



COUNTY OF HUMBOLDT

For the meeting of: 5/16/2023

File #: 23-641

To: Board of Supervisors

From: Supervisor Natalie Arroyo

Agenda Section: Time Certain Matter

Vote Requirement: Majority

SUBJECT:

09:30 AM - Discussion of Development Impact Fees (Supervisor Natalie Arroyo)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Discuss the value of developing impact fees to fund facility improvements needed to support new development.
2. Provide direction to staff to identify facilities that require development impact fees in order to maintain adequate levels of service and to bring a recommendation back to the Board of Supervisors with a scope of work and cost estimate.

SOURCE OF FUNDING:

General Fund (1100)

DISCUSSION:

This item is presented to gauge Board of Supervisors interest in exploring development impact fees to mitigate impacts to public facilities resulting from new development. Many local jurisdictions, school districts and other districts use development impact fees to ensure existing residents do not pay for the impacts from new development. Cal Poly Humboldt and the Harbor are planning to greatly expand so the County could see significant development pressure which has the potential to strain existing county resources and facilities.

Development Impact Fees can be used to address facility needs serving the public in the County including but not limited to: Transportation Development, Fire Facilities, Park Fees, Library Facilities, and public safety facilities. Fees must be based on the impact of new development and on the cost of providing the facility or improvement. This is typically accomplished through preparation of a Nexus Study to support the fee.

Adoption of Development Impact Fees requires a significant amount of upfront work. The most

critical task is preparation of a nexus study. It is important to know and understand the facilities the Board wishes to pursue funding for. It is recommended that the Board direct staff to prepare a work plan and cost estimate for preparing Development Impact Fees. The Board could be specific about what facilities need to be addressed, or direct staff to coordinate with the different facility operators to determine which facilities should be included in the Nexus Study.

FINANCIAL IMPACT:

Preparing a work plan and cost estimate for preparing Development Impact Fees was not included in the FY 2022-23 adopted budget. Without additional funding or alteration to departments' existing work plans, work related to this action would be funded with existing General Fund appropriations or other funding sources, which will impact the timeframe to complete the task.

STRATEGIC FRAMEWORK:

This action supports the following areas of your Board's Strategic Framework.

Core Roles: Provide for and maintain infrastructure

New Initiatives: Provide community-appropriate levels of service

Strategic Plan: N/A

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board of Supervisors could choose to not pursue development impact fees

ATTACHMENTS:

N/A

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A