



REPORT TO COUNCIL

City of Sacramento

16

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

Consent
September 18, 2007

**Honorable Mayor and
Members of the City Council**

Title: Sewer Credit: Del Paso Nuevo Unit 4

Location/Council District: 500- 572 South Avenue, 500-656 Willie Hausey Way, 3500-3580 Mamie Jennings Way, 503-575 Hayes Avenue: Entire subdivision Lots 1-81, Council District 2

Recommendation: Adopt a **Resolution** awarding a total of 72 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as "Del Paso Nuevo Unit 4."

Contact: Jim Rinehart, Citywide Division Manager, 808-5054

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 72 SRCSD sewer credits to the 81-unit low-income infill housing project known as Del Paso Nuevo Unit 4 located at 500- 572 South Avenue, 500-656 Willie Hausey Way, 3500-3580 Mamie Jennings Way, 503-575 Hayes Avenue: The Entire Subdivision of Lots 1-81 APN's: (250-0140-005, 006, 007, 008, 009, 021, 022, 023, 024, 026, 028, 040, 041, 042).

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. The City of Sacramento also supports such projects to make Sacramento the most Livable City in America. Approval of the subject recommendation serves to promote this City policy objective.

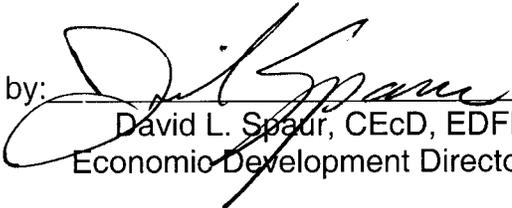
Environmental Considerations: This project is subject to the environmental review process as part of the approval of its development application.

Rationale for Recommendation: This candidate meets Council-approved criteria for the granting of sewer credits pursuant to Resolution 2006-457, adopted on June 20, 2006. Del Paso Nuevo Unit 4 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 Unit 4 low-income housing project. The project will bring a total of 81 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 to the City.

Emerging Small Business Development (ESBD): Not applicable.

Respectfully Submitted by: 
James R. Rinehart
Citywide Development Manager

Approved by: 
David L. Spaur, CEcD, EDFP
Economic Development Director

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, Downtown, low-income, and infill / transit-oriented development (TOD) projects.

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 (SRCS D) 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 SRCS D.** 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 Unit 4
2. Address for which Credits sought: Please See Attached List Zip: 95838
3. Assessor's Parcel Number: Please See Attached List
4. Legal Name of Business Owner: Del Paso Nuevo, LLC
5. Owner's Mailing Address: 1410 Rocky Ridge Drive, S. 320 Zip: 95661
Roseville, CA
6. Owner's Phone Number: (916) 787-0580 Fax Number: (916) 787-0590
Owner's email address: tpeterson@nacommunities.com
7. Brief Project Description: Single Family Residential
8. Please mark the category that best describes your project:
Residential Number of Units 81 Low Income Project? Yes 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 . If Yes, what address relocating from?

Applicant's signature: *John Griffin* Date: 7-5-07
Print Applicant's Name: John Griffin

To be completed by City:
Prepared By: *Micah Runner*
Micah Runner, Sr Project Manager

Approved By: *Jim Rinehart* Date: 7-26-07
Jim Rinehart, Citywide Division Manager

Notes and Project Information:
• _____
• _____

Attachment 2



Sacramento Regional County Sanitation District
10545 Armstrong Ave., Ste. 101
Mather, California
95655

July 5, 2007
Receiving Email: Terry Peterson
[tpeterson@newamericancommunities.com]

TO: WHOM IT MAY CONCERN

FROM: DOLORES ROSS
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: SEWER IMPACT FEES
Del Paso Nuevo Unit 4

APN: 250-0140-various
Case No. SI CR2007-00037

Sewer Impact Fees due for Del Paso Nuevo Unit 4, an 81-lot residential subdivision located within the City of Sacramento at South Avenue and George Spillman Street, are as follows:

Table with 4 columns: Impact, ESDs, Rate, Fee. Rows include 81 Single Family Dwellings (81.0 ESDs) and 9 Single Family Dwellings (9.0 ESDs, \$2,725 Rate, \$196,200 Fee).

Application may be made for ESDs from the Economic Development Treatment Capacity Bank. Approval would decrease the rate per ESD to \$923. Your contact at the City of Sacramento Economic Development Department is Micah Runner (808-5448).

Fees are due prior to permit issuance and must be accompanied by a Sewer Impact Fee form which is available at our office. If I may be of any further assistance, please call me at 876-6063.

Dolores Ross (handwritten signature)

cc: Micah Runner
Economic Development Department

Fees are subject to adjustment if the data supplied is changed
www.srscsd.com
e-mail: rossd@SacCounty.NET



DEVELOPMENT SERVICES
 PHONE: (916) 808-5636
 FAX: (916) 808-8450
 www.cityofsacramento.org/dsd

CITY OF SACRAMENTO
 CALIFORNIA

915 I Street, 3rd Floor
 SACRAMENTO, CA
 95814-2998

July 3, 2007

OFFICIAL ADDRESS CHANGE NOTIFICATION

To: *Whom It May Concern*

From: *Nicholas Mucks
 Junior Analyst*

Subject: *Del Paso Nuevo 4*

Hello,

The following are the official Sacramento addresses on record for Del Paso Nuevo Phase 4 (P05-083). Although we have the lot numbers, the final parcel numbers will change per individual lot. Please update your records accordingly.

Del Paso Nuevo Phase 4 : P05-083

LOT	Number	Street Name	Suffix	APN
1	500	SOUTH	AVE	25001400050000
2	506	SOUTH	AVE	25001400050000
3	512	SOUTH	AVE	25001400050000
4	518	SOUTH	AVE	25001400060000
5	524	SOUTH	AVE	25001400060000
6	530	SOUTH	AVE	25001400060000
7	542	SOUTH	AVE	25001400070000
8	548	SOUTH	AVE	25001400070000
9	554	SOUTH	AVE	25001400070000
10	560	SOUTH	AVE	25001400080000
11	566	SOUTH	AVE	25001400090000
12	572	SOUTH	AVE	25001400090000
13	626	WILLIE HAUSEY	WAY	25001400090000
14	632	WILLIE HAUSEY	WAY	25001400090000
15	638	WILLIE HAUSEY	WAY	25001400080000
16	644	WILLIE HAUSEY	WAY	25001400070000
17	650	WILLIE HAUSEY	WAY	25001400070000
18	656	WILLIE HAUSEY	WAY	25001400070000
19	3575	MAMIE JENNINGS	WAY	25001400060000
20	3569	MAMIE JENNINGS	WAY	25001400060000





21	3563	MAMIE JENNINGS	WAY	25001400060000
22	3557	MAMIE JENNINGS	WAY	25001400050000
23	3551	MAMIE JENNINGS	WAY	25001400050000
24	3545	MAMIE JENNINGS	WAY	25001400050000
25	3539	MAMIE JENNINGS	WAY	25001400050000
26	3533	MAMIE JENNINGS	WAY	25001400050000
27	3527	MAMIE JENNINGS	WAY	25001400050000
28	3521	MAMIE JENNINGS	WAY	25001400050000
29	3515	MAMIE JENNINGS	WAY	25001400280000
30	3507	MAMIE JENNINGS	WAY	25001400280000
31	3501	MAMIE JENNINGS	WAY	25001400280000
32	500	WILLIE HAUSEY	WAY	25001400280000
33	506	WILLIE HAUSEY	WAY	25001400400000
34	512	WILLIE HAUSEY	WAY	25001400400000
35	518	WILLIE HAUSEY	WAY	25001400260000
36	524	WILLIE HAUSEY	WAY	25001400260000
37	530	WILLIE HAUSEY	WAY	25001400420000
38	503	HAYES	AVE	25001400280000
39	509	HAYES	AVE	25001400280000
40	515	HAYES	AVE	25001400400000
41	521	HAYES	AVE	25001400260000
42	527	HAYES	AVE	25001400260000
43	533	HAYES	AVE	25001400420000
44	545	HAYES	AVE	25001400240000
45	551	HAYES	AVE	25001400230000
46	557	HAYES	AVE	25001400230000
47	563	HAYES	AVE	25001400210000
48	569	HAYES	AVE	25001400210000
49	575	HAYES	AVE	25001400210000
50	542	WILLIE HAUSEY	WAY	25001400240000
51	548	WILLIE HAUSEY	WAY	25001400230000
52	554	WILLIE HAUSEY	WAY	25001400230000
53	560	WILLIE HAUSEY	WAY	25001400210000
54	566	WILLIE HAUSEY	WAY	25001400210000
55	572	WILLIE HAUSEY	WAY	25001400210000
56	578	WILLIE HAUSEY	WAY	25001400210000
57	584	WILLIE HAUSEY	WAY	25001400210000
58	590	WILLIE HAUSEY	WAY	25001400210000
59	596	WILLIE HAUSEY	WAY	25001400210000
60	602	WILLIE HAUSEY	WAY	25001400090000
61	608	WILLIE HAUSEY	WAY	25001400090000
62	614	WILLIE HAUSEY	WAY	25001400090000
63	620	WILLIE HAUSEY	WAY	25001400090000
64	615	WILLIE HAUSEY	WAY	25001400070000
65	607	WILLIE HAUSEY	WAY	25001400070000
67	3580	MAMIE JENNINGS	WAY	25001400070000





68	3574	MAMIE JENNINGS	WAY	25001400060000
69	3540	MAMIE JENNINGS	WAY	25001400060000
70	3532	MAMIE JENNINGS	WAY	25001400060000
71	3526	MAMIE JENNINGS	WAY	25001400060000
72	3514	MAMIE JENNINGS	WAY	25001400260000
73	3508	MAMIE JENNINGS	WAY	25001400260000
74	3500	MAMIE JENNINGS	WAY	25001400260000
75	531	WILLIE HAUSEY	WAY	25001400410000
76	537	WILLIE HAUSEY	WAY	25001400240000
77	543	WILLIE HAUSEY	WAY	25001400240000
78	583	WILLIE HAUSEY	WAY	25001400220000
79	589	WILLIE HAUSEY	WAY	25001400220000
80	595	WILLIE HAUSEY	WAY	25001400220000
81	601	WILLIE HAUSEY	WAY	25001400070000

If you have any questions please feel free to contact me directly at 916-808-1942, or cityaddressing@cityofsacramento.org.

Thank You,

Nicholas Mucks
 Junior Analyst – City Addressing
 Development Services Department
nmucks@cityofsacramento.org
 (916) 612-7139



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

Attachment 3

Updated: 8/13/2007

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
2/5/2007	Scott Westlake/ May St.	4233 May St. 3 lots, 95838	LOW-INCOME	2	3	
						894
7/24/2007	Meridian Family Apartments	6201 Fowler Ave., 95828	LOW-INCOME	6	50.37	
						843.63
8/13/2007	Del Paso Nuevo Unit 4	Entire Subdiv. lots 1-81	LOW-INCOME	2	72	
						771.63
					228.37	

RESOLUTION NO.

Adopted by the Sacramento City Council

September 18, 2007

AWARDING SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) CONNECTION FEE CREDITS FOR DEL PASO NUEVO UNIT 4 AT 500- 572 SOUTH AVENUE, 500-656 WILLE HAUSEY WAY, 3500- 3580 MAMIE JENNINGS WAY, 503-575 HAYES AVENUE: ENTIRE SUBDIVISION LOTS 1-81, COUNCIL DISTRICT 2 (APN: 250-0140-005, 006, 007, 008, 009, 021, 022, 023, 024, 026, 028, 040, 041, 042).

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, approving criteria for the granting of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects, and amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City.
- C. The City of Sacramento has been awarded a total of 8,727 sewer credits. As of July 2006, the City of Sacramento has issued 1445.56 sewer credits to eligible projects.

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

- Section 1. City Council finds that award of credits by this resolution meets the approved criteria for granting of credits pursuant to Resolution 2006-457 , and hereby awards a maximum of 72 SRCSD sewer credits to the 81-unit low-income infill housing project known as Del Paso Nuevo Unit 4 located at 500- 572 South Avenue, 500-656 Willie Hausey Way, 3500- 3580 Mamie Jennings Way, 503-575 Hayes Avenue: The Entire Subdivision of Lots 1-81 APN's: (250-0140-005, 006, 007, 008, 009, 021, 022, 023, 024, 026, 028, 040, 041, 042).
- 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.