

RESOLUTION NO. 2019-066

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE 2019 LAGUNA RIDGE PARK FEE PROGRAM NEXUS STUDY
UPDATE AND ESTABLISHING LAGUNA RIDGE PARK FEE PROGRAM FEES**

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

WHEREAS, in order to protect the health, safety, and welfare of the community and to ensure that adequate park and other recreational facilities are provided for the Laguna Ridge area (which comprises the Laguna Ridge Specific Plan area, the Elk Grove Automall, and the Lent Ranch Special Planning Area) and so that new development in the Laguna Ridge area pays its fair share of the cost of providing these facilities, the levy of updated park facilities fees is necessary; and

WHEREAS, Chapter 16.82 of the Elk Grove Municipal Code describes the City's program for funding park facilities for the Laguna Ridge area through development impact fees (the "Laguna Ridge Park Fee Program"), makes administrative provisions for the implementation of the Laguna Ridge Park Fee Program, and provides that the individual fees included within the program may be periodically amended by resolution (in addition to automatic adjustments based on cost indices); and

WHEREAS, Goodwin Consulting has prepared for the City a 2019 Laguna Ridge Park Fee Program Nexus Study Update dated March 12, 2019, ("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, at which written and oral presentations were made as part of a regularly scheduled City Council meeting. The date, time and place for the public hearing(s) was 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 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

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 2019 Laguna Ridge Park Fee Program Nexus Study Update, dated March 12, 2019, 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 facilities improvements arising out of development in the City, and present a reasonable basis on which to update the Laguna Ridge Park Fee Program fees 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 Laguna Ridge Park Fee Program fee is to be charged.
- 2. Laguna Ridge Park Fee Program:** The amounts of the Laguna Ridge Park Fee Program established and imposed pursuant to Elk Grove Municipal Code (EGMC) Chapter 16.82 are hereby established at the levels set forth in the Nexus Study. The applicable Laguna Ridge Park Fee Program rates by land use category, which the City Council of the City of Elk Grove hereby adopts, are shown in Exhibit A, attached hereto and incorporated herein by this reference.
- 3. Laguna Ridge Park Fee Program Administrative Fee:** The amount of the Laguna Ridge Park Fee Program administrative fee established by the Nexus Study and imposed pursuant to EGMC Chapter 16.82 is hereby established at the level to off-set the actual reasonable costs for the collection, deposit, investment, accounting, updating, analysis, and reporting of the Laguna Ridge Park Fee Program. The Laguna Ridge Park Fee Program administrative fee, which is the same for all land use categories and which the City Council hereby adopts, is included in Exhibit A, attached hereto and incorporated herein by this reference.
- 4. Adjustments:** The Laguna Ridge Park Fee Program development impact fees shall be adjusted pursuant to the guidelines prescribed in EGMC Chapter 16.82, 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 EGMC Chapter 16.82 and shall at all times be construed 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 June 10, 2019, which is greater than 60 days after its adoption.

Exhibit A

Laguna Ridge Park Fee Program Rates			
Land Use Category	Base Fee	Admin Fee	Total Fee
RESIDENTIAL	<i>Per unit</i>	<i>Per unit</i>	<i>Per unit</i>
Single-Family (1-2 units-includes duplexes)	\$ 3,882	\$ 155	\$ 4,037
Multifamily (3 or more units)	\$ 2,623	\$ 105	\$ 2,728
Age-Restricted - Single Family Residential (SFR)	\$ 2,168	\$ 87	\$ 2,255
Age-Restricted - Multi-Family Residential (MFR)	\$ 1,516	\$ 61	\$ 1,577
NONRESIDENTIAL	<i>Per bldg sq. ft</i>	<i>Per bldg sq. ft</i>	<i>Per bldg sq. ft</i>
Commercial	\$ 0.21	\$ 0.01	\$ 0.22
Office	\$ 0.35	\$ 0.01	\$ 0.36
Industrial	\$ 0.09	\$ 0.00	\$ 0.09

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of April 2019




STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-066

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

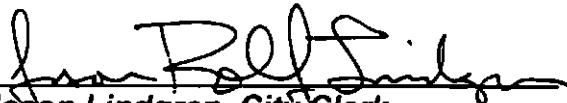
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on April 10, 2019 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*


Jason Lindgren, City Clerk
City of Elk Grove, California