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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICES
& SPECIAL DISTRICTS
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TECHNICAL SERVICES
DIVISION

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November 7, 2002

City Council
Sacramento, California

Q6 2002 - 212

APPROVED

NOV 26 2002

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: JACINTO CREEK PLANNING AREA (JCPA) REIMBURSEMENT/CREDIT AGREEMENT – D. R. HORTON, INC. - SACRAMENTO

LOCATION AND COUNCIL DISTRICT:

Jacinto Creek Community Plan Area, Council District 8.

RECOMMENDATION:

This report recommends that the City Council approve the reimbursement and credit agreement on file in the City Clerk's office between the City of Sacramento and D. R. Horton, Inc. - Sacramento related to the construction of certain drainage and water facilities in the Jacinto Creek Planning Area (see attached map, Exhibit A) known as Laguna Vega South.

CONTACT PERSON: Rita Goolkasian, Special Districts Analyst, 264-5236

FOR COUNCIL MEETING: November 26, 2002

SUMMARY:

Certain landowners in the JCPA, north of Sheldon Road, east of Bruceville and west of Highway 99, are developing subdivisions for single-family homes. As part of the development and in accordance with the JCPA Financing Plan, adopted by Council on January 7, 1997, D. R. Horton Inc. - Sacramento funded and constructed drainage facilities and segments of the total water distribution lines required in the JCPA. Upon City review of cost documentation and acceptance of the project, the landowner will be eligible for reimbursement through the JCPA development impact fees.

COMMITTEE/COMMISSION ACTION: None

Department of
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CITY OF
SACRAMENTO

BACKGROUND INFORMATION:

D. R. Horton, Inc. - Sacramento, a landowner in the JCPA, is funding and constructing drainage and water distribution facilities in their subdivisions known as Laguna Vega South in accordance with the finance plan. Upon review of cost documentation and City acceptance of project, the landowner will be eligible for reimbursement through the JCPA Public Facilities Fee. Reimbursement may be paid to the landowner over time as funds become available, or by the use of fee credits that can be applied to offset payment of their JCPA development impact fees in accordance with their agreement. The agreement is on file in the City Clerk's office.

FINANCIAL CONSIDERATIONS:

There is no impact to the General Fund as a result of this project. The funding source for said drainage and water facilities in the JCPA is D. R. Horton, Inc - Sacramento. The sole source of reimbursement to the landowner will be the JCPA development impact fees. On May 22, 2000, council approved the establishment of capital improvement projects for the JCPA fee district and set a multi-year budget in the amount of \$6,504,039. The actual reimbursement/credit amount to be determined and approved by staff upon acceptance of project will become part of this budget. The preliminary cost estimate for these improvements is \$269,000.

ENVIRONMENTAL CONSIDERATIONS:

The JCPA Environmental Impact Report was approved by City Council on June 20, 1995. The City Council's action in approving this agreement is solely for the purpose of providing reimbursement mechanisms for the funding of specific drainage and water facilities constructed in the JCPA and therefore in itself is not a project for the purpose of the California Environmental Quality Act.

POLICY CONSIDERATION:

Approval of the reimbursement agreement is consistent with the City's Strategic Plan to promote and support economic vitality.

ESBD CONSIDERATIONS:

No goods or services are being purchased.

Respectfully submitted,



Gary Alm, Manager
Development Services and Special Districts

RECOMMENDATION APPROVED:



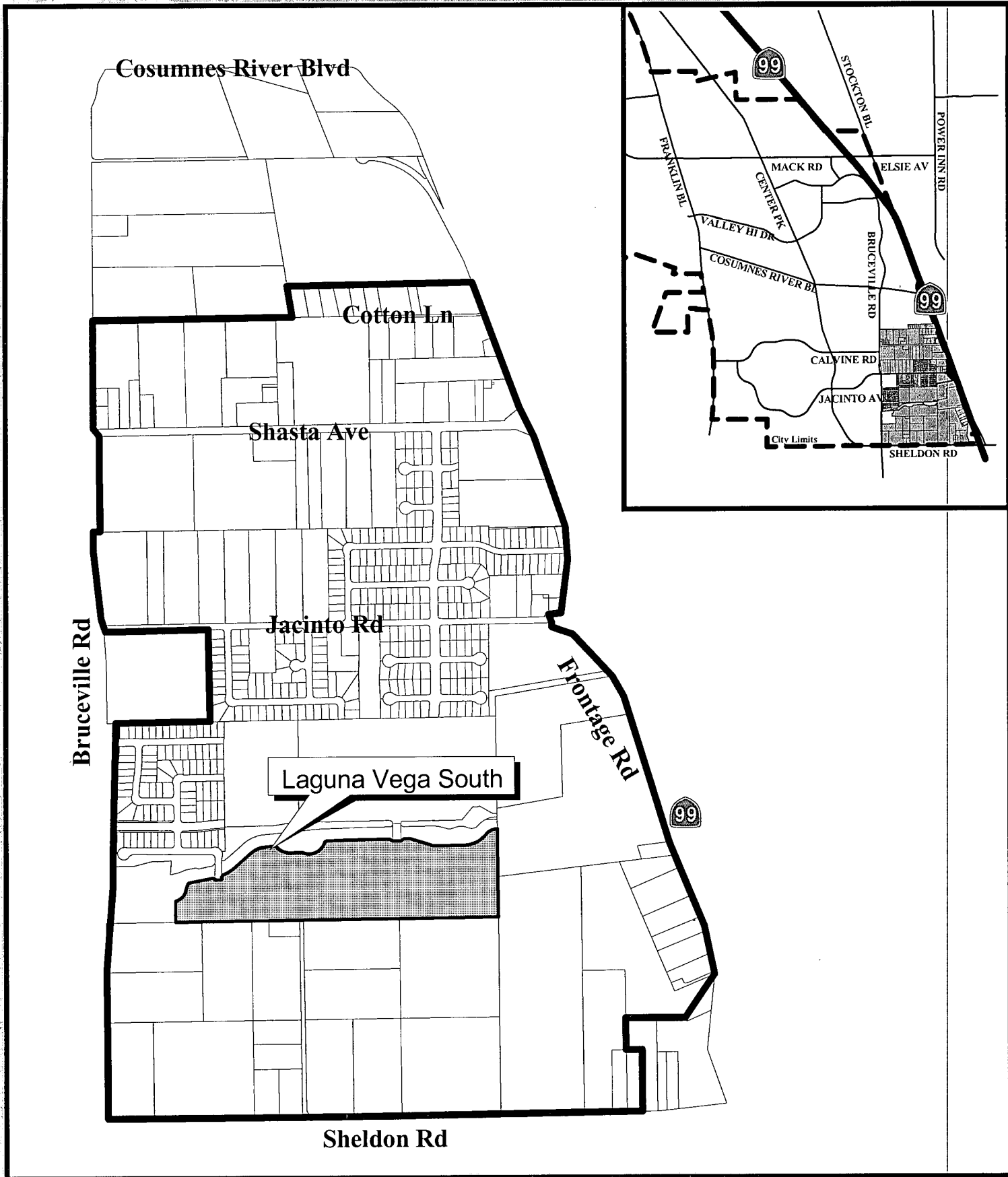
ROBERT P. THOMAS
City Manager

Approved:

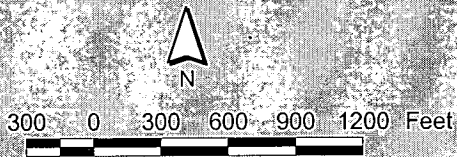


Michael Kashiwagi
Director of Public Works

EXHIBIT A



Jacinto Creek Finance Plan Area



Department of
PUBLICWORKS
CITY OF SACRAMENTO
Development Services
& Special Districts

APPROVED
NOV 26 2002
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2002-767

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE EXECUTION OF A REIMBURSEMENT/CREDIT AGREEMENT FOR FUNDING AND CONSTRUCTING CERTAIN DRAINAGE AND WATER DISTRIBUTION FACILITIES IN THE JACINTO CREEK PLANNING AREA KNOWN AS LAGUNA VEGA SOUTH.

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 Reimbursement /Credit agreement with D. R. Horton, Inc.- Sacramento, for constructing certain drainage and water distribution facilities in the Jacinto Creek Planning Area (JCPA) known as Laguna Vega South.

Mayor

ATTEST:

City Clerk

34

FOR CITY CLERK USE ONLY

RESOLUTION: _____

DATE ADOPTED: _____