

Supplemental Material

For

City of Sacramento

City Council
Financing Authority
Housing Authority
Redevelopment Agency

Agenda Packet

Submitted: March 24, 2009

For the Meeting of: March 24, 2009

- Additional Material
- Revised Material

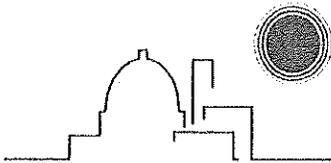
Title: La Valentina Station (P08-106)

Contact Information: David Hung, Associate Planner, 808-5530

Enclosed please find:

1. Correspondence from SMUD, dated March 17, 2009, in support of the project.
2. Correspondence from Michael Ault of the Downtown Sacramento Partnership, dated March 23, 2009, in support of the project.
3. List of new, amended, and deleted conditions.

Please include this supplemental material in your agenda packet. This material will also be published to the City's Internet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604, (916) 808-7200.



SMUD

SACRAMENTO MUNICIPAL UTILITY DISTRICT
The Power To Do More.®

P.O. Box 15830, Sacramento, CA 95852-1830; 1-888-742-SMUD (7683)

March 17, 2009
Tracking No.: NC106

Meea Kang
President
Domus Development
594 Howard Street, Suite 204
San Francisco, CA. 94105

SUBJECT: La Valentina Station

Dear Ms. Kang,

The Sacramento Municipal Utility District (SMUD) supports the sustainability goals of the proposed La Valentina Station mixed use infill project. The anticipated architectural design, energy saving features and technologies are well aligned with SMUD's energy efficiency goals. SMUD also strongly supports this project's pursuit of a LEED™ Gold certification. Further, SMUD shares the desire to see an increase in high quality, sustainable, transit oriented developments that La Valentina Station represents.

The District also appreciates your continued participation in Savings by Design, SMUD's New Construction energy efficiency program. We look forward to helping Domus Development optimize La Valentina Station's performance. The District is confident that as we work with your team, we will be able to achieve a high level of energy efficiency, sustainability and design as this project moves towards realization.

Sincerely,

Ray J. Nalangan, AIA - LEED™ AP
Senior Architect - SMUD Programs and Services
"Savings by Design"

cc

Steve Cohn, Councilmember - City of Sacramento
David Kwong, Planning Manager - City of Sacramento
La Shelle Dozier, Sacramento Housing & Redevelopment Agency
Fred Arnold, Director of Real Estate - Regional Transit
Eugene Lee, Department of Housing and Community Development

March 23, 2009

Mayor Kevin Johnson
501 I Street, 5th Floor
Sacramento, CA 95814

RE: La Valentina Affordable Housing

Dear Mayor Johnson:

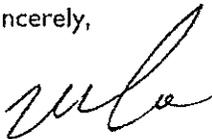
The Downtown Sacramento Partnership (DSP) strongly urges your support for the La Valentina affordable housing project in Alkali Flats. This project is consistent with DSP's Five-year Strategic Action Plan that supports mixed-income housing opportunities adjacent to the DSP's boundaries.

La Valentina is a mixed-use affordable housing development consisting of 63 affordable units adjacent to the La Valentina Regional Transit Light Rail station. The site has sat vacant for over 18 years, which in turn has attracted a significant amount of blight and crime. The project seeks to bring new residents to one of the oldest neighborhoods in the city, clean up a blighted site and provide for much needed affordable housing in the Central City. The project brings with it significant support from neighborhood groups.

La Valentina will support previous investments in the area. Globe Mills and the recently approved mixed-use project at the Crystal Creamery site. Together these projects will renovate the neighborhood and return activity and community to a blighted area. This project brings a development team with a track record of successful infill affordable housing projects throughout Northern California with an emphasis on responsible property management services that will ensure high quality tenants. The project will assist the neighborhood by promoting lively street level activity. In addition, access to public transit will assist in reducing traffic congestion in the downtown core and offer tenants flexibility in their transit options.

The DSP strongly supports the La Valentina affordable housing project. We urge you to move this project forward. We will continue to work with the development team, neighborhood stakeholders and staff to ensure the project meets the needs of the neighborhood while revitalizing a key gateway to the Central City.

Sincerely,



Michael Ault
Executive Director

CC: Downtown Sacramento Partnership Board of Directors
Meea Kang, Domus Development

916 442.8575
FAX 916 442.2053

980 9th Street, Suite 400
Sacramento, CA 95814

La Valentina Station (P08-106) Amendment to Conditions:

Page 43

- D39A. Provide man gates with Knox access for new hydrants located within the fence adjacent to D Street and E Street.**
- D40. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered. ~~All existing water service connections off of the 6-inch water main in D Street/E Street alley within the frontage of this project~~ **Excess services** shall be abandoned to the satisfaction of the Department of Utilities (DOU).
- D41. ~~Per City Code, Water meters shall be located at the~~ **location acceptable to the Department of Utilities** point of service ~~which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.~~
- D41A. Water meter boxes for water services located within the alley shall be as follows: (1) for 1-inch domestic water services, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G.**
- D42. ~~The applicant/owner is required to extend a 12" water main in D Street and E Street from the existing water main in 12th Street to the east property line of the subject lot.~~ **Based on the results of the water supply test, the applicant may be required to extend a 12" water main in D Street and/or E Street.** The design, construction and alternate alignment of the water main shall be to the satisfaction of the Department of Utilities.
- ~~D44. A minimum of one fire hydrant will be required on D Street and on E Street. The location of these hydrants shall be to the satisfaction of the Department of Utilities and the Fire Department.~~
- D45. ~~The existing fire hydrant in D Street/E Street alley shall be abandon to the satisfaction of the Department of Utilities~~ **is substandard and shall be removed and replaced with a standard hydrant to the satisfaction of the Department of Utilities and Fire Department.**
- D46. ~~All water services to this project shall connect to the new water main in D Street and E Street only~~ **Water service connection location shall be located within an open air area or as approved by the Department of Utilities.**

Pg. 44

- D48A. The applicant is required to pay the water development fee which is collected at the time of building permit.**
- D52A. Sewer service connection in the alley shall be to the manhole or as approved by the Department of Utilities.**

Pg. 45

D62A. The applicant shall enter into an agreement with the Department of Utilities for the maintenance of the water quality measure proposed for this project. The water quality measure proposed shall be privately maintained.

Pg. 48

Advisory Note 2A. If the water main is extended in D Street and/or E Street, then the domestic and irrigation service connection for the project shall be from the those main downstream of the fire hydrant connection.

Pg. 52

G6. ~~No play structures shall be constructed in the children's area adjacent to the D Street/E Street alley.~~ Any permanent structures erected in the children's play area adjacent to the D Street/E Street alley shall be approved by the Fire Department.

Pg. 57

L38A. Provide man gates with Knox access for new hydrants located within the fence adjacent to D Street and E Street.

Pg. 58

- L39. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered. All existing water service connections off of the 6-inch water main in D Street/E Street alley within the frontage of this project ~~Excess services~~ shall be abandoned to the satisfaction of the Department of Utilities (DOU).**
- L40. ~~Per City Code,~~ Water meters shall be located at the **location acceptable to the Department of Utilities** point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.**
- L40A. Water meter boxes for water services located within the alley shall be as follows: (1) for 1-inch domestic water services, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G.**
- L41. The applicant/owner is required to ~~extend a 12" water main in D Street and E Street from the existing water main in 12th Street to the east property line of the subject lot.~~ **Based on the results of the water supply test, the applicant may be required to extend a 12" water main in D Street and/or E Street.** The design, construction and alternate alignment of the water main shall be to the satisfaction of the Department of Utilities.**

- L43. ~~A minimum of one fire hydrant will be required on D Street and on E Street. The location of these hydrants shall be to the satisfaction of the Department of Utilities and the Fire Department.~~
- L44. The existing fire hydrant in ~~D Street/E Street~~ **C Street/D Street** alley shall be ~~abandon to the satisfaction of the Department of Utilities~~ **is substandard and shall be removed and replaced with a standard fire hydrant to the satisfaction of the Department of Utilities and Fire Department.**
- L45. ~~All water services to this project shall connect to the new water main in D Street and E Street only~~ **Water service connection location shall be located within an open air area or as approved by the Department of Utilities.**
- L47A. **The applicant is required to pay the water development fee which is collected at the time of building permit.**

Pg. 59

- L51A. **Sewer service connection in the alley shall be to the manhole or as approved by the Department of Utilities.**

Pg. 60

- L61A. **The applicant shall enter into an agreement with the Department of Utilities for the maintenance of the water quality measure proposed for this project. The water quality measure proposed shall be privately maintained.**

Pg. 63

- Advisory Note 1A. The applicant is responsible for the protection and repair of the existing City combined sanitary sewer and water mains in C Street/D Street Alley during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.**
- Advisory Note 1B. If the water main is extended in D Street and/or E Street, then the domestic and irrigation service connection for the project shall be from the those main downstream of the fire hydrant connection.**