



**Municipal Services Agency**

**Planning and Community Development**

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## County of Sacramento

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Request #10, Fiscal Year 2005-2006  
March 17, 2006

Ms. Norma Calleance  
Department of Finance  
700 H Street, Room 1710  
Sacramento, CA 95814

**RE: AUTHORIZATION TO RELEASE FUNDS FOR PRECONSTRUCTION COST OVERRUNS FOR  
A PEDESTRIAN BRIDGE OVER THE COSUMNES RIVER**

Dear Ms. Calleance

The Planning Department has received from the Rancho Murieta Association (RMA) a request to release additional funds from an account established per Agreement with the RMA, Reynen and Bardis and Sacramento County. Attached with the request is an invoice, dated January 5, 2006, for \$138,163.48 for additional expenses incurred through December 31, 2005 by the Rancho Murieta Association relating to the planning and construction of a pedestrian bridge over the Cosumnes River.

These expenses were not anticipated when the original funds were encumbered to finance the planning and construction of the bridge. However, on September 21, 2005, the Sacramento County Board of Supervisors adopted a Zoning Ordinance Amendment that increased funding for the bridge to cover unanticipated costs associated with environmental document preparation, building permit fees and legal fees for obtaining required easements.

The ordinance provided for "a supplemental deposit of \$71,500 to Rancho Murieta Association to fund costs associated with the preconstruction, construction and administration of a pedestrian/bicycle bridge over the Cosumnes River." The purpose of this supplemental deposit, as identified in the staff report accompanying the ordinance, was specifically to cover cost overruns incurred by the Rancho Murieta Association since the ordinance was first adopted. As documented in their letter of February 27, 2006 to your department, Reynen and Bardis has submitted checks totally \$71,500 for deposit into the Escrow Account to cover bridge costs.

The RMA invoice for \$138,163.48 is largely consistent with the estimated additional costs identified in the staff report by the Planning and Community Development Department to the Board accompanying the Zoning Ordinance Amendment. The difference pertains to the legal fees for obtaining easements, estimated

in the staff report to be \$44,506, but invoiced at \$48,467.48. The staff report anticipated some additional legal costs, noting on pages 10 and 11 that “through August legal fees have reached \$44,506” and that total cost “currently at \$234,200 is likely to reach \$250,000.”

We therefore affirm that the expenses claimed have been incurred in accordance with and consistent with the Zoning Ordinance Amendment. The reimbursement is also consistent with the Agreement with the RMA, Reynen and Bardis and Sacramento County.

This letter authorizes the Treasurer to release \$71,500.00 in funds in accordance with the Agreement.

The Zoning Ordinance Amendment also increased the building permit fees that will be applied to new development from \$850 to \$985. The additional \$135 will cover the cost overruns occurring to date. As these fees accrue to the Construction Fund, the County will reimburse the Rancho Murieta Association for the balance of their expenses.

Please send copies of transfer documents to Rancho Murieta Homeowners Association, Attention Danise Hetland.

Sincerely,

Robert Burness, Senior Planner

RCB  
(Attachments)

c: David Irish, Treasurer  
Bryan Celey-Butlin, Treasurer’s Office  
Holly Gilchrist, County Counsel  
Krista Whitman, County Counsel  
Don Nottoli, Supervisor, District 5  
Danise Hetland, Rancho Murieta Association  
Mike Wynn, Reynen and Bardis