

# The County of Yuba

## Community Development and Services Agency

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**TO:** Board of Supervisors

**FROM:** Community Development and Services Agency, Mike Lee

**SUBJECT:** Approve Fee Credit and Reimbursement Agreement for Drainage Facilities with LGI Homes California, LLC, for the Dantoni Ranch project and authorize Board Chair to execute.

**DATE:** February 13, 2024

**NUMBER:** 62/2024

### RECOMMENDATION:

That the Board approve the attached Fee Credit and Reimbursement Agreement for Drainage Facilities with LGI Homes California, LLC and authorize the chair to execute.

### BACKGROUND:

In order to facilitate development in the East Linda area and to account for the necessary drainage infrastructure, the South Yuba Drainage Master Plan was developed. A nexus study was subsequently prepared by David Taussig & Associates, to determine the fair share cost of the identified drainage improvements attributable to each dwelling unit. The nexus study lays out the drainage projects eligible for reimbursement and the maximum amount of reimbursement money associated with each project. On April 1, 2014, your Board approved the updated nexus study and set the impact fees based on the findings in the nexus study update.

### DISCUSSION:

The proposed Fee Credit and Reimbursement Agreement for Drainage Facilities for the LGI Homes Dantoni Ranch subdivision is to further clarify the reimbursement/fee credit process. LGI Homes constructed eligible drainage facilities as identified in the SYDMP and in the attached agreement.

While the cost of the eligible drainage improvements constructed by LGI Homes exceeded \$1,000,000, the agreement stipulates they will only be credited and reimbursed for the maximum amount of drainage impact fees attributable to the full development of the Dantoni Ranch project. This equates to 201 lots

times the current impact fee rate of \$1959.44 per lot, for a total of \$393,847.44. The drainage impact fee increases annually by the inflationary adjustment factor. Per the agreement, the credit due LGI Homes will increase by the same inflationary adjustment factor.

COMMITTEE ACTION:

The Land Use and Public Works Committee was bypassed due to the routine nature of the request.

FISCAL IMPACT:

Administrative time only. Eligible drainage improvements are funded by the developer and then either reimbursed or fee credited from drainage impact fees collected in the South Yuba Drainage Master Plan area.

Source of Funds:

General Fund \$0

Trust 253, Special Drainage Trust, the repository for SYDMP impact fees. \$393,847.44, as adjusted by the inflationary adjustment factor.

*Attachments*

Fee Credit & Reimbursement Agreement