

RESOLUTION NO. 2001-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE IMPOSING PUBLIC FACILITIES FINANCING FEES FOR THE EAST FRANKLIN SPECIFIC PLAN AREA

WHEREAS, upon its incorporation the City of Elk Grove (hereinafter also referred to as "City") adopted the Sacramento County General Plan as the City's general plan (hereinafter "General Plan"); and

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

WHEREAS, prior to the City's incorporation, the County of Sacramento approved the East Franklin Specific Plan (hereinafter "Specific Plan"), the subject property of which is now within the jurisdictional boundaries of that portion of the City known as "Laguna South"; and

WHEREAS, the Specific Plan describes the anticipated development within the Specific Plan area and the public facilities that will be needed to serve the development; and

WHEREAS, the City has adopted an ordinance approving the Laguna South Public Facilities Fee Program which includes the Specific Plan area and which authorizes public facilities fees for Laguna South, including the Specific Plan area; and

WHEREAS, the relationship between the facilities fees use and the types of development on which the fees are imposed, and the relationship between the need for the public facility and the type of development on which the fee is imposed are set forth in the Laguna South Public Facilities Fee Program Nexus Study dated June 11,

2001, prepared by Economic & Planning Systems, Inc., which Study is incorporated herein by this reference; and

WHEREAS, in order to protect the health, safety and welfare of the community and to ensure that adequate public facilities are provided for the residents of the Specific Plan area in the City of Elk Grove, establishment of a public facilities fee schedule is necessary; and

WHEREAS, a public hearing before the City Council on the Laguna South Public Facilities Fee Program ("LSPFFP") was held on June 27, 2001, at which hearing public testimony was received and duly considered; and

WHEREAS, the City Council finds that the fee schedule for the East Franklin Specific Plan area contained in the LSPFFP and the planned improvements detailed in the LSPFFP are consistent with the Elk Grove General Plan and the East Franklin Specific Plan; and

WHEREAS, the City Council hereby expressly adopts the findings set forth in the LSPFFP Nexus Study under the heading "Nexus Findings."

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove:

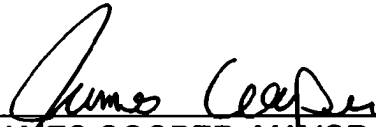
1. After considering the information and determinations contained in the LSPFFP and the testimony received at the public hearing, the findings, determinations, and conclusions contained in the LSPFFP and the Nexus Study are hereby approved.

2. Those specific public facilities fees applicable to new development in the East Franklin Specific Plan area, as set forth in the LSPFFP and attached hereto as Exhibit "A," is hereby approved.

3. As provided in Section 16.83.030 of the City Code, eighteen percent (18%) of all fees collected in the Specific Plan area for roadway improvements shall be set aside for the purpose of reimbursing funds that are advanced for construction of the Grantline Road/Highway 99 Interchange.

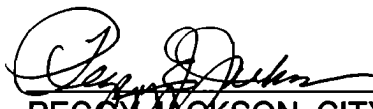
4. Pursuant to Government Code section 66017, this resolution shall become effective 60 days after the date of its adoption.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 27th day of June 2001.



JAMES COOPER, MAYOR
CITY OF ELK GROVE

ATTEST:



PEGGY JACKSON, CITY CLERK
CITY OF ELK GROVE

APPROVED AS TO FORM:



ANTHONY MANZANETTI,
CITY ATTORNEY
CITY OF ELK GROVE

AYES: Briggs, Cooper, Leary
Scherman, Soares
NOES: None
ABSTAIN: None
ABSENT: None

Figure E-2
Laguna South Fee Program
East Franklin Fee Summary

EAST FRANKLIN
NORTH DRAINAGE SHED

Land Use Type	Fee Per Unit or Sq.Ft.									Subtotal	Administration Fee of 3.0%	Total Fee Including Administration
	Roadways	Fire Facilities	Parks	Library	Transit	Landscape Corridor	Reclaimed Water	Supplemental Drainage	Fee Program Formation			
Residential	<i>Per Unit</i>									<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>
AG-80	\$4,649	\$769	\$1,748	\$117	\$139	\$993	\$549	\$33	\$3,040	\$12,037	\$361	\$12,398
AG-20	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$33	\$760	\$9,792	\$294	\$10,086
AR-10	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$33	\$380	\$9,412	\$282	\$9,695
AR-5	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$33	\$190	\$9,222	\$277	\$9,499
AR-2	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$33	\$76	\$9,108	\$273	\$9,381
AR-1	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$66	\$38	\$9,103	\$273	\$9,376
RD-1	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$66	\$38	\$9,103	\$273	\$9,376
RD-2	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$66	\$19	\$9,084	\$273	\$9,357
RD-3	\$4,473	\$769	\$1,748	\$117	\$168	\$993	\$549	\$66	\$13	\$8,896	\$267	\$9,163
RD-4	\$4,374	\$769	\$1,748	\$117	\$164	\$993	\$549	\$66	\$10	\$8,790	\$264	\$9,054
RD-5	\$4,236	\$769	\$1,748	\$117	\$159	\$993	\$549	\$66	\$8	\$8,645	\$259	\$8,904
RD-6	\$4,219	\$769	\$1,748	\$117	\$158	\$993	\$549	\$66	\$7	\$8,626	\$259	\$8,884
RD-7	\$4,206	\$769	\$1,748	\$117	\$153	\$993	\$549	\$66	\$6	\$8,607	\$258	\$8,865
RD-9	\$3,731	\$769	\$1,748	\$117	\$237	\$993	\$549	\$61	\$5	\$8,209	\$246	\$8,456
RD-10	\$3,719	\$609	\$1,384	\$93	\$236	\$786	\$435	\$55	\$4	\$7,322	\$220	\$7,541
RD-12	\$3,702	\$609	\$1,384	\$93	\$235	\$786	\$435	\$46	\$4	\$7,294	\$219	\$7,512
RD-15	\$3,272	\$609	\$1,384	\$93	\$236	\$786	\$435	\$37	\$3	\$6,854	\$206	\$7,060
RD-20	\$2,789	\$511	\$1,161	\$78	\$390	\$660	\$365	\$29	\$2	\$5,985	\$180	\$6,165
RD-25	\$2,789	\$511	\$1,161	\$78	\$390	\$660	\$365	\$25	\$2	\$5,981	\$179	\$6,160
RD-30	\$2,789	\$511	\$1,161	\$78	\$390	\$660	\$365	\$21	\$2	\$5,976	\$179	\$6,155
Non-Residential	<i>Per Sq Ft.</i>									<i>Per Sq Ft.</i>	<i>Per Sq Ft.</i>	<i>Per Sq Ft.</i>
M-1/M-2	\$2.07	\$0.40	\$0.17	N/A	\$0.10	\$0.09	\$0.05	\$0.04	\$0.00	\$2.93	\$0.09	\$3.02
MP	\$4.80	\$0.56	\$0.34	N/A	\$0.23	\$0.19	\$0.11	\$0.03	\$0.00	\$6.27	\$0.19	\$6.46
BP	\$4.12	\$0.57	\$0.36	N/A	\$0.40	\$0.20	\$0.11	\$0.04	\$0.00	\$5.81	\$0.17	\$5.99
SC	\$5.11	\$0.51	\$0.29	N/A	\$0.91	\$0.16	\$0.09	\$0.05	\$0.00	\$7.12	\$0.21	\$7.33
AC	\$8.02	\$0.52	\$0.30	N/A	\$0.27	\$0.17	\$0.10	\$0.09	\$0.01	\$9.48	\$0.28	\$9.77
GC	\$6.96	\$0.49	\$0.27	N/A	\$0.81	\$0.15	\$0.08	\$0.06	\$0.00	\$8.82	\$0.26	\$9.09
LC	\$6.96	\$0.60	\$0.39	N/A	\$0.81	\$0.22	\$0.12	\$0.06	\$0.00	\$9.16	\$0.27	\$9.43
TC	\$6.96	\$0.67	\$0.47	N/A	\$0.27	\$0.26	\$0.15	\$0.06	\$0.00	\$8.83	\$0.27	\$9.10

N/A means not applicable

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Exhibit A

Figure E-3
Laguna South Fee Program
East Franklin Fee Summary

EAST FRANKLIN
CENTRAL DRAINAGE SHED

Land Use Type	Fee Per Unit or Sq.Ft.									Subtotal Fees	Administration Fee of 3.0%	Total Fees
	Roadways	Fire Facilities	Parks	Library	Transit	Landscape Corridor	Reclaimed Water	Supplemental Drainage	Fee Program Formation			
Residential	<i>Central Shed</i>									<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>
AG-80	\$4,649	\$769	\$1,748	\$117	\$139	\$993	\$549	\$396	\$3,040	\$12,400	\$372	\$12,772
AG-20	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$396	\$760	\$10,155	\$305	\$10,460
AR-10	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$396	\$380	\$9,775	\$293	\$10,068
AR-5	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$396	\$190	\$9,585	\$288	\$9,873
AR-2	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$396	\$76	\$9,471	\$284	\$9,755
AR-1	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$792	\$38	\$9,829	\$295	\$10,124
RD-1	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$792	\$38	\$9,829	\$295	\$10,124
RD-2	\$4,649	\$769	\$1,748	\$117	\$174	\$993	\$549	\$792	\$19	\$9,810	\$294	\$10,104
RD-3	\$4,473	\$769	\$1,748	\$117	\$168	\$993	\$549	\$792	\$13	\$9,622	\$289	\$9,911
RD-4	\$4,374	\$769	\$1,748	\$117	\$164	\$993	\$549	\$792	\$10	\$9,516	\$285	\$9,802
RD-5	\$4,236	\$769	\$1,748	\$117	\$159	\$993	\$549	\$792	\$8	\$9,371	\$281	\$9,652
RD-6	\$4,219	\$769	\$1,748	\$117	\$158	\$993	\$549	\$792	\$7	\$9,352	\$281	\$9,632
RD-7	\$4,206	\$769	\$1,748	\$117	\$153	\$993	\$549	\$792	\$6	\$9,333	\$280	\$9,613
RD-9	\$3,731	\$769	\$1,748	\$117	\$237	\$993	\$549	\$730	\$5	\$8,879	\$266	\$9,145
RD-10	\$3,719	\$609	\$1,384	\$93	\$236	\$786	\$435	\$657	\$4	\$7,924	\$238	\$8,162
RD-12	\$3,702	\$609	\$1,384	\$93	\$235	\$786	\$435	\$548	\$4	\$7,796	\$234	\$8,029
RD-15	\$3,272	\$609	\$1,384	\$93	\$236	\$786	\$435	\$438	\$3	\$7,256	\$218	\$7,474
RD-20	\$2,789	\$511	\$1,161	\$78	\$390	\$660	\$365	\$348	\$2	\$6,304	\$189	\$6,493
RD-25	\$2,789	\$511	\$1,161	\$78	\$390	\$660	\$365	\$296	\$2	\$6,252	\$188	\$6,439
RD-30	\$2,789	\$511	\$1,161	\$78	\$390	\$660	\$365	\$246	\$2	\$6,202	\$186	\$6,388
Non-Residential	<i>Per Sq Ft.</i>									<i>Per Sq Ft.</i>	<i>Per Sq Ft.</i>	<i>Per Sq Ft.</i>
M-1/M-2	\$2.07	\$0.40	\$0.17	N/A	\$0.10	\$0.09	\$0.05	\$0.45	\$0.00	\$3.35	\$0.10	\$3.45
MP	\$4.80	\$0.56	\$0.34	N/A	\$0.23	\$0.19	\$0.11	\$0.40	\$0.00	\$6.63	\$0.20	\$6.83
BP	\$4.12	\$0.57	\$0.36	N/A	\$0.40	\$0.20	\$0.11	\$0.52	\$0.00	\$6.29	\$0.19	\$6.47
SC	\$5.11	\$0.51	\$0.29	N/A	\$0.91	\$0.16	\$0.09	\$0.64	\$0.00	\$7.71	\$0.23	\$7.94
AC	\$8.02	\$0.52	\$0.30	N/A	\$0.27	\$0.17	\$0.10	\$1.06	\$0.01	\$10.46	\$0.31	\$10.77
GC	\$6.96	\$0.49	\$0.27	N/A	\$0.81	\$0.15	\$0.08	\$0.72	\$0.00	\$9.48	\$0.28	\$9.77
LC	\$6.96	\$0.60	\$0.39	N/A	\$0.81	\$0.22	\$0.12	\$0.72	\$0.00	\$9.82	\$0.29	\$10.11
TC	\$6.96	\$0.67	\$0.47	N/A	\$0.27	\$0.26	\$0.15	\$0.72	\$0.00	\$9.50	\$0.28	\$9.78

N/A means not applicable

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