sun. Notification was also published as part of the regular Town Council agenda packet.

**Attachments:**

1. Proposed Town Council Resolution 2025-60
2. 2025 Quimby Land Dedication and In-Lieu Fee Study Update
3. TDRPD Board Resolution 2025-349