

County of Sacramento – Board of Supervisors

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2024**, at the hour of **10:45 a.m.**, or as soon thereafter as the matter may be heard, the Sacramento County Board of Supervisors will conduct a public hearing at the Sacramento County Administration Center in the Board Chambers, 700 H Street, Suite 1450, Sacramento, California, 95814, to consider the following matter:

Sacramento Countywide Transportation Mitigation Fee Program:

The Sacramento County Board of Supervisors will consider adoption of a comprehensive update to the existing Sacramento Countywide Transportation Mitigation Fee Program (SCTMFP). The fee program, also known as Measure A, was approved by voters in 2004 and took effect in 2009. While the Sacramento Transportation Authority (STA) administers the fee program, it requires that local agencies individually adopt the Nexus Study and collect the fees.

The SCTMFP update incorporates new land use forecasts for Sacramento County, includes status updates of transportation projects, provides updated project costs and trip generation rates, and calculates the need for new transportation projects based on new development using updated models. Additionally, the update includes updated board policies, as well as compliance with the requirements of Assembly Bill 602 (2021).

Copies of the draft nexus report are available on the County's website at <https://sacdot.saccounty.gov/Pages/DevelopmentFees.aspx>

Fees for Residential Developments

Single Family Residential

Very Small (≤ 800 sq.ft.)	\$1,088 per unit
Small (801-1,200 sq.ft.)	\$1,334 per unit
Medium-Small (1,201-1,600 sq.ft.)	\$1,451 per unit
Medium (1,601-2,400 sq. ft.)	\$1,574 per unit
Large ($> 2,400$ sq. ft.)	\$1,730 per unit

Single Family Residential, Senior

Very Small (≤ 800 sq.ft.)	\$497 per unit
Small (801-1,200 sq.ft.)	\$609 per unit
Medium-Small (1,201-1,600 sq.ft.)	\$663 per unit
Medium (1,601-2,400 sq. ft.)	\$719 per unit
Large ($> 2,400$ sq. ft.)	\$790 per unit

Multi-Family Residential

Very Small (≤ 800 sq.ft.)	\$ 995 per unit
Small (801-1,200 sq.ft.)	\$1,221 per unit
Medium-Small (1,201-1,600 sq.ft.)	\$1,327 per unit
Medium (1,601-2,400 sq. ft.)	\$1,440 per unit
Large ($> 2,400$ sq. ft.)	\$1,582 per unit

Multi-Family Residential, Senior

Very Small (≤ 800 sq.ft.)	\$ 440 per unit
Small (801-1,200 sq.ft.)	\$ 540 per unit
Medium-Small (1,201-1,600 sq.ft.)	\$ 587 per unit t
Medium (1,601-2,400 sq. ft.)	\$ 637 per unit
Large ($> 2,400$ sq. ft.)	\$ 700 per unit

Accessory Dwelling Units

Very Small (< 750 sq.ft.)	Exempt from fee
Otherwise (> 750 sq.ft.)	Fee is based on the ratio of the floor area of the ADU compared to the primary unit, times the fee that would be charged on the primary unit, if the primary unit was being newly built.

Fees for Non-Residential Development Type

Office Use	\$ 1,807 per 1,000 square feet
Retail Use	\$ 2,361 per 1,000 square feet
Industrial Use	\$ 827 per 1,000 square feet
Hotel/Motel	\$ 854 per sleeping room
Extended Stay Hotel/Motel	\$ 559 per sleeping room
Hospital	\$1,796 per 1,000 square feet
Service Station	\$3,442 per Fuel Pump
Supermarket	\$1,078 per 1,000 square feet
Warehouse/Self Storage	\$ 238 per 1,000 square feet
Assisted Living Facility	\$ 434 per bed
Congregate Care	\$ 358 per unit
Child Day Care	\$ 682 per Student
Private School (K-12)	\$ 424 per Student
Auto Repair/Body Shop	\$2,361 per 1,000 square feet.

Gym/Fitness Center	\$2,361 per 1,000 square feet
Drive-through Car Wash	\$2,361 per 1,000 square feet
Normalized Cost per Trip (All Other Uses)	\$ 167 per Weekday Trip
Measure A Administrative Fee: 2% of the total Measure A Development Impact Fee	

Annual Inflation Adjustment

The SCTMP fee shall be updated annually to reflect the change in construction costs based on the McGraw-Hill Engineering News Record (ENR) 20-City Construction Cost Index. The adjustment will automatically take effect July 1 of each year.

Amended Measure A Sacramento Countywide Transportation Mitigation Fee Program Agreement on Operating Protocols

The Board of Supervisors will also consider approval of the proposed amendment to the Measure A Sacramento Countywide Transportation Mitigation Fee Program Agreement on Operating Protocols between the STA and the County (“Operating Protocols Agreement”). The agreement sets forth the protocols related to the fee implementation.

Revisions to Sacramento County Code Section 16.91.040 (Establishment of Sacramento Countywide Transportation Mitigation Fee)

The proposed action also includes revisions to Sacramento County Code Chapter 16.91 to update information related to definitions, annual inflation adjustments, re-purposing and re-using existing buildings, exemptions, and fee reductions for accessory dwelling units, mixed-use projects, and housing development projects. These amendments correspond to the proposed SCTMFP update described above and the proposed Operating Protocols Agreement.

Information or questions regarding this item should be referred to Heather Yee at (916) 874-9182. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the County Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

PUBLIC COMMENT PROCEDURES

The Board of Supervisors fosters public engagement during the meeting and encourages public participation, civility and use of courteous language. The Board does not condone the use of profanity, vulgar language, gestures or other inappropriate behavior including personal attacks or threats directed towards any meeting participant.

IN-PERSON PUBLIC COMMENT

Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment.

WRITTEN COMMENT

Contact information is optional. Written communication is distributed, published and filed in the record.

- Send an email comment to BoardClerk@saccounty.gov. Include meeting date and agenda item number or off-agenda item.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item.

VIEW MEETING

The meeting is videotaped and cablecast live on Metrocable 14 on the Comcast, Consolidated Communications and AT&T U-Verse Systems. It is closed captioned for hearing impaired viewers and webcast live at <http://metro14live.saccounty.gov>. There will be a rebroadcast of this meeting on Friday at 6:00 p.m.

MEETING MATERIALS

The on-line version of the agenda and associated material is available at <http://bospublicmeetings.saccounty.gov>. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents.

ACCOMODATIONS

If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 or email BoardClerk@saccounty.gov prior to the meeting.

BY THE ORDER OF THE BOARD OF SUPERVISORS, County of Sacramento,
State of California, this 1st day of October, 2024.

FLORENCE EVANS, Clerk Board of Supervisors