

## **RESOLUTION NO. 2002-75**

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE IMPOSING INTERIM CITYWIDE DEVELOPMENT IMPACT FEES FOR THE PROVISION OF POLICE, MUNICIPAL, AND RAILROAD OVERCROSSING FACILITIES**

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");

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;

WHEREAS, the City has adopted an ordinance approving the City of Elk Grove Citywide Facilities Fee Program (the "CFFP");

WHEREAS, the CFFP is not a "project" subject to the California Environmental Quality Act because it is a funding mechanism having no physical effect on the environment;

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 City of Elk Grove, establishment of a citywide facilities fee schedule is necessary;

WHEREAS, the City Council finds that the fee schedule detailed in Exhibit A attached hereto is consistent with the Elk Grove General Plan;

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

1. Findings:

a. New development in the City places increasing demands on existing City police, municipal, and transportation services. By 2020, the City's population is projected to increase by more than 115% from its July 2000 level.

b. The City's current police staffing level is much lower than a typical California police department and will need to be increased as the City's population increases and the City takes on more of the typical police functions from the County Sheriff's Department. Based on these staffing increases, the City will require additional office space and additional vehicles.

c. Currently, many of the City's municipal services are being provided by Sacramento County staff and by outside consultants. As the City grows, so does the demand for increased City services. Based on the expected increase in staff, the City will require additional office space.

d. The lack of a railroad grade separation near the City's downtown area represents a major traffic concern and safety issue. As the City continues to grow demand on roads in the downtown area will increase. Based on this expected increase, the City will need to construct a railroad overcrossing in order to ease traffic congestion and improve public safety.


e. In order to protect the public's health, welfare, and safety, adequate funding must be obtained to ensure the City keeps pace with the demands of new development. In order to secure this adequate funding and ensure that construction begins as soon as possible, the City must be able to immediately collect development impact fees from new development.

f. Any delay in securing adequate funding will result in a deterioration of the City's level of services and will threaten the City's ability to keep pace with development demand and creates an immediate harm.

2. Approval of Fees. Those specific public facilities fees applicable to new development in the City, as set forth in Exhibit "A" attached hereto, are hereby approved.

3. Interim Authorization. Pursuant to California Government Code Section 66017(b) and the findings found in Section 1 above, this resolution shall take effect immediately as an interim authorization of the CFFP.

Passed and adopted on May 1, 2002.

  
Michael P. Leary, Mayor of the  
City of Elk Grove

  
Peggy Jackson, City Clerk

  
Anthony Manzanetti, City Attorney

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

## Exhibit A

### City of Elk Grove Citywide Facilities Fee Amounts

Land Use	Development Unit	Police Impact Fee	Municipal Facilities Impact Fee	Railroad Overcrossing Impact Fee	Admin. Fee	Total
Single Family Residential	per Dwelling Unit	\$513	\$312	\$94	\$37	<b>\$956</b>
Multi-Family Residential	per Dwelling Unit	\$342	\$208	\$62	\$24	<b>\$636</b>
Commercial	per 1,000 Sq Ft	\$380	\$231	\$344	\$38	<b>\$993</b>
Office	per 1,000 Sq Ft	\$684	\$416	\$169	\$51	<b>\$1,320</b>
Manufacturing	per 1,000 Sq Ft	\$285	\$173	\$69	\$21	<b>\$548</b>
Warehouse	per 1,000 Sq Ft	\$143	\$87	\$44	\$11	<b>\$285</b>

### Land Use Categories

**Single Family:** includes all single-family residential zoning categories.

**Multi-Family:** includes all multi-family residential zoning categories.

**Commercial:** retail and service businesses, including, but not limited to the following:

1. food stores
2. book stores, video rental stores
3. drug stores
4. laundry and cleaning establishments, including self-operated
5. barber shops and beauty parlors
6. repair shops for shoes, radios, TV and domestic appliances
7. professional services, studios and clinics
8. automotive service stations, vehicle maintenance and repair
9. restaurants, small bakeries, theaters, bowling alleys, and social clubs
10. home supply stores

**Office:** includes, but is not limited to, buildings in which professional, banking, insurance, real estate, administrative or medical activities are conducted.

**Industrial:** includes, but is not limited to, buildings used for the following:

1. manufacturing, processing, fabricating, assembly, refining, repairing, packaging, or treatment of goods, material, or produce
2. sheet metal and welding shops, wholesale lumber yards, contractor yards, auto wrecking yards

**Warehouse:** includes, but is not limited to, warehouses and wholesale distribution, mini-warehouses, truck terminals