

**RESOLUTION NO. 2003-124**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
AMENDING PARK FACILITIES FINANCING FEES  
FOR THE LAGUNA SOUTH PUBLIC FACILITIES FEE PROGRAM IN 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 "East Franklin 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 East Franklin Plan describes the anticipated development within the Plan area and the public facilities that will be needed to serve the development in that area; and

WHEREAS, the environmental impacts of construction of the public facilities that will be needed to serve the development in the East Franklin Plan area were analyzed in the environmental impact reports prepared for the County of Sacramento General Plan and the East Franklin Specific Plan Area; and

WHEREAS, the City has adopted an ordinance approving the Laguna South Public Facilities Fee Program ("LSPFFP"), which includes the East Franklin area; and

WHEREAS, the Laguna South Public Facilities Fee Program is not a "project" subject to the California Environmental Quality Act because it is a funding mechanism, having no physical effect on the environment; 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 East Franklin area, amending the park facility fee within the LSPFFP fee schedule for the East Franklin Plan area (the "facilities fees") is necessary; and

WHEREAS, the facilities fees and the methodology used to derive such facilities fees are found in the Addendum to the Laguna South Public Facilities Fee Program Nexus Study – Lent Ranch Update (the "Addendum") dated June 18, 2003, as prepared by Economic & Planning Systems, Inc., which Addendum is incorporated herein by this reference; 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 – Lent Ranch Update dated January 25, 2002, as prepared by Economic & Planning Systems, Inc.; and

WHEREAS, a duly noticed public hearing before the City Council on the Addendum was held on June 18, 2003, at which hearing, public testimony was received and duly considered; and

WHEREAS, the City Council finds that the Addendum's fee schedule for the East Franklin Plan area contained in the LSPFFP is consistent with the Elk Grove General Plan and the East Franklin Plan.

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

1. The City Council hereby reconfirms the findings set forth in the Laguna South Facilities Fee Program Nexus Study - Lent Ranch Update and adopts the methodology found in the Addendum.
2. Those amended fees applicable to new development in the East Franklin Plan area, as set forth in the Addendum and attached hereto as Exhibit "A," are hereby approved.
3. Pursuant to Government Code section 66017, this resolution shall become effective 60 days after its adoption.

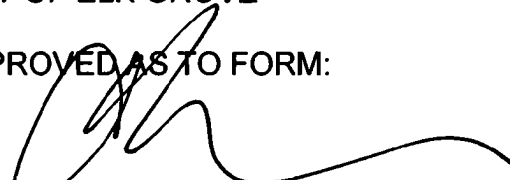
Passed and adopted by the City Council of the City of Elk Grove this 18<sup>th</sup> day of June 2003.

  
\_\_\_\_\_  
RICK SOARES, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
PEGGY JACKSON, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ANTHONY MANZANETTI,  
CITY ATTORNEY

**Effective Date: August 17, 2003**

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

Exhibit A (page 1 of 2)  
 LSPFFP Addendum - Park Fee Update June 2003  
 East Franklin Fee Summary (2003 \$)

**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			
<b>Residential</b>	<i>Per Unit</i>								<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>
	<i>North Shed</i>										
AG-80	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$145	\$12,527	\$376	\$12,903
AG-20	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$145	\$12,527	\$376	\$12,903
AR-10	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$145	\$12,527	\$376	\$12,903
AR-5	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$145	\$12,527	\$376	\$12,903
AR-2	\$5,448	\$815	\$2,928	\$124	\$185	\$2,285	\$581	\$145	\$12,511	\$375	\$12,886
AR-1	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$290	\$12,672	\$380	\$13,052
RD-1	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$290	\$12,672	\$380	\$13,052
RD-2	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$290	\$12,672	\$380	\$13,052
RD-3	\$5,242	\$815	\$2,944	\$124	\$178	\$2,285	\$581	\$290	\$12,459	\$374	\$12,833
RD-4	\$5,126	\$815	\$2,944	\$124	\$174	\$2,285	\$581	\$290	\$12,339	\$370	\$12,709
RD-5	\$4,964	\$815	\$2,944	\$124	\$168	\$2,285	\$581	\$290	\$12,171	\$365	\$12,536
RD-6	\$4,943	\$815	\$2,944	\$124	\$168	\$2,285	\$581	\$290	\$12,150	\$365	\$12,515
RD-7	\$4,929	\$815	\$2,944	\$124	\$162	\$2,285	\$581	\$290	\$12,130	\$364	\$12,494
RD-9	\$4,372	\$815	\$2,944	\$124	\$252	\$2,285	\$581	\$267	\$11,640	\$349	\$11,989
RD-10	\$4,358	\$646	\$2,331	\$98	\$251	\$1,810	\$460	\$241	\$10,195	\$306	\$10,501
RD-12	\$4,338	\$646	\$2,331	\$98	\$250	\$1,810	\$460	\$201	\$10,133	\$304	\$10,437
RD-15	\$3,834	\$646	\$2,331	\$98	\$221	\$1,810	\$460	\$160	\$9,560	\$287	\$9,847
RD-20	\$3,269	\$542	\$1,956	\$82	\$414	\$1,518	\$386	\$127	\$8,294	\$249	\$8,543
RD-25	\$3,269	\$542	\$1,956	\$82	\$414	\$1,518	\$386	\$108	\$8,275	\$248	\$8,524
RD-30	\$3,269	\$542	\$1,956	\$82	\$414	\$1,518	\$386	\$90	\$8,257	\$248	\$8,505
<b>Non-Residential</b>	<i>Per Sq Ft</i>								<i>Per Sq Ft</i>	<i>Per Sq Ft</i>	<i>Per Sq Ft</i>
M-1/M-2	\$2.43	\$0.43	\$0.28	N/A	\$0.11	\$0.22	\$0.06	\$0.17	\$3.68	\$0.11	\$3.79
MP	\$5.63	\$0.59	\$0.58	N/A	\$0.25	\$0.45	\$0.11	\$0.15	\$7.75	\$0.23	\$7.98
BP	\$4.82	\$0.61	\$0.60	N/A	\$0.43	\$0.47	\$0.12	\$0.19	\$7.24	\$0.22	\$7.46
SC	\$5.99	\$0.54	\$0.48	N/A	\$0.96	\$0.38	\$0.10	\$0.24	\$8.68	\$0.26	\$8.94
AC	\$9.40	\$0.55	\$0.51	N/A	\$0.29	\$0.40	\$0.10	\$0.39	\$11.64	\$0.35	\$11.99
GC	\$8.15	\$0.52	\$0.45	N/A	\$0.86	\$0.35	\$0.09	\$0.26	\$10.68	\$0.32	\$11.00
LC	\$8.15	\$0.63	\$0.65	N/A	\$0.86	\$0.51	\$0.13	\$0.26	\$11.20	\$0.34	\$11.53
TC	\$8.15	\$0.71	\$0.78	N/A	\$0.29	\$0.61	\$0.15	\$0.26	\$10.96	\$0.33	\$11.29

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Exhibit A (page 2 of 2)  
 LSPFFP Addendum - Park Fee Update June 2003  
 East Franklin Fee Summary (2003 \$)

**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			
<b>Residential</b>	<i>Per Unit</i>								<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</i>
	<i>Central Shed</i>										
AG-80	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$602	\$12,984	\$390	\$13,373
AG-20	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$602	\$12,984	\$390	\$13,373
AR-10	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$602	\$12,984	\$390	\$13,373
AR-5	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$602	\$12,984	\$390	\$13,373
AR-2	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$602	\$12,984	\$390	\$13,373
AR-1	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$1,204	\$13,586	\$408	\$13,994
RD-1	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$1,204	\$13,586	\$408	\$13,994
RD-2	\$5,448	\$815	\$2,944	\$124	\$185	\$2,285	\$581	\$1,204	\$13,586	\$408	\$13,994
RD-3	\$5,242	\$815	\$2,944	\$124	\$178	\$2,285	\$581	\$1,204	\$13,373	\$401	\$13,774
RD-4	\$5,126	\$815	\$2,944	\$124	\$174	\$2,285	\$581	\$1,204	\$13,253	\$398	\$13,650
RD-5	\$4,964	\$815	\$2,944	\$124	\$168	\$2,285	\$581	\$1,204	\$13,085	\$393	\$13,478
RD-6	\$4,943	\$815	\$2,944	\$124	\$168	\$2,285	\$581	\$1,204	\$13,064	\$392	\$13,456
RD-7	\$4,929	\$815	\$2,944	\$124	\$162	\$2,285	\$581	\$1,204	\$13,044	\$391	\$13,436
RD-9	\$4,372	\$815	\$2,944	\$124	\$252	\$2,285	\$581	\$1,110	\$12,483	\$374	\$12,857
RD-10	\$4,358	\$646	\$2,331	\$98	\$251	\$1,810	\$460	\$999	\$10,953	\$329	\$11,282
RD-12	\$4,338	\$646	\$2,331	\$98	\$250	\$1,810	\$460	\$832	\$10,765	\$323	\$11,088
RD-15	\$3,834	\$646	\$2,331	\$98	\$221	\$1,810	\$460	\$666	\$10,065	\$302	\$10,367
RD-20	\$3,269	\$542	\$1,956	\$82	\$414	\$1,518	\$386	\$529	\$8,696	\$261	\$8,957
RD-25	\$3,269	\$542	\$1,956	\$82	\$414	\$1,518	\$386	\$450	\$8,617	\$258	\$8,875
RD-30	\$3,269	\$542	\$1,956	\$82	\$414	\$1,518	\$386	\$375	\$8,542	\$256	\$8,798
<b>Non-Residential</b>	<i>Per Sq Ft</i>								<i>Per Sq Ft</i>	<i>Per Sq Ft</i>	<i>Per Sq Ft</i>
M-1/M-2	\$2.43	\$0.43	\$0.28	N/A	\$0.11	\$0.22	\$0.06	\$0.69	\$4.21	\$0.13	\$4.33
MP	\$5.63	\$0.59	\$0.58	N/A	\$0.25	\$0.45	\$0.11	\$0.60	\$8.20	\$0.25	\$8.45
BP	\$4.82	\$0.61	\$0.60	N/A	\$0.43	\$0.47	\$0.12	\$0.78	\$7.84	\$0.24	\$8.07
SC	\$5.99	\$0.54	\$0.48	N/A	\$0.96	\$0.38	\$0.10	\$0.98	\$9.42	\$0.28	\$9.71
AC	\$9.40	\$0.55	\$0.51	N/A	\$0.29	\$0.40	\$0.10	\$1.61	\$12.87	\$0.39	\$13.25
GC	\$8.15	\$0.52	\$0.45	N/A	\$0.86	\$0.35	\$0.09	\$1.10	\$11.52	\$0.35	\$11.86
LC	\$8.15	\$0.63	\$0.65	N/A	\$0.86	\$0.51	\$0.13	\$1.10	\$12.03	\$0.36	\$12.39
TC	\$8.15	\$0.71	\$0.78	N/A	\$0.29	\$0.61	\$0.15	\$1.10	\$11.79	\$0.35	\$12.15

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