

## **RESOLUTION NO. 2002-34**

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE IMPOSING PUBLIC FACILITIES FINANCING FEES FOR THE EAST FRANKLIN SPECIFIC PLAN AREA AND THE LENT RANCH SPECIAL PLANNING AREA**

WHEREAS, upon incorporation of 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 incorporation of the City, 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 City has approved the Lent Ranch Marketplace Special Planning Area (hereinafter the "Lent Ranch Plan"), the subject property of which is also in the Laguna South area; and

WHEREAS, the East Franklin and Lent Ranch Plans describe the anticipated development within the Plan areas and the public facilities that will be needed to serve the development in those areas; and

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

WHEREAS, the City has adopted an ordinance approving the Laguna South Public Facilities Fee Program which includes the East Franklin and the Lent Ranch Plan areas; 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, 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 dated January 25, 2002, prepared by Economic & Planning Systems, Inc., which Study is incorporated herein by this reference; 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 and Lent Ranch Plan areas, establishment of a public facilities fee schedule is necessary; and

WHEREAS, a public hearing before the City Council on the Laguna South Public Facilities Fee Program ("LSPFFP") was held on February 6, 2002, at which hearing public testimony was received and duly considered; and

WHEREAS, the City Council finds that the fee schedule for the East Franklin Plan area contained in the LSPFFP and the planned improvements detailed in the LSPFFP are consistent with the Elk Grove General Plan and the East Franklin Plan; and

WHEREAS, the City Council finds that the fee schedule for the Lent Ranch Plan Area contained in the LSPFFP and the planned improvements detailed in the LSPFFP are consistent with the Elk Grove General Plan and the Lent Ranch Plan; and

WHEREAS, the City Council hereby expressly adopts the findings set forth in the LSPFFP Nexus Study under the heading "Nexus Findings."

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

1. After considering the information and determinations contained in the LSPFFP and the testimony received at the public hearing, the findings, determinations, and conclusions contained in the LSPFFP and the Nexus Study are hereby approved.

2. Those specific public facilities fees applicable to new development in the East Franklin Plan area and the Lent Ranch Plan area, as set forth in the LSPFFP and attached hereto as Exhibit "A," are hereby approved.

3. As provided in Section 16.83.030 of the City Code, eighteen percent (18%) of all fees collected in the East Franklin Plan area for roadway improvements and ninety percent (90%) of all fees collected in the Lent Ranch Plan area for roadway improvements shall be set aside for the purpose of reimbursing funds that are advanced for construction of the Grantline Road/Highway 99 Interchange.

4. The City shall pay interest on moneys reimbursed to developers in the Plan areas for construction of roadway improvements up to the maximum dollar amount set forth in the LSPFFP. The rate of interest shall be the Bank of America Prime Rate plus one percent. Reimbursement shall be paid, and interest calculated, on a quarterly basis. The amount reimbursed shall be applied to the outstanding interest balance first, with any remaining amount applied to the outstanding principal balance. Interest shall be calculated based on the weighted average Bank of America Prime Rate during the quarter plus one percent.

5. Pursuant to Government Code Section 66017, this resolution shall become effective 60 days after the date of its adoption.


Passed and adopted this 6<sup>th</sup> day of February 2002.

  
MICHAEL P. LEARY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
PEGGY JACKSON,  
CITY CLERK

APPROVED AS TO FORM:

  
TONY MANZANETTI,  
CITY ATTORNEY

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

Effective: April 7, 2002

# Exhibit "A"

Laguna South Fee Program  
Lent Ranch Fee Summary

LENT RANCH

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>
AG-80	\$5,286	\$791	\$1,775	\$120	\$179				\$8,151	\$245	\$8,396
AG-20	\$5,286	\$791	\$1,775	\$120	\$179				\$8,151	\$245	\$8,396
AR-10	\$5,286	\$791	\$1,775	\$120	\$179				\$8,151	\$245	\$8,396
AR-5	\$5,286	\$791	\$1,775	\$120	\$179				\$8,151	\$245	\$8,396
AR-2	\$5,286	\$791	\$1,775	\$120	\$179				\$8,151	\$245	\$8,396
AR-1	\$5,286	\$791	\$1,775	\$120	\$179				\$8,151	\$245	\$8,396
RD-1	\$5,286	\$791	\$1,775	\$120	\$179				\$8,151	\$245	\$8,396
RD-2	\$5,286	\$791	\$1,775	\$120	\$179				\$8,151	\$245	\$8,396
RD-3	\$5,086	\$791	\$1,775	\$120	\$173				\$7,945	\$238	\$8,183
RD-4	\$4,973	\$791	\$1,775	\$120	\$169				\$7,828	\$235	\$8,063
RD-5	\$4,816	\$791	\$1,775	\$120	\$163	Not Applicable	Not Applicable	Not Applicable	\$7,666	\$230	\$7,896
RD-6	\$4,797	\$791	\$1,775	\$120	\$163				\$7,645	\$229	\$7,875
RD-7	\$4,783	\$791	\$1,775	\$120	\$157				\$7,626	\$229	\$7,855
RD-9	\$4,242	\$791	\$1,775	\$120	\$244				\$7,172	\$215	\$7,387
RD-10	\$4,229	\$626	\$1,406	\$95	\$243				\$6,599	\$198	\$6,797
RD-12	\$4,209	\$626	\$1,406	\$95	\$242				\$6,579	\$197	\$6,776
RD-15	\$3,720	\$626	\$1,406	\$95	\$214				\$6,061	\$182	\$6,243
RD-20	\$3,172	\$526	\$1,179	\$80	\$402				\$5,358	\$161	\$5,519
RD-25	\$3,172	\$526	\$1,179	\$80	\$402				\$5,358	\$161	\$5,519
RD-30	\$3,172	\$526	\$1,179	\$80	\$402				\$5,358	\$161	\$5,519
<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	\$2.36	\$0.41	\$0.17	N/A	\$0.10				\$3.05	\$0.09	\$3.14
MP	\$5.46	\$0.57	\$0.35	N/A	\$0.24				\$6.62	\$0.20	\$6.82
BP	\$4.68	\$0.59	\$0.36	N/A	\$0.42				\$6.05	\$0.18	\$6.23
SC [1]	\$5.81	\$0.52	\$0.29	N/A	\$0.93	Not Applicable	Not Applicable	Not Applicable	\$7.56	\$0.23	\$7.78
AC	\$9.12	\$0.54	\$0.31	N/A	\$0.28				\$10.25	\$0.31	\$10.56
GC	\$7.91	\$0.50	\$0.27	N/A	\$0.83				\$9.52	\$0.29	\$9.80
LC	\$7.91	\$0.61	\$0.39	N/A	\$0.83				\$9.75	\$0.29	\$10.04
TC	\$7.91	\$0.69	\$0.47	N/A	\$0.28				\$9.35	\$0.28	\$9.63

"lent feesum"

[1] The Lent Ranch Marketplace regional mall is classified as SC use. Because the regional mall will only fund a portion of the park fee for community park facilities, the total fee for the regional mall will be less than shown in this summary table. The regional mall fee will be \$7.64 per square foot, including administration.



**Exhibit "A" (cont.)**

Laguna South Fee Program  
East Franklin Fee Summary

**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	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$407	\$10,179	\$305	\$10,485	
AG-20	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$407	\$10,179	\$305	\$10,485	
AR-10	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$407	\$10,179	\$305	\$10,485	
AR-5	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$407	\$10,179	\$305	\$10,485	
AR-2	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$407	\$10,179	\$305	\$10,485	
AR-1	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$814	\$10,586	\$318	\$10,904	
RD-1	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$814	\$10,586	\$318	\$10,904	
RD-2	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$814	\$10,586	\$318	\$10,904	
RD-3	\$5,086	\$791	\$1,790	\$120	\$173	\$1,042	\$564	\$814	\$10,380	\$311	\$10,691	
RD-4	\$4,973	\$791	\$1,790	\$120	\$169	\$1,042	\$564	\$814	\$10,263	\$308	\$10,571	
RD-5	\$4,816	\$791	\$1,790	\$120	\$163	\$1,042	\$564	\$814	\$10,101	\$303	\$10,404	
RD-6	\$4,797	\$791	\$1,790	\$120	\$163	\$1,042	\$564	\$814	\$10,080	\$302	\$10,383	
RD-7	\$4,783	\$791	\$1,790	\$120	\$157	\$1,042	\$564	\$814	\$10,061	\$302	\$10,363	
RD-9	\$4,242	\$791	\$1,790	\$120	\$244	\$1,042	\$564	\$750	\$9,543	\$286	\$9,830	
RD-10	\$4,229	\$626	\$1,418	\$95	\$243	\$825	\$447	\$675	\$8,558	\$257	\$8,815	
RD-12	\$4,209	\$626	\$1,418	\$95	\$242	\$825	\$447	\$563	\$8,425	\$253	\$8,678	
RD-15	\$3,720	\$626	\$1,418	\$95	\$214	\$825	\$447	\$450	\$7,795	\$234	\$8,029	
RD-20	\$3,172	\$526	\$1,189	\$80	\$402	\$692	\$375	\$358	\$6,792	\$204	\$6,996	
RD-25	\$3,172	\$526	\$1,189	\$80	\$402	\$692	\$375	\$304	\$6,739	\$202	\$6,941	
RD-30	\$3,172	\$526	\$1,189	\$80	\$402	\$692	\$375	\$253	\$6,688	\$201	\$6,889	
<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	\$2.36	\$0.41	\$0.17	N/A	\$0.10	\$0.05	\$0.05	\$0.47	\$3.61	\$0.11	\$3.72	
MP	\$5.46	\$0.57	\$0.35	N/A	\$0.24	\$0.09	\$0.11	\$0.41	\$7.23	\$0.22	\$7.45	
BP	\$4.68	\$0.59	\$0.37	N/A	\$0.42	\$0.10	\$0.12	\$0.53	\$6.80	\$0.20	\$7.00	
SC	\$5.81	\$0.52	\$0.29	N/A	\$0.93	\$0.08	\$0.09	\$0.66	\$8.39	\$0.25	\$8.64	
AC	\$9.12	\$0.54	\$0.31	N/A	\$0.28	\$0.08	\$0.10	\$1.09	\$11.52	\$0.35	\$11.87	
GC	\$7.91	\$0.50	\$0.27	N/A	\$0.83	\$0.07	\$0.09	\$0.74	\$10.42	\$0.31	\$10.73	
LC	\$7.91	\$0.61	\$0.40	N/A	\$0.83	\$0.10	\$0.12	\$0.74	\$10.73	\$0.32	\$11.05	
TC	\$7.91	\$0.69	\$0.48	N/A	\$0.28	\$0.13	\$0.15	\$0.74	\$10.37	\$0.31	\$10.68	

"ef\_feesum\_central"

**Exhibit "A" (cont.)**

Laguna South Fee Program  
East Franklin Fee Summary

**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	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$34	\$9,806	\$294	\$10,101
AG-20	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$34	\$9,806	\$294	\$10,101
AR-10	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$34	\$9,806	\$294	\$10,101
AR-5	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$34	\$9,806	\$294	\$10,101
AR-2	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$34	\$9,806	\$294	\$10,101
AR-1	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$68	\$9,840	\$295	\$10,136
RD-1	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$68	\$9,840	\$295	\$10,136
RD-2	\$5,286	\$791	\$1,790	\$120	\$179	\$1,042	\$564	\$68	\$9,840	\$295	\$10,136
RD-3	\$5,086	\$791	\$1,790	\$120	\$173	\$1,042	\$564	\$68	\$9,634	\$289	\$9,923
RD-4	\$4,973	\$791	\$1,790	\$120	\$169	\$1,042	\$564	\$68	\$9,517	\$286	\$9,803
RD-5	\$4,816	\$791	\$1,790	\$120	\$163	\$1,042	\$564	\$68	\$9,355	\$281	\$9,635
RD-6	\$4,797	\$791	\$1,790	\$120	\$163	\$1,042	\$564	\$68	\$9,334	\$280	\$9,614
RD-7	\$4,783	\$791	\$1,790	\$120	\$157	\$1,042	\$564	\$68	\$9,315	\$279	\$9,594
RD-9	\$4,242	\$791	\$1,790	\$120	\$244	\$1,042	\$564	\$63	\$8,856	\$266	\$9,121
RD-10	\$4,229	\$626	\$1,418	\$95	\$243	\$825	\$447	\$56	\$7,939	\$238	\$8,178
RD-12	\$4,209	\$626	\$1,418	\$95	\$242	\$825	\$447	\$47	\$7,909	\$237	\$8,147
RD-15	\$3,720	\$626	\$1,418	\$95	\$214	\$825	\$447	\$38	\$7,382	\$221	\$7,604
RD-20	\$3,172	\$526	\$1,189	\$80	\$402	\$692	\$375	\$30	\$6,465	\$194	\$6,659
RD-25	\$3,172	\$526	\$1,189	\$80	\$402	\$692	\$375	\$25	\$6,460	\$194	\$6,654
RD-30	\$3,172	\$526	\$1,189	\$80	\$402	\$692	\$375	\$21	\$6,456	\$194	\$6,650
<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	\$2.36	\$0.41	\$0.17	N/A	\$0.10	\$0.05	\$0.05	\$0.04	\$3.18	\$0.10	\$3.28
MP	\$5.46	\$0.57	\$0.35	N/A	\$0.24	\$0.09	\$0.11	\$0.03	\$6.86	\$0.21	\$7.07
BP	\$4.68	\$0.59	\$0.37	N/A	\$0.42	\$0.10	\$0.12	\$0.04	\$6.31	\$0.19	\$6.50
SC	\$5.81	\$0.52	\$0.29	N/A	\$0.93	\$0.08	\$0.09	\$0.06	\$7.79	\$0.23	\$8.02
AC	\$9.12	\$0.54	\$0.31	N/A	\$0.28	\$0.08	\$0.10	\$0.09	\$10.52	\$0.32	\$10.84
GC	\$7.91	\$0.50	\$0.27	N/A	\$0.83	\$0.07	\$0.09	\$0.06	\$9.74	\$0.29	\$10.03
LC	\$7.91	\$0.61	\$0.40	N/A	\$0.83	\$0.10	\$0.12	\$0.06	\$10.05	\$0.30	\$10.35
TC	\$7.91	\$0.69	\$0.48	N/A	\$0.28	\$0.13	\$0.15	\$0.06	\$9.69	\$0.29	\$9.98

"of feesum"

