

RESOLUTION NO. 2018-019

**A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE 2018 CAPITAL FACILITIES FEE (CFF) NEXUS STUDY UPDATE
AND ESTABLISHING THE FEES RELATIVE TO THE CFF PROGRAM
(CEQA EXEMPT)**

WHEREAS, the City of Elk Grove General Plan includes a general description of the location, capacity, and types of capital facilities needed to serve new development in the City; and

WHEREAS, in order to ensure adequate facilities are provided for City residents and that new development mitigates its impacts for the cost of providing these facilities, the levy of capital facilities development impact fees is necessary; and

WHEREAS, Chapter 16.95 of the Elk Grove Municipal Code establishes a program for funding capital facilities from development impact fees (Capital Facilities Fee Program); and

WHEREAS, Goodwin Consulting Group, Inc., has prepared for the City a 2018 Capital Facilities Fee Nexus Study Update dated December 20, 2017, ("Nexus Study Update") which details the relationship between the use of and need for the proposed fees and the types of development on which the fees are imposed, the relationship between the amount of the fees and cost of the public facilities, which has been presented to the City Council and incorporated herein; and

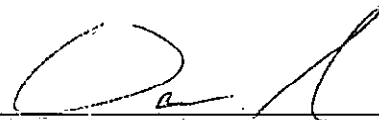
WHEREAS, in accordance with the Mitigation Fee Act (Government Code Section 66000 *et seq.*) at least one open and public hearing was held on the adoption of the Nexus Study and proposed fees, at which any written and oral presentations were received as part of a regularly scheduled City Council meeting. The date, time and place for the public hearing(s) were duly noticed in accordance with Government Code Sections 66018 and 6062a. A draft Nexus Study was made available for public inspection for a period of at least ten (10) days prior to said public hearing. Background data and materials referenced therein was made available to interested parties upon request to the City Clerk's Office at least ten (10) days prior to the date of said hearing. Following receipt of any written and/or oral comments from interested persons on the Nexus Study, the City Council closed the public hearing on the Nexus Study, and provided direction to City Staff concerning the Nexus Study; and

WHEREAS, adoption of this Resolution is exempt from the California Environmental Quality Act (Section 21000, *et. seq.* of the California Public Resources Code, hereafter CEQA) pursuant to Public Resources Code Section 21080(b)(8) and CEQA Guidelines Section 15273 (establishment of a fee); CEQA Guidelines Section 15061(b)(3) (no significant effect on the environment); and CEQA Guidelines Section 15378 (creation of government funding mechanisms are not projects under CEQA).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves as follows:

1. **Incorporation of the Nexus Study:** This Resolution adopts the City of Elk Grove 2018 Capital Facilities Fee Nexus Study Update, dated December 20, 2017, and presented with the accompanying staff report (the "Nexus Study"). The Nexus Study, along with the studies and reports it may reference or be based upon in whole or in part, and together with any amendments thereto and any supplemental or implementation actions pursuant thereto made after its initial adoption, update and re-establish the need, costs and financing of certain capital facilities improvements arising out of development in the City, and present a reasonable basis on which to update the Capital Facilities Fee under this Resolution. The Nexus Study establishes the reasonable relationship between the need for the public facilities and the impacts of the various types of new development identified, for which the corresponding Capital Facilities Fee is to be charged.
2. **Capital Facilities Fee:** The amounts of the Capital Facilities Fee established and imposed pursuant to the Municipal Code Chapter 16.95 are hereby established at the levels set out in the Nexus Study. The applicable Capital Facilities Fee rates by land use category, which the City Council of the City of Elk Grove hereby adopts, are attached as Exhibit "A" and incorporated herein by this reference.
3. **Capital Facilities Fee Administrative Fee:** The amount of the Capital Facilities Fee administrative fee established by the Nexus Study and imposed pursuant to Municipal Code Section 16.95 is hereby established at the level to off-set the actual reasonable costs including, but not limited to, costs of the administration, collection, deposit, investment, accounting, updating of the 2018 Capital Facilities Fee Nexus Study, analysis through feasibility studies and needs assessments, and reporting of the Capital Facilities Fee. The Capital Facilities Fee administrative fee, which is the same for all land use categories and which the City Council hereby adopts, is included in Exhibit "A," which is attached and incorporated herein.
4. **Adjustments:** The Capital Facilities Fee development impact fees shall be adjusted pursuant to the guidelines prescribed in Elk Grove Municipal Code 16.95.060, or its replacement section should that section be amended during the duration of the Nexus Study.
5. **Construction of Resolution:** The provisions of this Resolution are subject and subordinate to the provisions of Municipal Code Chapter 16.95 and shall at all times be constructed and applied consistent therewith as the same presently exist or may from time to time hereafter be amended.
6. **Effective Date:** This Resolution shall be effective 60 days after its adoption.

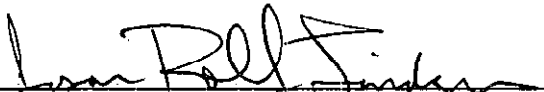
PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of January 2018.



DARREN SUEN, VICE MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



JASON LINDGREN, CITY CLERK



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A

2018 Capital Facilities Fee (CFF) Nexus Study Update
Proposed CFF Fees

Land Use Category	City Admin Facilities	Police Facilities & Equipment	Corporation Yard	Corporation Yard - Animal Shelter	Library	Transit	Program Administration	Total CFF Fee
Residential								
	<i>per Unit</i>							
Single-Family (1-2 units)	\$261	\$1,115	\$475	\$312	\$1,271	\$658	\$164	\$4,256
Single-Family TOD /1	\$261	\$1,115	\$475	\$312	\$1,271	\$730	\$167	\$4,331
Single-Family Age Restricted	\$142	\$605	\$257	\$169	\$689	\$255	\$85	\$2,202
Multi-Family (3+ units attached)	\$191	\$813	\$346	\$227	\$927	\$553	\$122	\$3,179
Multi-Family TOD /1	\$191	\$813	\$346	\$227	\$927	\$736	\$130	\$3,370
Multi-Family Age Restricted	\$102	\$437	\$186	\$122	\$498	\$353	\$68	\$1,766
Non-Residential								
	<i>per Square Foot</i>							
Commercial								
Commercial	\$0.05	\$0.21	\$0.09	\$0.06	n/a	\$0.82	\$0.05	\$1.28
Commercial TOD /1	\$0.05	\$0.21	\$0.09	\$0.06	n/a	\$0.87	\$0.05	\$1.33
Car Sales	\$0.04	\$0.17	\$0.07	\$0.05	n/a	\$0.67	\$0.04	\$1.04
Hotel/Motel	\$0.02	\$0.09	\$0.04	\$0.03	n/a	\$0.35	\$0.02	\$0.55
Office								
Office	\$0.08	\$0.33	\$0.14	\$0.09	n/a	\$0.88	\$0.06	\$1.58
Office TOD /1	\$0.08	\$0.33	\$0.14	\$0.09	n/a	\$0.98	\$0.06	\$1.68
Industrial								
Industrial	\$0.04	\$0.19	\$0.08	\$0.05	n/a	\$0.18	\$0.02	\$0.56

/1 Land uses identified as Transit-Oriented Development (TOD) have the same fee rates as their non-TOD related land uses (i.e., Single-Family TOD vs. Single Family) except for their Transit Fees, which do differ between the related land uses.

Source: Goodwin Consulting Group, Inc.

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-019

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

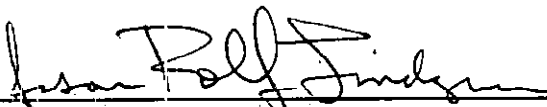
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 10, 2018 by the following vote:

AYES: **COUNCILMEMBERS:** *Suen, Detrick, Hume, Nguyen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Ly*



Jason Lindgren, City Clerk
City of Elk Grove, California