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**DEPARTMENT OF
PUBLIC WORKS**

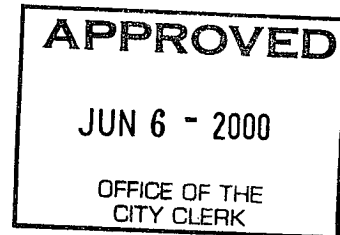
TECHNICAL SERVICES

**CITY OF SACRAMENTO
CALIFORNIA**

SPECIAL DISTRICTS

1231 I Street
SACRAMENTO, CA
95814
PH 916-264-7474
FAX 916-264-7480

May 22, 2000



City Council
Sacramento, California
Honorable Members in Session:

**SUBJECT: JACINTO CREEK PLANNING AREA (JCPA) - VARIOUS RESOLUTIONS
RELATING TO THE ADMINISTRATION OF THE FEE DISTRICT**

LOCATION AND COUNCIL DISTRICT:

Jacinto Creek Community Plan area, District 8, (Exhibit A).

RECOMMENDATION:

This report recommends that the City Council adopt the attached Resolutions relating to the administration of the JCPA fee district:

- Establish capital improvement projects for the JCPA fee district and set a multi-year budget in the amount of \$6,539,180.
- Amend the JCPA public facilities fee by eliminating the JCPA park component and transfer any fees collected to date to the Park Fund.

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

FOR COUNCIL MEETING OF: June 6, 2000

SUMMARY:

During 1999, development activity had begun in the JCPA and Revenue Fund 783 was established to collect development impact fees for the district. Administering the fee district requires provisions be made for:

City Council
Jacinto Creek Planning Area (JCPA)
May 22, 2000

- Establishing capital improvement projects with a multi-year budget to disburse funds and issue credits to developers for projects they advance funded in accordance with the JCPA Finance Plan and to reimburse or distribute funds for other intended project areas, and;
- Amending the JCPA public facilities fee by eliminating the park component to comply with the citywide park development fee adopted November 16, 1999. Any park fees collected to date will be transferred to the Park Fund.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On January 7, 1997 City Council adopted the JCPA Financing Plan, and established authority for imposing development impact fees within the JCPA. It also established those fees and directed staff to complete various activities relative to project implementation.

Beginning in fiscal year 1999, development had begun and staff began implementation and administration of the finance plan beginning with fund management. The Finance Department established fund 783 for the deposit of development fees. In order to disburse revenues for the intended use of the fees as identified in the JCPA Finance Plan, establishment of a capital improvement budget is required.

In addition, when the City Council adopted the citywide park development fee effective November 16, 1999, it became necessary to remove the park development component from the JCPA public facilities fee and transfer any fees collected for park improvements to the Park Fund.

Staff will provide a full status report to Council on the JCPA fund during the month of August 2000 as required by the JCPA Ordinance #97-002.

FINANCIAL CONSIDERATIONS:

The JCPA Finance Plan identified a total cost of \$8,574,560 generated from the fee district for improvements, planning and administrative costs to be financed for the area over a 20 to 30 year period. Depending on the economy 80% of build out could occur within 10 years. This report requests capital improvement projects with a multi-year budget in the amount of \$6,539,180 to be distributed as shown on the attached Resolution. The fee district is developer funded and there is no impact to the General Fund.

ENVIRONMENT CONSIDERATIONS:

Council's action in adopting these resolutions is exempt from CEQA because it will have no conceivable affect on the physical environment.

POLICY CONSIDERATIONS:

None.

ESBD CONSIDERATIONS:

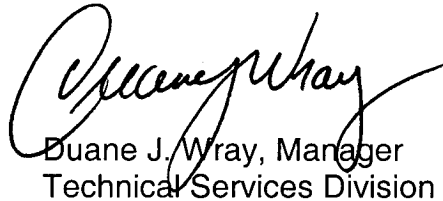
None. No goods or services are being purchased.

Respectfully submitted,



Gary Alm, Manager
Development Services

Approved:



Duane J. Wray, Manager
Technical Services Division

Recommendation Approved:



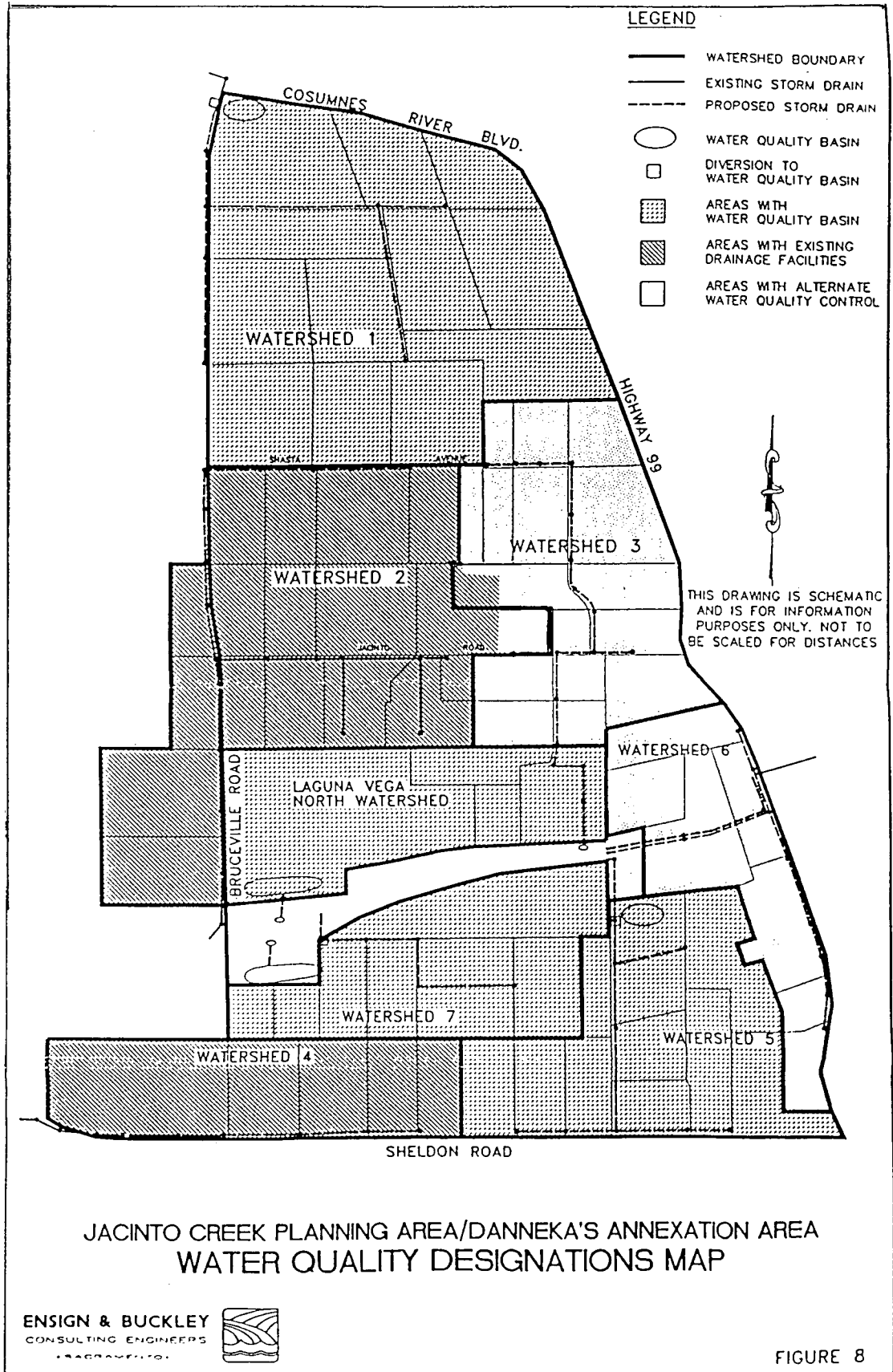
ROBERT P. THOMAS
City Manager

Approved:



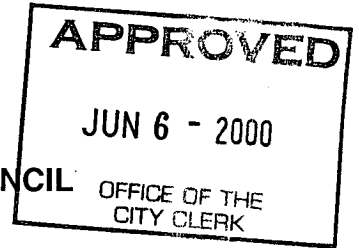
Michael Kashiwagi
Director of Public Works

EXHIBIT A



RESOLUTION NO. 2000-296

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____



**RESOLUTION APPROVING MULTI-YEAR CAPITAL IMPROVEMENT
PROJECTS FOR JCPA**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

- 1. The City Manager or his designee is granted authority to establish capital improvement projects for the Jacinto Creek Planning Area (JCPA) Development Impact Fee Program with a multi-year budget as follows.

Establish the revenue budgets in the following line items:

783-XXX-XXXX-3XXX \$6,539,180

Establish the expenditure budgets in the following line items:

783-XXX-XXXX-4XXX \$6,539,180

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

RESOLUTION NO. 2000-297

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



RESOLUTION AMENDING THE JCPA FINANCE PLAN, PUBLIC FACILITIES FEE

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

The Jacinto Creek Planning Area (JCPA) Finance Plan is hereby amended to reduce the Public Facilities Fee by eliminating therefrom the portion of that fee relating to park development costs in the manner specified in Exhibit A, attached hereto and incorporated herein by this reference and transferring any fees collected to date to the Park Fund.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

EXHIBIT A

Figure 1

JCPA Financing Plan

Public Facilities Fee

Roadway, Water, Park, and Planning Cost Components of the JCPA Facilities Fee
Comparison of Total Cost With and Without Park Cost Component [1]

	1996 JCPA Roadway, Water, Park, and Planning Costs	Revised JCPA Roadway, Water, Park, and Planning Costs [2]	Reduction for Share of Park Development Costs	Citywide Park Development Impact Fee
	<i>Includes 2.5% Administration Allowance</i>			
	1996 JCPA Financing Plan	After Citywide Park Development Impact Fee Adopted November 17, 1999		Effective November 17, 1999
RESIDENTIAL	<i>Per Unit</i>	<i>Per Unit</i>		
Low Density (max. 6 units/ acre)	\$1,551	\$1,096	(\$455)	\$1,201
Medium/Low Density (max. 12 units/acre)	\$1,329	\$874	(\$455)	\$1,201
Medium Density (13+ units/ acre)	\$1,131	\$676	(\$455)	\$1,201
NON-RESIDENTIAL	<i>Per Acre</i>	<i>Per Acre</i>		
Community/Neighborhood- Commercial and Office	\$10,719	\$10,719	\$0	\$0.10 to \$0.14 per bldg. square foot
Schools	\$2,446	\$2,446	\$0	\$0

"compare"

[1] This table only shows the roadway, water, park, and planning cost components of the JCPA Public Facilities Fee.

[2] Implementation of the Citywide Park Development Impact Fee on November 17, 1999 resulted in the removal of the park cost component from the JCPA Public Facilities Fee.

1.16



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LOCATION AND COUNCIL DISTRICT:

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RECOMMENDATION:

This report recommends that the City Council adopt the attached Resolutions relating to the administration of the JCPA fee district:

- Establish capital improvement projects for the JCPA fee district and set a multi-year budget in the amount of \$6,504,039.
- Amend the JCPA public facilities fee by eliminating the JCPA park component and transfer any fees collected to date to the Park Fund.

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

City Council
Jacinto Creek Planning Area (JCPA)
May 22, 2000

SUMMARY:

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2

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

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Establish the revenue budgets in the following line items:

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783-XXX-XXXX-4XXX	\$6,504,039
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MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

T H E D A I L Y R E C O R D E R

- SINCE 1911 -

1115 H Street, P.O. Box 1048, Sacramento, California 95812
Telephone (916) 444-2355 • Fax (916) 444-0636

This space for filing stamp only

~~5/30 1.9~~
6/6 1.16

SAC. CITY CLERK PO#8070060934
915 I ST., RM. 304/ V. HENRY
SACRAMENTO CA 95814

SC#: 00126228

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

Reference #: 9073

Notice type: GPHSA Sac City Public Hrg

Ad description: AD NO 9073

CITY OF SACRAMENTO
ORDINANCES
On May 30, 2000 the following ordinance(s) were considered by the Sacramento City Council and will be considered for final adoption at the regular meeting of June 6, 2000. In accordance with Sacramento City Charter Section 32, the titles are herein published.
An Ordinance amending the Districts established by the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 99-015, as amended) by removing one vacant parcel totaling 3.5± net acres located at the northeast corner of Sheldon Road and Bruceville Road in the Jacinto Creek Planning Area (JCPA) from the Rural Estates 1/4 (RE1/4) zone and placing the 3.5± acres in the Shopping Center Planned Unit Development (SC PUD) zone. (P98-019)
Anyone interested in the full text of the above ordinance(s) may contact the Office of the City Clerk, City Hall, 915 "I" Street, Room 304, phone (916) 264-5427.
SACRAMENTO CITY COUNCIL
BY: VALERIE A. BURROWES
CITY CLERK
AD NO. 9073
06/05/00

SC- 126228#

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

06/05/00

Executed on: 06/05/00
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.


Signature



RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
JUN 13 2 34 PM '00

T H E D A I L Y R E C O R D E R

This space for filing stamp only

- SINCE 1911 -

1115 H Street, P.O. Box 1048, Sacramento, California 95812
Telephone (916) 444-2355 • Fax (916) 444-0636

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AD NO. 9073
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06/05/00

Executed on: 06/05/00
At Los Angeles, California

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Signature

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