



*Incorporated July 1, 2000*

8401 Laguna Palms Way  
Elk Grove, California 95758

**CITY OF ELK GROVE**

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## **City of Elk Grove – City Council NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, September 13, 2017 at the hour of 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE ESTABLISHING VOLUNTARY DEVELOPMENT IMPACT FEES FOR I-5 SUBREGIONAL CORRIDOR TRANSPORTATION IMPROVEMENTS - CITY-INITIATED ORDINANCE**

PROJECT LOCATION: Citywide

ENVIRONMENTAL: A Supplemental Environmental Impact Report was prepared for the I-5 Subregional Corridor Mitigation Fee Program. The Supplemental Environmental Impact Report tiered from SACOG's 2035 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) Environmental Impact Report.

The proposed action is a new ordinance to the Municipal Code that would adopt a voluntary Subregional Corridor Fee. Highlights of the proposed amendment include, but are not limited to, the following:

- Elk Grove Municipal Code Section 16.120.030 is amended to add new item D. I-5 Subregional Corridor fee (should the applicant choose not to pay this voluntary fee it shall negotiate with Caltrans to pay a different fee or to put in infrastructure to mitigate impacts);
- The purpose is to establish an impact fee on new development projects for purpose of mitigating the impact that the development project has upon the I-5 and SR-99 Subregional Corridor.
- In lieu of paying the fee, a qualifying development project may choose to prepare its own analysis to determine its fair share mitigation, provided the identified improvements further the outcomes identified in the I-5 Subregional Corridor Improvement Plan.
- Applicable to Development Projects subject to payment of the I-5 Subregional Corridor Mitigation Fee shall only include projects with traffic impacts that exceed the threshold of significance of one hundred (100) peak hour trip ends and which are not exempt from environmental review or exempt from mitigating traffic impacts under CEQA.
- A resolution including the below fee schedule will be included for adoption simultaneously with the ordinance.

Proposed Fee Rates – City of Elk Grove (District 4) I-5 Subregional Corridor Mitigation Program (with Cost per DUE = \$2,821)				
Land Uses		Units	DUE Rate	Fee Rate
Residential	Single-Family (1-2 units)	DU	1.00	\$2,821
	Single-Family Age Restricted		0.39	\$1,100
	Single Family TOD		0.90	\$2,539
	Multi-Family		0.62	\$1,749
	Multi-Family Age Restricted		0.32	\$903
	Multi Family TOD		0.46	\$1,298
Commercial	Commercial	1,000 sq. ft.	0.34	\$959
	Commercial TOD		0.32	\$903
	Car Sales		0.25	\$705
Office	Office		0.23	\$649
	Office TOD		0.21	\$592
Industrial	Industrial		0.16	\$451
Institutional	Assembly Use		0.02	\$56
	Day/Child Care		0.06	\$169
	Private School		0.02	\$56
Miscellaneous	Congregate Care Facility		Bed	0.03
	Health Club	1,000 sq. ft.	0.16	\$451
	Library		0.05	\$141
	Gas Station	Fuel Position	0.35	\$987
	Hotel/Motel	Room	0.09	\$254

Source: DKS Associates, 2015

Information or questions regarding this item should be referred to Rick Carter, Capital Improvement Program Manager, (916) 627-3219; or to the Public Works Department, 8401 Laguna Palms Way, Elk Grove, CA, 95758. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, 1st Floor, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

**This meeting notice is provided pursuant to  
Section 23.14.040 of the Elk Grove Municipal Code.**

Dated / Published: September 1, 2017

JASON LINDGREN  
CITY CLERK, CITY OF ELK GROVE

**ADA COMPLIANCE STATEMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.