REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Consent

January 30, 2007

Honorable Mayor and
Members of the City Council

Title: Sewer Credits Approval: Del Paso Nuevo Phase 5

Location/Council District: Del Paso Nuevo subdivision Lots 1-95, Council District 1

Recommendation: Adopt a Resolution awarding a total of 92 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as "Del Paso Nuevo Phase 5."

Contact: Micah Runner, Senior Project Manager, 808-5448

Presenters: n/a

Department: Economic Development

Division: Citywide

Organization No: 4453

Description/Analysis

Issue: The City of Sacramento's Economic Development Department recommends approval of the attached Resolution awarding 92 SRCSD sewer credits to the 95-unit low-income infill housing project known as Del Paso Nuevo Phase 5 located at the entire subdivision of lots 1-95 APN's: 250-0220-019, 250-0220-020, 250-0230-001, 250-0230-006, 250-0230-007, 250-0230-008, 250-0230-009, 250-0230-010, 250-0230-011, 250-0230-012, 250-0230-013, 250-0230-014, 250-0230-037, 250-0230-041, 250-0230-043, 250-0230-047 portion. All of these properties are located on the streets of Taylor, Carroll Ave, Ford Rd. and one parcel on Park Rd.

Policy Considerations: The City of Sacramento views projects that promote low-income housing and infill development as an important cornerstone of the City's economic development strategy and it helps to make Sacramento the most Livable City in America. Approval of the subject recommendation serves to promote this City policy objective.

Environmental Considerations: This project is subject to the environmental review process as part of the approval of its development application.

Rationale for Recommendation: This candidate project meets Council-approved criteria for the granting of sewer credits because it is a high-density housing infill project with 100% affordable housing units. To promote its goal of making Sacramento the Most Livable City in America, it is recommended that Council grant sewer connection fee credits to the Del Paso Nuevo Phase 5 low-income housing project. The project will bring a total of 95 new affordable housing units to the City and will serve as a catalyst for further high-density infill projects near the project site.

Financial Considerations: Approval of the Resolution has no financial impact on the City.

Emerging Small Business Development (ESBD): Not Applicable

Respectfully Submitted by: _____
James R. Rinehart
Citywide Development Manager

Recommendation Approved:

_____
Ray Kerridge
City Manager

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Attachment 1

BACKGROUND:

The Sacramento Regional County Sanitation District (SRCSD) established an Economic Development Treatment Capacity Bank (Bank) in June 2000 and the City of Sacramento received the June 2000 initial allocation of 7,971 Equivalent Single Family Dwellings (ESDs) from the Bank. At the time, SRCSD limited local jurisdictions to using a maximum of 15 percent of its total allocation for residential purposes. The City of Sacramento subsequently received another allocation of 756 ESDs in March 2005, bringing the total ESDs to 8,727.

Following the allocation, the City requested greater latitude to use the Credits to assist in housing development. In response to the City's request, SRCSD reconvened the Stakeholders' Working Group to discuss increased uses for the Credits. The Group discussed the proposed additional flexibility for residential purposes, recommended a methodology for allocation of additional excess purchased capacity, recommended disbursement guidelines for the District's own allocation from the Bank, and addressed other administrative actions.

Amendments in Resolution 2006-457 expanded the additional 15 percent annual allocation to also include infill and transit-oriented housing. This permitted each local jurisdiction to have more flexibility in using the Bank. As of July 2006, the City of Sacramento has issued 1445.56 Credits in sewer credits since the program's inception. Since Resolution 2006-457, the City has issued 109.98 Credits: 90.98 Credits for commercial and 19.00 Credits for residential projects.

Resolution 2006-457 approved the amended MOU between the Sacramento Regional County Sanitation District (SRCSD) and the City and authorized the City Manager to execute the amended MOU. The Resolution also approved the Guidelines for the allocation and awarding of Treatment Capacity Bank Credits for commercial development (2000 credits), Downtown (1300 credits), low-income (1000 credits), and infill / transit-oriented development (TOD) projects (1200), contingency (654 credits).

Attachment 2

CITY OF SACRAMENTO: Application for Economic Development
Treatment Capacity Bank Sewer Credits

Before submitting this application for processing, please contact the Sacramento Regional County Sanitation District (SRCSD) at (916) 876-6100 to receive a quote stating the number of ESD's required for your business. **This application will not be processed without a quote from the SRCSD.** Please call Micah Runner at 916-808-5448 with any questions as to eligibility for sewer credits or for assistance in completing the application.
Please print or type your responses to the questions below and provide additional information as requested. When complete, return to: Economic Development Department, City of Sacramento, by mail at 1030 15th Street, 2nd Floor, Sacramento, CA 95814; or by fax to 916-808-8161
Please note that the proposed project must meet established criteria in order to receive Treatment Capacity Bank Credits at reduced rates and that not all projects are eligible for the Credits.

1 Project Name: Del Paso Nuevo Phase 5

2 Address for which Credits sought: Entire subdivision - Lots 1-95 Zip 95838

3 Assessor's Parcel Number: see attached list

4 Legal Name of Business Owner: Nuevo Partners LLC

5 Owner's Mailing Address: 1825 Del Paso Blvd Zip: 95815

6 Owner's Phone Number: (916) 929-6402 Fax Number: (916) 929-0158
Owner's email address: owner rep anordberg@magnot.com

7 Brief Project Description: 95 new SF home subdivision

8 Please mark the category that best describes your project:
Residential X Number of Units 95 Low Income Project? Yes X No ___
Commercial ___ Number of new jobs from creation/expansion ___
Mixed ___ Number of Residential Units ___ Number of new jobs from creation/expansion ___

9 Are sewer credits being sought for a business relocating from another site within the Sacramento Metropolitan area? Yes ___ No X If Yes, what address relocating from? ___

Applicant's signature: Alysia Nordberg Date: 10/20/06
Print Applicant's Name: Alysia Nordberg

To be completed by City:

Prepared By: _____
Micah Runner, Sr Project Manager

Approved By: _____ 11/14/06
Jim Linehart, Citywide Division Manager Date

Notes and Project Information:

- _____
-

Sacramento Regional County Sanitation District
10545 Armstrong Ave Suite 102
Mather California
95655

OCTOBER 25, 2006
RECEIVING Email: anordberg@mognot.com
SENDING Email: nhamk@saccounty.net

TO: TO WHOM IT MAY CONCERN

FROM: **Katie Nham**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: **SEWER IMPACT FEES FOR THE FOLLOWING ADDRESSES AND PARCELS**
DEL PASO NUEVO UNIT 5

APN	Address	Street	APN	Address	Street
250-0220-019	3315	Taylor St	250-0230-051	629	Carroll Ave
250-0220-020	593	Carroll Ave	250-0230-054	3310	Taylor St
250-0230-001	0	Taylor St	250-0230-055	3300	Taylor St.
250-0230-005	620	Ford Rd	250-0230-059	0	Alles Ave
250-0230-007	640	Ford Rd	250-0230-063	0	Carroll Ave.
250-0230-008	642	Ford Rd	250-0230-064	0	Carroll Ave.
250-0230-009	648	Ford Rd	250-0230-065	0	Carroll Ave
250-0230-010	0	Ford Rd	250-0230-066	0	Ford Rd
250-0230-011	550	Ford Rd.	250-0230-069	0	Carroll Ave.
250-0230-012	568	Ford Rd	250-0230-071	0	Carroll Ave
250-0230-013	0	Ford Rd	250-0230-073	0	Carroll Ave.
250-0230-014	574	Ford Rd	250-0230-075	721	Carroll Ave.
250-0230-037	0	Park Rd	250-0250-022	0	Taylor St.
250-0230-041	0	Carroll Ave.	250-0260-001	804	Carroll Ave.
250-0230-042	739	Carroll Ave	250-0260-018	632	Carroll Ave.
250-0230-047 Portion	649	Carroll Ave.			

The Sewer Impact Fees for the proposed subdivision: ***"DEL PASO NUEVO UNIT 5"*** located at the above addresses and parcel numbers are as follows:

	ESDs	RATE	FEES
Sacramento Regional County Sanitation District			
95 Single Family Dwellings	95.00	$2,700	
Credit: 3 ESDs for Existing structures in billing with City of Sac	-3.00		
TOTAL SEWER IMPACT FEES	92.00	$2,700	**$248,400**

If I may be of any further assistance, please do not hesitate to call me at 876-6155.

SEWER IMPACT FEE RATES QUOTED WITH THIS DOCUMENT REPRESENT CURRENT RATES APPLICABLE AT THE TIME OF QUOTE PREPARATION. SINCE SEWER IMPACT FEE RATES ARE SUBJECT TO CHANGE, THE RATES CURRENT AT THE TIME FEES ARE PAID SHALL APPLY.

Del Paso Nuevo Phase 5
APN List
31 Parcels total

250-0220-019
250-0220-020
250-0230-001
250-0230-006, 007, 008, 009, 010, 011, 012, 013, 014
250-0230-037
250-0230-041
250-0230-043
A portion of 250-0230-047
250-0230-051, 054, 055. 059, 063, 064. 065, 068. 069, 071, 073, 075
250-0250-022
250-0260-001
250-0260-018

CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT DEPARTMENT
Low-Income Sewer Credits Report

Attachment 3

Updated: 1/10/2007

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
7/10/2006	Rio Linda Project	3536 Rio Linda Blvd	LOW-INCOME	2	11	
						989
10/26/2006	Del Paso Nuevo Phase 5	Entire Subdiv Lots 1-95	LOW-INCOME	1	92	
						897
					103.00	

Attachment 4

RESOLUTION NO.

Adopted by the Sacramento City Council

AWARDING NINETY-TWO SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) CONNECTION FEE CREDITS FOR DEL PASO NUEVO PHASE 5

BACKGROUND

A. On March 20, 2001, City Council authorized the City Manager to sign a Memorandum Of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank (CC2001-177);

B. On June 20, 2006, City Council approved Resolution 2006-457, amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City, and guidelines for the allocation and awarding of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. City Council hereby awards a maximum of 92 SRCSD sewer credits to the 95-unit low-income infill housing project known as Del Paso Nuevo Phase 5 located at The Entire Subdivision of Lots 1-95 (APN #:250-0220-019, 250-0220-020, 250-0230-001, 250-0230-006, 250-0230-007, 250-0230-008, 250-0230-009, 250-0230-010, 250-0230-011, 250-0230-012, 250-0230-013, 250-0230-014, 250-0230-037, 250-0230-041, 250-0230-043, 250-0230-047 portion).

Section 2. Any and all credits awarded herein to each individual recipient shall expire if said individual recipient has not paid its requisite sewer impact fee to SRCSD within one year from the date of approval of this Resolution.

Section 3. Any and all credits awarded herein to each individual recipient will expire if said individual recipient has not been issued a building permit for its respective above referenced development project within one year after the City Council has awarded use of the aforementioned sewer credits.