

## **RESOLUTION NO. 2003-26**

### **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**

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 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 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 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

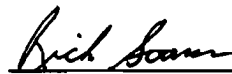
WHEREAS, a duly noticed public hearing before the City Council on the Addendum was held on February 5, 2003, at which hearing, public testimony was received and duly considered; and

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

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

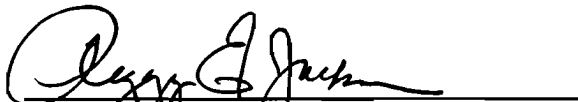
1. The City Council hereby reconfirms the findings set forth in the Laguna South Facilities Fee Program Nexus Study- Lent Ranch Update and adopts the methodology found in the Addendum.
2. Those amended fees applicable to new development in the East Franklin Plan area, as set forth in the Addendum and 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 this 5<sup>th</sup> day of February 2003.



RICK SOARES, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
PEGGY JACKSON, City Clerk

Effective Date: April 6, 2003

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			
<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	\$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
<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	\$0.18	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

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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				
<b>Residential</b>	<i>Per Unit</i>								<i>Central Shed</i>	<i>Per Unit</i>	<i>Per Unit</i>	<i>Per Unit</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	
<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	\$0.18	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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