

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: Honorable Board of Supervisors Date: December 9, 2014

From: *MD* Mary Dietrich, Facility Services Director
By: Kevin Bell, P.E., Environmental Engineering Program Manager *KEB*

Subject: Reimbursement Agreement with 2540 Partners, LLC for Sewer Improvements for
The Grove at Granite Bay

ACTION REQUESTED:

1. Approve the Reimbursement Agreement with 2540 Partners, LLC for construction of sewer improvements related to The Grove at Granite Bay in Sewer Maintenance District 2, at no net County cost.

BACKGROUND: The Grove at Granite Bay (The Grove) is a 32 lot subdivision located in Sewer Maintenance District 2 (SMD 2) on the southwest corner of Olive Ranch Road and Berg Street (see Exhibit A). The Grove was required to construct off-site sanitary sewer facilities to serve parcels on the east side of Berg Street. Pursuant to Chapter 13 of the Placer County Code, if construction of sewer improvements benefits other properties, those improvements are eligible for reimbursement for the portion of the costs attributable to the other benefiting properties. Such reimbursement is made through future fees collected from the parcels served. While the usual conditions for reimbursement agreements limit the time to 15 years with no inflationary adjustment, on June 14, 2005, your Board approved Final Conditions which specified that The Grove would be eligible to recapture costs for a period not to exceed 35 years at the prime rate plus 2% recalculated every six months from the execution of the agreement.

The Grove was required to construct two separate sewer lines, designated as Sewer A and Sewer B (Exhibit A) that were accepted by your Board as complete on February 25, 2014. The reimbursable cost of Sewer A is \$26,459 which is to be paid by two parcels, resulting in an initial reimbursement fee for each parcel of \$13,230. The reimbursable cost of Sewer B is \$130,070 which is to be paid by six parcels, resulting in an initial reimbursement fee for each parcel of \$21,678. The actual fee to be collected will be determined at the time of connection based on the formula described above. The total initial amount of reimbursement to The Grove is \$156,529.

ENVIRONMENTAL CLEARANCE: Approval of this Agreement is not a "Project" as defined in section 15378 (a) of the California Environmental Quality Act Guidelines.

FISCAL IMPACT: Approval of this Agreement will not result in any fiscal impact to SMD 2 or the General Fund.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: AGREEMENT

ATTACHMENTS: EXHIBIT A SEWER MAP

CC: COUNTY EXECUTIVE OFFICE

MD/KB/KK/LM

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The Grove Reimbursement Agreement

Exhibit A

Olive Ranch Rd

Reimbursement Participants

- A1 - 048-301-029
- A2 - 048-301-030
- B1 - 048-301-023
- B2 - 048-301-024
- B3 - 048-301-063
- B4 - 048-301-065
- B5 - 048-301-027
- B6 - 048-301-028

Sewer.B
Berg St

B1

B2

B3

B4

B5

B6

A1

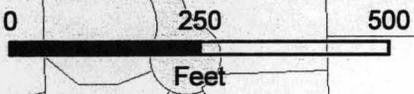
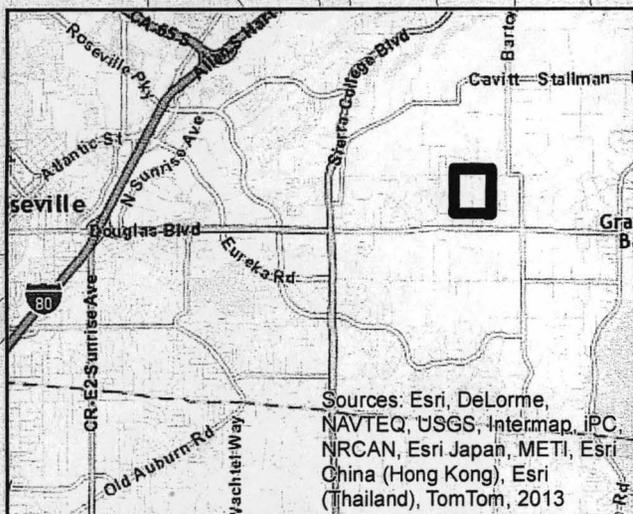
A2

Oakbrooke Ct

Macargo Ct

Berg St

Macargo R



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November 18, 2014

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