REPORT TO COUNCIL
City of Sacramento

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

Consent
November 25, 2008

Honorable Mayor and
Members of the City Council

Title: Sewer Credit Approval: Reiner Subdivision Extension

Location/Council District: Reiner Way/District 1

Recommendation: Adopt a Resolution awarding a total of 18.00 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as Reiner Way Subdivision Extension.

Contact: Trevor Walton, Project Specialist: 808-6764

Presenters: N/A

Department: Economic Development

Division: Citywide

Organization No: 18000

Description/Analysis

Issue: The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding 18.00 SRCSD sewer credits to the project known as Reiner Subdivision Extension. The Reiner Subdivision extension is comprised of seventeen (17) parcels of land located on Reiner Way (APN: 274-0700-various)

Policy Considerations: The City of Sacramento views projects that promote urban infill development project as important to the economic development strategy of the City.

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

Sustainability Considerations: There are no sustainability considerations applicable to the awarding of sewer connection fee credits.

Rationale for Recommendation: This candidate for sewer credits meets Council-approved criteria for the granting of sewer credits pursuant to Resolution 2006-457, adopted on June 20, 2006. The Reiner Way Subdivision is a residential in-fill project located on Reiner Way. To promote urban infill development, it is recommended that the City Council issue sewer connection fee credits to the Reiner Way Subdivision extension project.

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

Emerging Small Business Development (ESBD): Not Applicable

Respectfully Submitted by : _____
Trevor Walton, Program Specialist

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

Recommendation Approved:

_____
For 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) Credits 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 the proposed additional flexibility for residential purposes, to recommend a methodology for allocation of additional excess capacity that the District has purchased, to recommend disbursement guidelines for the District's own allocation from the Bank, and to address other administrative actions.

Amendments adopted on June 20, 2006, 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 October 2008, the City of Sacramento has issued 1,641.99 sewer credits since the program's inception.

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.

A prospective project for the sewer credit fee reduction ($923 per ESD) must meet at least one of the following criteria:

1. Projects in redevelopment, CDBG and/or infill development areas;
2. Project that creates additional employment or is a catalyst project and creates high job creation that will further economic development;
3. Project is located in a neighborhood commercial corridor or is located at a targeted key development site identified in the adopted City Economic Development Strategy.

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 Noreen James at 916-808-5470 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 915 I Street, 3rd Floor, Sacramento, CA 95814; or by fax to 916-808-8161.

1. Project Name: REINER WAY EXTENSION
2. Address for which Credits sought: please see attachment Zip: 95833
3. Assessor's Parcel Number: see attachment
4. Legal Name of Business Owner: NICK L. CIRIC
5. Owner's Mailing Address: 3788 SAINT JULIEN WAY, ROSEVILLE, CA, 95747
6. Owner's Phone Number: (916) 7526879 Owner's Fax Number: (916) 7740625
   Owner's email address: cnmdevelopment@yahoo.com
7. Brief Project Description: 17 lot subdivision - infill site
8. Please mark the category that best describes your project:
   Residential ✓ Number of Units 17 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 signature: Nick Ciric Date: 9/8/08
Print Applicant's Name: MIKE CIRIC

To be completed by City:

Prepared By: TREVOR WALTON Number of approved ESDs: 18
Noreen James, Project Manager

Approved By: [signature] 10/8/08
Jim Rinehart, Citywide Division Manager Date

Notes and Project Information:
- Residential Infill Area
- District 1

Attachment 3

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

September 17th , 2008
Receiving Email:
Mike Ceric: Smartinvestments_7@yahoo.com
Trevor Walton: TWalton@cityofsacramento.org

TO: **WHOM IT MAY CONCERN**

FROM: **MARJORIE ALPIZAR**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: **SEWER IMPACT FEES** **APN: 274-0700-Various**
Reiner Subdivision **Case No SICR2008-Various**

Sewer Impact Fees due for the Reiner Subdivision, a 17 unit residential infill project located in the City of Sacramento, are as follows:

	ESDs	Rate	Fee
Sacramento Regional County Sanitation District			
Lots 1, 3-16 ~ Single Family Home	15	$2,800	$42,000
Lots 2, 17 ~ Duplex	3	$2,800	$8,400
	18.00		**$50,400**

Fees are due prior to permit issuance and must be accompanied by a Sewer Impact Fee form. If I may be of any further assistance, please call me at (916) 876-6100.

Marjorie

Fees are subject to adjustment if the data supplied is changed.
www.srcsd.com
e-mail: PermitServices@SacSewer.com

Attn: Noreen James
From: Mike Ciric

Addresses and lot numbers for Reiner Way Subdivision

Lot# 1-	APN# 274- 0700-001	2519 Reiner way
Lot# 2-	APN# 274-0700-002	2520 Reiner Way &1255 Ciric Ave-Duplex
Lot# 3-	APN# 274-0700-003	1245 Ciric Ave
Lot# 4-	APN# 274-0700-004	1235
Lot# 5-	APN# 274-0700-005	1225
Lot# 6-	APN# 274-0700-006	1215
Lot# 7-	APN# 274-0700-007	1205
Lot# 8-	APN# 274-0700-008	1195
Lot# 9-	APN# 274-0700-009	1185
Lot#10-	APN# 274-0700-010	1175
Lot#11-	APN# 274-0700-011	1165
Lot#12-	APN# 274-0700-012	1155
Lot#13-	APN# 274-0700-013	1145
Lot#14-	APN# 274-0700-014	1135
Lot#15-	APN# 274-0700-015	1125
Lot#16-	APN# 274-0700-016	1115
Lot#17-	APN# 274-0700-017	1105 Ciric Ave & 2501 Thelma Ave-Duplex

RESOLUTION NO.

Adopted by the Sacramento City Council

AWARD SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) CONNECTION FEE CREDITS FOR REINER WAY SUBDIVISION EXTENSION (APN# 274-0700-VARIOUS).

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 October 2008, the City of Sacramento has issued 1,641.99 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 18.00 new SRCSD sewer credits (reduction in sewer credit fee to $923 per ESD) to the project known as Reiner Way Subdivision Extension (APN #:274-0700-various).

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.