



**COUNTY OF NEVADA**  
**COMMUNITY DEVELOPMENT AGENCY**  
**DEPARTMENT OF PUBLIC WORKS**  
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**NEVADA COUNTY BOARD OF SUPERVISORS**  
**Board Agenda Memo**

**MEETING DATE:** April 23, 2024

**TO:** Board of Supervisors

**FROM:** George Schureck, Acting Director of Public Works

**SUBJECT:** Resolution to approve the Local Traffic Mitigation Fees and the Regional Transportation Mitigation Fees, approve annual inflation adjustment and accept amendments to the 2023 Nexus Studies

**RECOMMENDATION:** 1. Conduct a public hearing for the Local Traffic Mitigation Fee and the Regional Transportation Mitigation Fee programs in accordance with Section 66004 and 66018(a) of the California Government Code.  
2. Adopt Resolution (Attachment 1) revising the Local Traffic Mitigation Fees and the Regional Transportation Mitigation Fees, approving annual inflation adjustment, and accepting amendments to the 2023 Nexus Studies.

**FUNDING:** The Nexus Study Update for the Local Traffic Mitigation Fee was funded via the Roads budget. No current impact on the County's General Fund.

**BACKGROUND:** The Board of Supervisors approved the Local Traffic Mitigation Fees (LTMF) and the Regional Transportation Mitigation Fees and accepted the associated 2023 Nexus Studies on November 7, 2023, per Resolution 23-557. In February 2024, an error to the residential trip generation calculations was found and the consultant, GHD, prepared 2024 revisions to the LTMF and Regional Transportation Mitigation Fee (RTMF) Nexus Studies (Attachments 2 and 3) including a detailed explanation of the issue. In general, the error consisted of a duplicated reduction in trips for residential properties which resulted in the shifting of fees with single-family dwellings being charged a higher fee than intended and multi-family dwellings, mobile homes, and senior housing being charged less than was intended. Fee for non-residential developments were not affected.

To address this issue, single-family residential/mobile home impact fees were reduced as soon as practicable in early March (since reducing fees does not require a public hearing) and refunds for approximately 9 single-family residential permit applicants were processed. To correct the multi-family dwellings and senior housing fees, a public hearing is necessary as an increase from the November 2023 adopted fee is needed. Table 3.10 from the LTMF 2023 Nexus Study summarizes the proposed revised 2024 fee levels:

Table 3.10 Calculation of Revised Fee Levels – Residential Uses

Land Use Category	Dwelling Unit Equivalents (DUE) (A)	Proposed Cost per DUE (B)	Proposed LTMF Fee per Unit (C)=(A)*(B)	Current LTMF Fee (D)	% Change in LTMF Fee (E)=(C)/(D)-1	Proposed RTMF Fee <sup>1</sup> (F)	Current RTMF Fee (G)	% Change in RTMF Fee (H)=(F)/(G)-1	Proposed Total Fee (I)=(C)+(F)	Current Total Fee (J)=(D)+(G)	% Change in Total Fee (K)=(I)/(J)-1
<b>Residential</b>											
<b>Single Family House</b>											
Small (<1,500 sq.ft.)	0.83	\$1,675	\$1,390	\$2,140	-35%	\$3,528	\$4,621	-24%	\$4,918	\$6,761	-27%
Medium (1,500-2,500 sq.ft.)	1.00	\$1,675	\$1,675	\$2,140	-22%	\$4,263	\$4,621	-8%	\$5,938	\$6,761	-12%
Large (>2,500 sq.ft.)	1.11	\$1,675	\$1,859	\$2,140	-13%	\$4,725	\$4,621	2%	\$6,584	\$6,761	-3%
<b>Multi-Family</b>											
Small (<1,500 sq.ft.)	0.48	\$1,675	\$806	\$1,481	-46%	\$2,052	\$3,199	-36%	\$2,858	\$4,680	-39%
Medium (1,500-2,500 sq.ft.)	0.58	\$1,675	\$972	\$1,481	-34%	\$2,479	\$3,199	-23%	\$3,451	\$4,680	-26%
Large (>2,500 sq.ft.)	0.64	\$1,675	\$1,078	\$1,481	-27%	\$2,748	\$3,199	-14%	\$3,826	\$4,680	-18%
<b>Mobile Home in Park</b>											
Small (<1,500 sq.ft.)	0.76	\$1,675	\$1,265	\$1,122	13%	\$3,219	\$2,422	33%	\$4,484	\$3,544	27%
Medium (1,500-2,500 sq.ft.)	0.91	\$1,675	\$1,524	\$1,122	36%	\$3,888	\$2,422	61%	\$5,412	\$3,544	53%
Large (>2,500 sq.ft.)	1.01	\$1,675	\$1,691	\$1,122	51%	\$4,309	\$2,422	78%	\$6,000	\$3,544	69%
<b>Senior Residential</b>											
Small (<1,500 sq.ft.)	0.40	\$1,675	\$671	\$801	-16%	\$1,706	\$1,728	-1%	\$2,377	\$2,529	-6%
Medium (1,500-2,500 sq.ft.)	0.48	\$1,675	\$808	\$801	1%	\$2,061	\$1,728	19%	\$2,869	\$2,529	13%
Large (>2,500 sq.ft.)	0.54	\$1,675	\$897	\$801	12%	\$2,285	\$1,728	32%	\$3,182	\$2,529	26%
<b>Accessory Dwelling Unit (ADU)</b>											
< 750 sq.ft.			Exempt			Exempt			Exempt		
> 750 sq.ft.			Fee is based on the ratio of its floor area in relation to the primary unit, multiplied by the fee that the primary unit would pay, if it was being built today. (LTMF for primary unit (C)) x (ADU sq.ft. divided by primary unit sq.ft.)			Fee is based on the ratio of its floor area in relation to the primary unit, multiplied by the fee that the primary unit would pay, if it was being built today. (RTMF for primary unit (F)) x (ADU sq.ft. divided by primary unit sq.ft.)					

1. Proposed RTMF Fee per Unit includes the Annual Inflation Adjustment for 2024.

Noticing for this action has occurred per California Government Code Section 6062a which requires ten (10) day noticing, and Section 66016.5(a)(7) which requires thirty (30) day Public Hearing Notice (Attachment 4).

It should be noted that the Nevada County Transportation Commission adopted the RTMF and associated 2023 Nexus Study Update Report on March 20, 2024, in compliance with the provisions of the Mitigation Fee Act, Government Code 66000 et seq.

A detailed list of the FY24-25 proposed LTMF and RTMF rates and changes is provided as part of the CDA Traffic Mitigation Fee Schedule (Attachment 5) including the annual cost adjustment based on the Engineering News Record index for California Cities.

**Attachments:**

1. Resolution to approve the LTMF and RTMF and accept associated Nexus Study Updates
2. LTMF 2023 Nexus Study Update – Final Report – 2024 Revision
3. 2024 Adjustment to Fees – Amendment to the 2023 RTMF Nexus Study
4. Public Hearing Notice
5. CDA Traffic Mitigation Fee Schedule

**Item Initiated by:** Trisha Tillotson, CDA Director  
**Approved by:** George Schureck, Acting Director of Public Works