



28

PLANNING AND BUILDING
DEPARTMENT

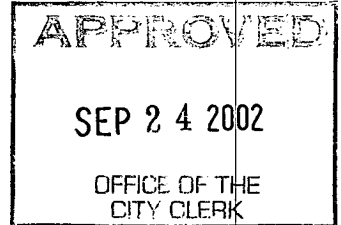
CITY OF SACRAMENTO
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Planning Division

PLANNING
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September 9, 2002



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK, HOUSING CONNECTION FEE CREDIT APPLICATION FOR THE GARDEN OAKS SUBDIVISION, APN:262-0030-015 (M02-076)

LOCATION AND COUNCIL DISTRICT: South Natomas, District 1

RECOMMENDATION: Staff recommends that City Council approve the attached resolution requesting assignment of Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the Garden Oaks Subdivision, in the Gardenland neighborhood of South Natomas.

CONTACT PERSONS: Lucinda Willcox, Senior Planner, 264-5052
Stacia Cosgrove, Associate Planner, 264-7110

FOR COUNCIL MEETING OF: September 24, 2002 (afternoon)

SUMMARY:

The City of Sacramento, Planning Division recommends approval of the attached resolution requesting assignment of SRCSD connection fee credits for the Garden Oaks Subdivision, located in the Gardenland neighborhood of South Natomas. Located east of Northgate Boulevard, between Winterhaven and Senator Avenues, the project consists of 94 residential lots, and is requesting 94 ESD (Equivalent Single-family Dwelling unit) credits for construction of new homes with no prior sewer hook-ups. The project is located in the proposed Northgate Redevelopment Area and in a General Plan designated Target Residential Infill Area, and will provide homeownership housing opportunities in the Gardenland Area.

COMMITTEE/COMMISSION ACTION:

On February 28, 2002, the Planning Commission approved the Tentative Subdivision Map for the Garden Oaks Subdivision (P00-176), creating 94 lots located on 16.6± vacant acres in the Standard Single Family (R-1) zone.

BACKGROUND INFORMATION

- 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. The MOU allowed City staff to begin review and recommendation of applications for Council approval of sewer credits from the Economic Development Treatment Capacity Bank. Of the total 7,971 ESD's made available to the City of Sacramento, 1,196 ESD's (or 15%) are allocated for housing projects.
- On May 14, 2002, City Council approved a resolution allowing the Planning Director to approve the assignment of Regional Sanitation credits to housing projects of 20 units or fewer. Housing projects of 21 units or more require Council approval.
- The Golden Oaks Subdivision will consist of 94 single family homes for homeownership.
- The current request is for 94 ESD Regional Sanitation credits for the project, bringing the balance of Regional Sanitation fees to be paid from \$216,200 (at \$2,300 apiece) down to approximately \$86,762 (at \$923 apiece).
- The project is in a proposed Redevelopment Area as well as a General Plan designated Target Residential Infill Area.
- The project promotes "Smart Growth" principles by strengthening and encouraging growth in an existing community, fostering a walkable community, and creating a range of housing opportunities and choices.

FINANCIAL CONSIDERATIONS:

Approval of the resolution imposes no additional expense upon the City beyond the minimal administrative costs associated with processing the approved credits.

ENVIRONMENTAL CONSIDERATIONS:

The proposed project is exempt from environmental review pursuant to State CEQA Guidelines [CEQA Section 15061(b)(3)].

POLICY CONSIDERATIONS:

The proposed project is in harmony with the General Plan's and Housing Element's infill policies. The project supports many City policies regarding promotion of infill development, efficient use of land, reinvestment in the existing community, and support of development that reduces

automobile trips and supports alternative modes of transportation, therefore resulting in air quality benefits. The City of Sacramento views infill housing opportunities as an important cornerstone to both neighborhood revitalization and economic development.

Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. Supporting development in Target Residential Infill areas focuses new development and infrastructure investments within already developed areas and, in this case, helps to foster a walkable community.

Strategic Plan Implementation- The issuance of Regional Sanitation credits to the proposed project conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

ESBD CONSIDERATIONS:


No goods or services are being purchased under this report.

RECOMMENDATION APPROVED:



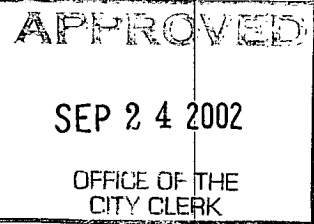
ROBERT P. THOMAS
City Manager

Respectfully submitted,



GARYL. STONEHOUSE
Planning Director

Attachment A- Accounting of SRCSD Sewer Credits for Housing Issued to Date
Attachment B- Vicinity Map



RESOLUTION NO. 2002-637

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF _____

A RESOLUTION REQUESTING ASSIGNMENT OF ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK, HOUSING CONNECTION FEE CREDITS BY SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) FOR THE HOUSING PROJECT KNOWN AS THE GARDEN OAKS SUBDIVISION- APN: 262-0030-015 (M02-076)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

WHEREAS, 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);

WHEREAS, fifteen percent (15%) of the total ESD's (Equivalent Single-family Dwelling units) made available to the City of Sacramento are allocated for housing projects, the distribution of which must be approved by City Council resolution;

WHEREAS, the subdivision known as Garden Oaks Subdivision provides homeownership opportunities in a proposed Redevelopment Area and is in an area designated in the General Plan as a Target Residential Infill Area;

NOW THEREFORE, be it resolved by the City Council of the City of Sacramento, as follows:

1. City Council requests assignment of a maximum of 94 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the housing project known as Garden Oak Subdivision located at the east side of Northgate Boulevard, between Winterhaven and Senator Avenues, consisting of 94 single family units.
2. Any and all credits assigned herein shall expire if recipient has not paid its requisite sewer impact fee to SRCSD within one-year from the date of approval of this resolution . Any and all credits assigned herein shall also expire if said recipient has not yet been issued a Building Permit for its above referenced development project within one year after the date aforementioned sewer impact fees are paid to SRCSD.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

3. Assignment herein of 94 sewer credits to the Garden Oaks Subdivision will leave a total of 943.68 sewer credits for future assignment by the City to support housing projects.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

HOUSING CONNECTION FEE CREDIT LOG (Credits Issued to Date)

This list shows the number and location of the Regional Sanitation Credits issued to date for housing projects. The current request for 94 credits is included in the following summary:

Since March 20, 2001, the City Council has approved the issuance of 252.32 Regional Sanitation Credits for twenty-seven (27) housing projects, out of a total 1,196 credits available to be assigned;

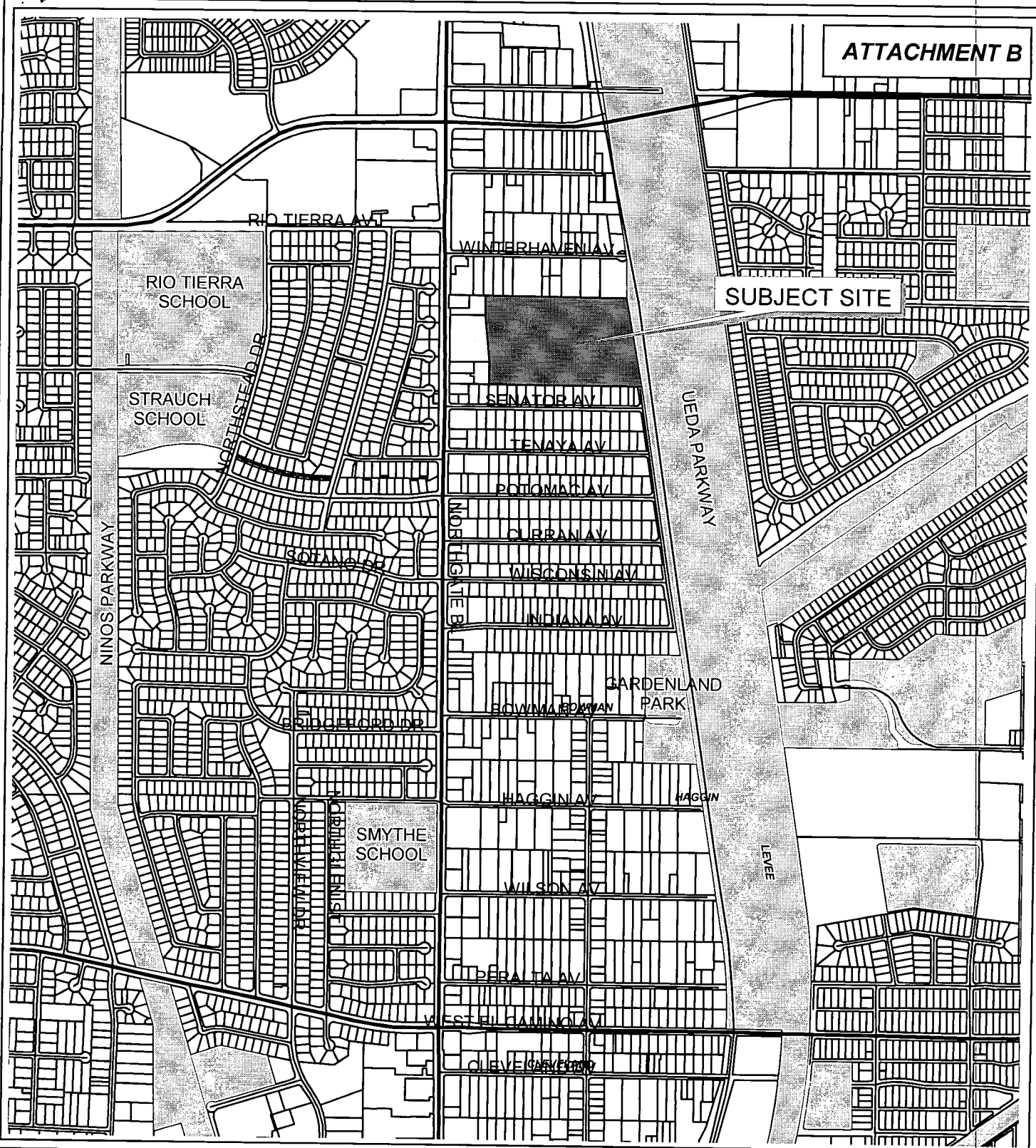
The credits have been issued in Council Districts 1, 2, 3, 4, 5, and 6, corresponding with the South Natomas, North Natomas, North Sacramento, Central City, East Broadway, and South Sacramento planning areas.

Date	Project Name/Address/Location	RegSan Project #	Resolution #	ESD Credits Issued	TOTAL Credits Remaining	Council District	Planning Area
04/24/2001	2609 American Avenue, 3 SF & 1 duplex	M01-048	CC2001-236	3.5	1192.5	1	South Natomas
04/24/2001	10th & T Street Condominiums, 13 condos & 725sf commercial	M01-049	CC2001-235	7.57	1184.93	4	Central City
05/15/2001	Del Paso Nuevo Subdivision Unit No. 1, 54 unit subdivision	M01-053	CC2001-308	40	1144.93	2	North Sacramento
07/31/2001	621, 623, 625 T Street, 3 units	M01-074	CC2001-532	1.25	1143.68	4	Central City
09/25/2001	6019 Lemon Hill Avenue, 1 SF home	M01-086	CC2001-644	1	1142.68	6	South Sacramento
10/02/2001	Del Paso Heights, Various Addresses , 4 SF 3924 Branch St., 3809 Cypress St., 3805 Cypress St., 3744 Grand Ave.	M01-088	CC2001-658	4	1138.68	2	North Sacramento
10/16/2001	2 Addresses on Temple Street, Oak Park Area	M01-092	CC2001-679	2	1136.68	5	East Broadway
10/16/2001	Single Family Unit on 52nd Street	M01-093	CC2001-681	1	1135.68	5	East Broadway
04/16/2002	Terracina Gold Apartments, Village II	M02-017	CC2002-204	50	1085.68	1	North Natomas
04/16/2002	2609 American Avenue, 3 SF & 1 duplex, TIME EXTENSION	M02-018	CC2002-203	3.5 *	1085.68	1	South Natomas
04/25/2002	6001 14th Avenue, 3 SF Units	M02-031		2	1083.68	6	East Broadway
05/07/2002	540 & 556 Grand Avenue, 2 SF Units	M02-030		2	1081.68	2	North Sacramento
05/28/2002	Del Paso Nuevo Site B, 26 lot subdivision	M02-035		22	1059.68	2	North Sacramento
05/22/2002	PDSP- 2 SF in Del Paso Heights	M02-047	N/A	2	1057.68	2	North Sacramento

Date	Project Name/Address/Location	RegSan Project #	Resolution #	ESD Credits Issued	TOTAL Credits	Council District	Planning Area
05/31/2002	PDSP- Youngs Heights Septic Conversion (Phase I), 12 SF units	M02-052	N/A	12	1045.68	2	North Sacramento
06/03/2002	PDSP- 331 Bowman Ave, Gardenland	M02-053	N/A	1	1056.68	1	South Natomas
06/11/2002	PDSP- 741 Hayes Ave., Del Paso Heights	M02-054	N/A	1	1055.68	2	North Sacramento
06/11/2002	PDSP- 4430 Gene Ave, Septic Conversion, 1 S	M02-055	N/A	1	1054.68	2	North Sacramento
06/12/2002	PDSP- 1316 Bell Ave, Septic Conversion, 1 SF	M02-056	N/A	1	1053.68	2	North Sacramento
06/24/2002	PDSP- 2515 I Street, 6 ESD's	M02-059	N/A	6	1047.68	3	Central City
07/11/2002	PDSP- 800, 816, 820 Union Street, 3 SF	M02-063	N/A	3	1044.68	2	North Sacramento
07/19/2002	PDSP- 616 Grand Ave & 3829 Fig Street	M02-064	N/A	2	1042.68	2	North Sacramento
07/23/2002	PDSP- 1628 Q Street	M02-066	N/A	2.5	1040.18	3	Central City
07/22/2002	PDSP- 708 Morey Avenue, 1 SF	M02-070	N/A	1	1039.18	2	North Sacramento
07/22/2002	PDSP- 6 Bryce Court, 1 SF	M02-074	N/A	1	1038.18	6	South Sacramento
	Garden Oaks Subdivision	M02-076		94	944.18	1	South Natomas
07/27/2002	PDSP- Traxler House Move	M02-077	N/A	0.5	943.68	4	Central City

* Time extension of credits

SUBJECT SITE



Planning and Building Department



Geographic Information Systems

M02-076: Garden Oaks Subdivision
 (APN: 262-0030-015)
 VICINITY MAP

0 2000 4000 Feet

