

**RESOLUTION NO. 2025-211**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
AUTHORIZING THE CITY MANAGER TO EXECUTE AN IMPACT FEE DEFERRAL  
AGREEMENT AND RELATED DOCUMENTS WITH PW FUND B DEVELOPMENT, LLC,  
FOR THE WATERMAN ROAD SPECULATIVE SHELL PROJECT**

**WHEREAS**, the City of Elk Grove ("City") accepted the application for the Waterman Road Speculative Shell Project proposed by PW Fund B Development, LLC ("Developer"), on May 2, 2025; and

**WHEREAS**, the Developer will develop an approximately 180,956 square foot flex/industrial building on a 10-acre parcel of land located at 10050 Waterman Road in Elk Grove, California ("Property"); and

**WHEREAS**, the City requires the payment of various types of development impact fees to help address the impacts of new development; and

**WHEREAS**, the City recognizes that in some cases deferring the payment of certain impact fees to a later date may assist in the development of approved projects by offsetting startup costs; and

**WHEREAS**, the City has established the City of Elk Grove Fee Deferral Program to defer certain impact fees for qualifying commercial projects such as this Project; and

**WHEREAS**, the Developer has requested the deferral of the Capital Facilities Fee, Affordable Housing Fee, I-5 Subregional Corridor Fee, and Citywide Roadway Fee in an amount totaling \$1,259,453.76; and

**WHEREAS**, the City of Elk Grove Fee Deferral Program requires City Council approval for fee deferrals in excess of \$500,000; and

**WHEREAS**, the City of Elk Grove Fee Deferral Program requires the Developer to provide a type of security to guarantee payment of the fees deferred; and

**WHEREAS**, the Developer has agreed to provide such security in the form of a lien secured by a Deed of Trust on the Property, which is currently valued at more than \$1,385,399.14 (the amount of fees to be deferred plus ten percent), ensuring the payment of impact fees as agreed.

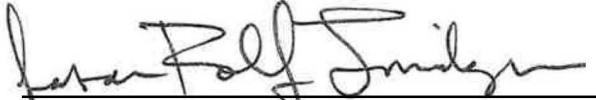
**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby authorizes the City Manager to execute the Impact Fee Deferral Agreement with PW Fund B Development, LLC in substantially the form presented, providing the deferral of certain impact fees as described, and requiring security in the form of a lien secured by a Deed of Trust on the Property.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 12<sup>th</sup> day of November 2025



BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,  
CITY ATTORNEY

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-211**

STATE OF CALIFORNIA            )  
COUNTY OF SACRAMENTO    )        ss  
CITY OF ELK GROVE            )


*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on November 12, 2025 by the following vote:*

**AYES:**            **COUNCILMEMBERS:**        *Singh-Allen, Robles, Brewer, Spease, Suen*

**NOES:**           **COUNCILMEMBERS:**        *None*

**ABSTAIN:**       **COUNCILMEMBERS:**        *None*

**ABSENT:**        **COUNCILMEMBERS:**        *None*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**