



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Dom Zanger
District No. 1
Vice-Chair

Kollin Kosmicki
District No. 2
Chair

Mindy Sotelo
District No. 3

Angela Curro
District No. 4

Ignacio Velazquez
District No. 5

Item Number: 3.3

MEETING DATE: 02/11/2025

DEPARTMENT: COUNTY ADMINISTRATION OFFICE

AGENDA ITEM PREPARER: Dulce Alonso

DEPT HEAD/DIRECTOR: Henie Ring

SUBJECT:

COUNTY ADMINISTRATION - H. RING, INTERIM COUNSY ADMINISTRATIVE OFFICER

Receive Informational presentation on the draft Developer Impact Fee Nexus Study, an analysis by local governments to determine fair fees developers should pay to offset the impact of new development on public infrastructure and services, including the following:

1. General government facilities
2. Library facilities
3. Road maintenance equipment facilities
4. Park and recreation facilities
5. Fire Facilities
6. Law enforcement facilities
7. Detention facilities
8. Information technology facilities
9. General plan updates
10. Storm drainage facilities

If desired, provide staff direction.

SBC FILE NUMBER: 870

AGENDA SECTION:

REGULAR AGENDA

BACKGROUND/SUMMARY:

Developer Impact Fees are a crucial element to support the county in covering the expenses related to providing public services and infrastructure necessary to support the increased demand for new development. New developments can strain existing infrastructure, such as roads, storm drainage, jails,

parks, and emergency services. Developer impact fees provide a means for local governments to fund the expansion or improvement of this infrastructure to accommodate the additional demand generated by new development.

A Developer Nexus Impact Fee Study is a detailed analysis conducted by local governments or municipalities to determine the appropriate fees developers should pay to mitigate the impacts of new development on public infrastructure and services. The goal is to ensure that new development contributes fairly to the cost of necessary infrastructure and services, which might be required or expanded due to the development.

Outreach for the draft study included presenting a draft version of the study to the facilities committee in 2024 and a presentation at the community housing element outreach; in addition, staff will present a draft at the planning commission in February. A NEXUS study requires a 30-day public notice and a hearing must be conducted whenever prior to the Boarding adopts the study. Also, California Government code 66016.5 states that A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed development units. A local agency that imposes a fee proportionately to the square footage of the proposed development units shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.

The new study evaluates the following impact fees:

1. General government facilities
2. Library facilities
3. Road maintenance equipment facilities
4. Park and recreation facilities
5. Fire Facilities
6. Law enforcement facilities
7. Detention facilities
8. Information technology facilities
9. General plan updates
10. Storm drainage facilities

All existing fees except for the General Plan are being restructured to implement a per-square-foot fee instead of a flat fee.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

No

CONTRACT NEEDED FOR THIS ITEM:

No

RFP AND BID HISTORY:

N/A

LAST CONTRACT AMOUNT OR N/A:

N/A

CONTRACT HISTORY (Describe all amendments and previous contracts):

N/A

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

Yes

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

BUDGETED:

N/A

BUDGET ADJUSTMENT NEEDED:

No

SOURCE OF FUNDING:

N/A

UNFUNDED MANDATE:

No

SBC BUDGET LINE ITEM NUMBER:

N/A

CURRENT FY COST:

N/A

STAFF RECOMMENDATION:

1. Accept informational presentation on the draft Developer Impact Fee Nexus Study;
2. If desired, provide staff direction.

BOARD ACTION RESULTS:

Accepted Information presentation and Board gave direction to staff.

ATTACHMENTS:

[Presentation San Benito County Impact Fee Study Update 2-11-25.](#)

[Draft San Benito County Development Impact Fee Update](#)