

**RESOLUTION NO. 2004-292**

ADOPTED BY THE SACRAMENTO CITY COUNCIL  
ON DATE OF APR 20 2004

**A RESOLUTION RESERVING FOR FUTURE ASSIGNMENT  
ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK  
CONNECTION FEE CREDITS BY SACRAMENTO REGIONAL  
COUNTY SANITATION DISTRICT (SRCSD) FOR THE FREEPORT  
ANNEXATION AREA (M00-047)**

WHEREAS, on March 20, 2001, the City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District (SRCSD) Economic Development Treatment Capacity Bank (CC2001-177; Agreement No. 2001-054). The MOU was amended on September 23, 2003 to expand the use of the credits;

WHEREAS, the Equivalent Single-Family Dwelling Unit (ESD) credits allocated to the City of Sacramento under the MOU are available for economic development projects, for unrestricted housing projects, and for low and very low income housing, the distribution of which is approved by the City Council, by resolution, when it awards credits to specific parcels at the time development occurs and is ready to connect to the SRCSD regional sewer treatment plant;

WHEREAS, the Town of Freeport, located in the City's sphere of influence and comprised of 76 separate residential and commercial parcels totaling 143.5 acres, currently suffers from inadequate infrastructure facilities and services and is served entirely by private septic systems on individual lots, which systems have become increasingly unreliable and limit future development and improvement to the property;

WHEREAS, the Town of Freeport is proposed for annexation into the City of Sacramento, which proposal is consistent with the City's General Plan policy to support annexation of land lacking in infrastructure and services;

WHEREAS, the provision of services to the Town of Freeport will require coordination with adjacent development and other area-wide infrastructure improvement projects and will carry significant fiscal impacts to the Freeport Annexation area;

WHEREAS, converting existing parcels within the Town of Freeport from septic systems to

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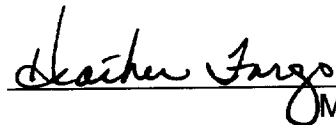
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sewer service will aid development and growth in that community.

**NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:**

1. Subject to and effective upon successful completion of the Freeport Annexation to the City of Sacramento (M00-047), the City Council shall reserve up to 150 ESD credits from its allocation of SRCSD Economic Development Treatment Capacity Bank credits for those developed parcels located in the Freeport Annexation area currently utilizing a septic system, for connection to sewer service at the same level of development and wastewater generation that exists at the time of annexation, to be demonstrated through building permit and/or tax records.
2. No ESD credit shall attach to any parcel unless and until application for an award of ESD credit(s) is made to the City, and the City Council by resolution, or the Planning Director through the appropriate process as authorized by City Council resolution, awards the ESD credit(s) to the particular parcel. Any award of ESD credit(s) shall be subject to the terms and conditions of the MOU, applicable City guidelines, and any terms and conditions the City Council may place on the award of ESD credit(s).
3. No application for an award of ESD credit(s) may be made for a parcel until the necessary infrastructure has been extended to the parcel, and the parcel is ready and able to connect to the SRCSD regional sewer treatment plant.
4. The reservation of ESD credits made by this Resolution shall expire at the end of ten years from the effective date of the Freeport Annexation to the City of Sacramento (M00-047) or at the end of five years from the date that infrastructure enabling the parcels to connect to the SRCSD regional sewer treatment plant is extended and available to the parcels, whichever occurs first. In the event that the sewer infrastructure is not complete before the ten-year sunset date, the property owners may request a five-year extension from the City Council.

  
MAYOR

ATTEST:

  
CITY CLERK

M00-047

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