

RESOLUTION NO. 2003-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AMENDING CERTAIN PUBLIC FACILITIES FINANCING FEES FOR THE EAST FRANKLIN SPECIFIC PLAN AREA (INTERIM AUTHORIZATION)

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; and

WHEREAS, the City has adopted an ordinance approving the Laguna South Public Facilities Fee Program, which includes the East Franklin Plan 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 landscape corridor fee and the supplemental drainage fee within the public facilities 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 February 5, 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 February 5, 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 Laguna South Public Facilities Fee Program ("LSPFFP") is consistent with the Elk Grove General Plan and the East Franklin Plan; and

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

1. Findings:

a. By 2020, the City's population is projected to increase by more than 115% from its July 2000 level. New development in the City requires the City to constantly improve the public infrastructure.

b. 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 the updated development impact fees from new development.

c. 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. 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.

3. Those amended fees applicable to new development in the East Franklin Plan, as set forth in the Addendum and attached hereto as Exhibit "A," are hereby approved.

4. Pursuant to Government Code Section 66017(b) and the findings found in Section 1 above, this resolution shall take effect immediately for a period of thirty (30) days as an interim authorization of the facilities fees.


5. Pursuant to Government Code Section 66017(b), this interim authorization is hereby extended for an additional thirty (30) days beyond the term authorized in Paragraph 4.

Passed and adopted this 5th day of February 2003.



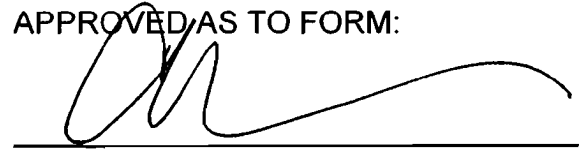
RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, City Clerk

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI
CITY ATTORNEY

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

Figure 1
LSPFFP Addendum - February 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			
Residential	<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	\$1,845	\$124	\$185	\$2,285	\$581	\$145	\$11,428	\$343	\$11,771
AG-20	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$145	\$11,428	\$343	\$11,771
AR-10	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$145	\$11,428	\$343	\$11,771
AR-5	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$145	\$11,428	\$343	\$11,771
AR-2	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$145	\$11,428	\$343	\$11,771
AR-1	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$290	\$11,573	\$347	\$11,920
RD-1	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$290	\$11,573	\$347	\$11,920
RD-2	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$290	\$11,573	\$347	\$11,920
RD-3	\$5,242	\$815	\$1,845	\$124	\$178	\$2,285	\$581	\$290	\$11,360	\$341	\$11,701
RD-4	\$5,126	\$815	\$1,845	\$124	\$174	\$2,285	\$581	\$290	\$11,240	\$337	\$11,577
RD-5	\$4,964	\$815	\$1,845	\$124	\$168	\$2,285	\$581	\$290	\$11,072	\$332	\$11,404
RD-6	\$4,943	\$815	\$1,845	\$124	\$168	\$2,285	\$581	\$290	\$11,051	\$332	\$11,383
RD-7	\$4,929	\$815	\$1,845	\$124	\$162	\$2,285	\$581	\$290	\$11,031	\$331	\$11,362
RD-9	\$4,372	\$815	\$1,845	\$124	\$252	\$2,285	\$581	\$267	\$10,541	\$316	\$10,857
RD-10	\$4,358	\$646	\$1,461	\$98	\$251	\$1,810	\$460	\$241	\$9,324	\$280	\$9,604
RD-12	\$4,338	\$646	\$1,461	\$98	\$250	\$1,810	\$460	\$201	\$9,263	\$278	\$9,541
RD-15	\$3,834	\$646	\$1,461	\$98	\$221	\$1,810	\$460	\$160	\$8,689	\$261	\$8,950
RD-20	\$3,269	\$542	\$1,226	\$82	\$414	\$1,518	\$386	\$127	\$7,564	\$227	\$7,791
RD-25	\$3,269	\$542	\$1,226	\$82	\$414	\$1,518	\$386	\$108	\$7,545	\$226	\$7,771
RD-30	\$3,269	\$542	\$1,226	\$82	\$414	\$1,518	\$386	\$90	\$7,527	\$226	\$7,753
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	\$2.43	\$0.43	\$0.18	N/A	\$0.11	\$0.22	\$0.06	\$0.17	\$3.58	\$0.11	\$3.69
MP	\$5.63	\$0.59	\$0.36	N/A	\$0.25	\$0.45	\$0.11	\$0.15	\$7.53	\$0.23	\$7.76
BP	\$4.82	\$0.61	\$0.38	N/A	\$0.43	\$0.47	\$0.12	\$0.19	\$7.01	\$0.21	\$7.22
SC	\$5.99	\$0.54	\$0.30	N/A	\$0.96	\$0.38	\$0.10	\$0.24	\$8.50	\$0.25	\$8.75
AC	\$9.40	\$0.55	\$0.32	N/A	\$0.29	\$0.40	\$0.10	\$0.39	\$11.45	\$0.34	\$11.80
GC	\$8.15	\$0.52	\$0.28	N/A	\$0.86	\$0.35	\$0.09	\$0.26	\$10.51	\$0.32	\$10.83
LC	\$8.15	\$0.63	\$0.41	N/A	\$0.86	\$0.51	\$0.13	\$0.26	\$10.95	\$0.33	\$11.28
TC	\$8.15	\$0.71	\$0.49	N/A	\$0.29	\$0.61	\$0.15	\$0.26	\$10.67	\$0.32	\$10.99

of fee sum

Exhibit A

Figure 2
LSPFFP Addendum - February 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			
Residential	<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	\$1,845	\$124	\$185	\$2,285	\$581	\$602	\$11,885	\$357	\$12,241
AG-20	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$602	\$11,885	\$357	\$12,241
AR-10	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$602	\$11,885	\$357	\$12,241
AR-5	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$602	\$11,885	\$357	\$12,241
AR-2	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$602	\$11,885	\$357	\$12,241
AR-1	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$1,204	\$12,487	\$375	\$12,861
RD-1	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$1,204	\$12,487	\$375	\$12,861
RD-2	\$5,448	\$815	\$1,845	\$124	\$185	\$2,285	\$581	\$1,204	\$12,487	\$375	\$12,861
RD-3	\$5,242	\$815	\$1,845	\$124	\$178	\$2,285	\$581	\$1,204	\$12,274	\$368	\$12,642
RD-4	\$5,126	\$815	\$1,845	\$124	\$174	\$2,285	\$581	\$1,204	\$12,154	\$365	\$12,518
RD-5	\$4,964	\$815	\$1,845	\$124	\$168	\$2,285	\$581	\$1,204	\$11,986	\$360	\$12,346
RD-6	\$4,943	\$815	\$1,845	\$124	\$168	\$2,285	\$581	\$1,204	\$11,965	\$359	\$12,324
RD-7	\$4,929	\$815	\$1,845	\$124	\$162	\$2,285	\$581	\$1,204	\$11,945	\$358	\$12,304
RD-9	\$4,372	\$815	\$1,845	\$124	\$252	\$2,285	\$581	\$1,110	\$11,383	\$342	\$11,725
RD-10	\$4,358	\$646	\$1,461	\$98	\$251	\$1,810	\$460	\$999	\$10,083	\$302	\$10,385
RD-12	\$4,338	\$646	\$1,461	\$98	\$250	\$1,810	\$460	\$832	\$9,895	\$297	\$10,192
RD-15	\$3,834	\$646	\$1,461	\$98	\$221	\$1,810	\$460	\$666	\$9,195	\$276	\$9,471
RD-20	\$3,269	\$542	\$1,226	\$82	\$414	\$1,518	\$386	\$529	\$7,966	\$239	\$8,205
RD-25	\$3,269	\$542	\$1,226	\$82	\$414	\$1,518	\$386	\$450	\$7,886	\$237	\$8,123
RD-30	\$3,269	\$542	\$1,226	\$82	\$414	\$1,518	\$386	\$375	\$7,811	\$234	\$8,046
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	\$2.43	\$0.43	\$0.18	N/A	\$0.11	\$0.22	\$0.06	\$0.69	\$4.10	\$0.12	\$4.22
MP	\$5.63	\$0.59	\$0.36	N/A	\$0.25	\$0.45	\$0.11	\$0.60	\$7.99	\$0.24	\$8.23
BP	\$4.82	\$0.61	\$0.38	N/A	\$0.43	\$0.47	\$0.12	\$0.78	\$7.61	\$0.23	\$7.84
SC	\$5.99	\$0.54	\$0.30	N/A	\$0.96	\$0.38	\$0.10	\$0.98	\$9.24	\$0.28	\$9.52
AC	\$9.40	\$0.55	\$0.32	N/A	\$0.29	\$0.40	\$0.10	\$1.61	\$12.68	\$0.38	\$13.06
GC	\$8.15	\$0.52	\$0.28	N/A	\$0.86	\$0.35	\$0.09	\$1.10	\$11.35	\$0.34	\$11.69
LC	\$8.15	\$0.63	\$0.41	N/A	\$0.86	\$0.51	\$0.13	\$1.10	\$11.79	\$0.35	\$12.14
TC	\$8.15	\$0.71	\$0.49	N/A	\$0.29	\$0.61	\$0.15	\$1.10	\$11.50	\$0.35	\$11.85

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