



RALF SWENSON, SUPERINTENDENT

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Community Development Agency
Nevada County Planning Department
950 Maidu Avenue
Nevada City, CA 95949-9851

NEVADA COUNTY
COMMUNITY DEVELOPMENT AGENCY

SUBJECT: Rincon Del Rio Senior Living Retirement Community

The Nevada Joint Union High School District is currently impacted. It can demonstrate the relationship between new, residential, commercial and industrial growth and the need for the construction and/or reconstruction of school facilities within the District. The District currently exceeds its facility capacity of 2,513 students and will continue to exceed capacity through the next five years.

As commercial and industrial properties develop, new jobs are created. Many of the people hired into these jobs move into the community, thereby increasing the need for residential development and adding to the impacts on the local schools. Because the maximum fee that can be levied against residential development may be insufficient to meet the identified needs, a separate fee may be levied against commercial/industrial developments if supported by the evidence. The maximum statutory commercial/industrial developer fee is \$0.47 per square foot. Commercial fee rates will be used for senior citizen housing complexes with 35 units or more. This would include habitable space as well as commercial space.

Education Code Section 17621 (e)(1)(B) authorizes school district to establish commercial/industrial fees based upon the January 1990 edition of the "San Diego Traffic Generators," a report of the San Diego Association of Governments.

Recommended mitigation measures: payment of school mitigation fees pursuant to Government Code Section 53080 or any fees required by state law or District policy.

It is understood that the statement in the notice of preparation under proposed project reference to mitigation fees refer to city mitigation fees and NOT school mitigation fees.

I hope these statistics help you in completing your final EIR. If you need any further information, please do not hesitate to call.

Sincerely,

Karen L. Suenram
Assistant Superintendent Business & Facilities