



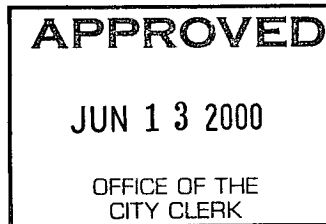
1.5

CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

DEVELOPMENT SERVICES &
SPECIAL DISTRICTS
1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2988



916-264-7474
FAX 916-264-7480

AG2000-073

May 30, 2000

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CLUB CENTER DRIVE - REIMBURSEMENT/CREDIT AGREEMENT

LOCATION AND COUNCIL DISTRICT:

Club Center Drive between Natomas Boulevard and 900 feet east of Natomas Boulevard, Council District 1, Neighborhood service area 4.

RECOMMENDATION:

This report recommends that Council approve the attached reimbursement agreement between the City of Sacramento, Lennar Winncrest LLC., and Northpoint Park LLC. related to the construction of Club Center Drive between Natomas Boulevard and 900 feet east of Natomas Boulevard, (see attached map - Exhibit A).

CONTACT PERSON: Edward Williams, Associate Engineer, 264-5440

FOR COUNCIL MEETING OF: June 13, 2000

SUMMARY:

Lennar Winncrest and Northpoint Park are landowners in North Natomas, north of Del Paso Road and east of Interstate 5. Lennar Winncrest has begun development of single-family homes. As part of the development, they constructed approximately 900 feet of Club Center Drive

east of Natomas Boulevard. The landowners have funded the construction costs. Upon review of cost documentation, the landowners will be eligible for reimbursement through the Public Facilities Fee (PFF) and Major Street Construction Tax (MSCT).

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

Lennar Winncrest and Northpoint Park have funded and constructed the Club Center Drive between Natomas Boulevard and 900 feet east of Natomas Boulevard. The project does not include the Club Center Drive Bridge. Upon review of bid documents, invoices, and other cost documentation, the landowners will be eligible for reimbursement through the PFF and MSCT. Reimbursement may be paid to the landowners over time as funds become available, or by the use of fee credits which can be applied to offset payment of the Public Facilities Fee.

FINANCIAL CONSIDERATIONS:

There will be no impact to the General Fund as a result of this project. The sole source of funding for Club Center Drive between Natomas Boulevard and 900 feet east of Natomas Boulevard are Lennar Winncrest and Northpoint Park. The sole source of reimbursement to the landowners will be the North Natomas PFF and MSCT.

The landowners will reimburse to the City the sum of \$1,500 for the services of the City Attorney in preparing the agreement.

ENVIRONMENTAL CONSIDERATIONS:

The North Natomas EIR was approved by City Council on May 3, 1994. The City Council's action in approving this agreement is solely for the purpose of providing funding and reimbursement mechanisms for Club Center Drive and is itself therefore not a project for the purpose of the California Environmental Quality Act.

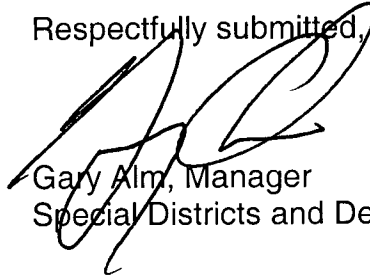
POLICY CONSIDERATIONS:

None.

ESBD CONSIDERATIONS:

None. No goods or services are being purchased.

Respectfully submitted,



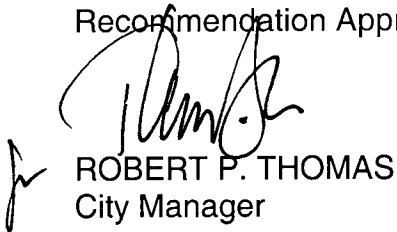
Gary Alm, Manager
Special Districts and Development Services

Approved:



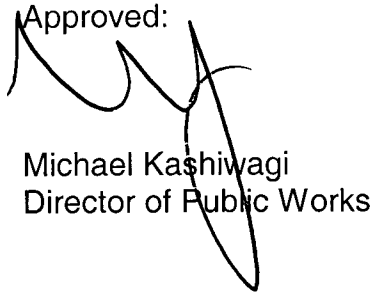
Duane J. Wray, Manager
Technical Services Division

Recommendation Approved:



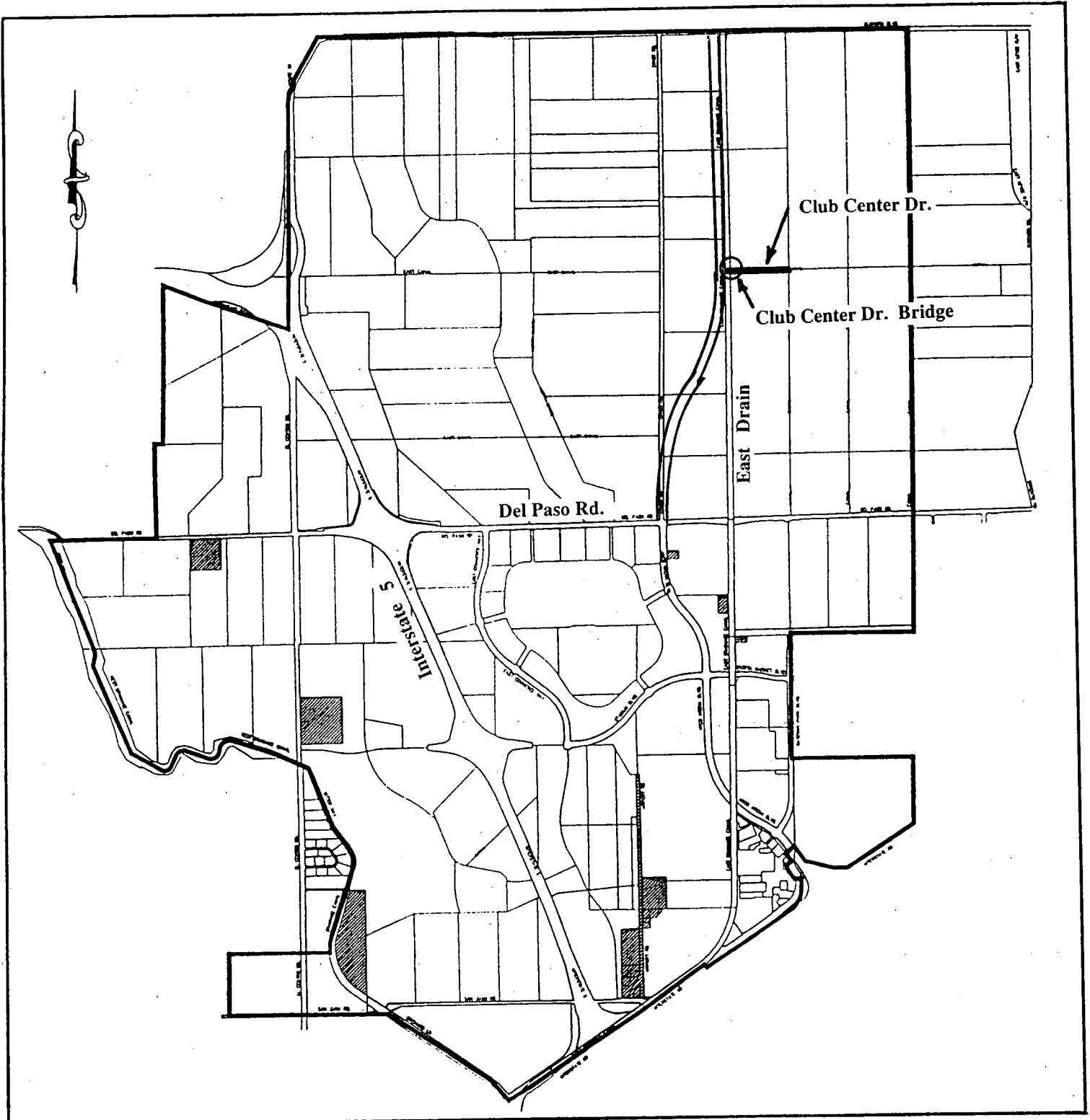
ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

NORTH NATOMAS



CO. FILE # 7843-10 DMC 100 1/01

APPROVED
JUN 13 2000
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2000-323

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AUTHORIZING THE EXECUTION
OF A REIMBURSEMENT / CREDIT AGREEMENT FOR
FUNDING AND CONSTRUCTING CLUB CENTER DRIVE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

The City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City, the attached Reimbursement/Credit agreement with Landowner for constructing approximately 900 feet of Club Center Drive east of the Natomas East Drain.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____