



REPORT TO COUNCIL

City of Sacramento

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

Consent
September 29, 2009

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

Title: Sewer Credit Approval: Village at Washington Park

Location/Council District: O and 17th Streets/ District 4

Recommendation: Adopt a Resolution awarding a total of 39.0 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as the Village at Washington Park.

Contact: Trevor Walton, Program Specialist: 808-6764

Presenters: N/A

Department: Economic Development

Division: Citywide

Organization No: 18000

Description/Analysis

Issue: The Village at Washington Park is a proposed new condominium project consisting of fifty-two (52) units located at O and 17th Streets. The business owners, Signature Properties LLC, have filed an application for Economic Development Treatment Capacity Bank Sewer Credits. The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding 39.0 SRCSD sewer credits to the project known as Village at Washington Park.

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

Environmental Considerations:

California Environmental Quality Act (CEQA) The allocation of sewer credits is not a project under the California Environmental Quality Act (CEQA) that requires prior environmental review. The development project will be subject to the environmental review process as part of the approval of its development entitlements.

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

Rationale for Recommendation: The Village at Washington Park project

- is located within a targeted urban infill area as described in the General Plan.
- promotes urban infill development which is important to the economic development strategy of the City; and
- meets Council-approved criteria for the granting of sewer credits pursuant to Resolution 2006-457, adopted on June 20, 2006.

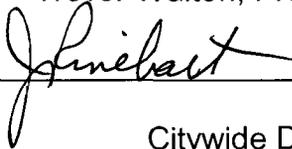
Based on the project's eligibility, staff recommends that the City Council issue sewer connection fee credits to the Village at Washington Park project.

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

Emerging Small Business Development (ESBD): Not Applicable

Respectfully Submitted by: 

Treyor Walton, Program Specialist

Approved by: 
James Rinehart
Citywide Division Manager

Recommendation Approved:

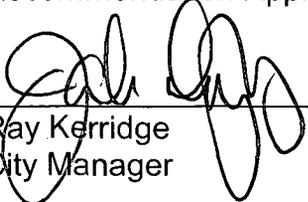

Ray Kerridge
City Manager

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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) 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 August 31, 2009 the City of Sacramento has issued 1979.9 Credits in 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, Community Development Block Grant (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 3



Sacramento Regional County Sanitation District
10545 Armstrong Ave
Mather, CA 95655

July 27, 2009

TO: WHOM IT MAY CONCERN
*BRAD MARCHETTI * [BMarchetti@cityofsacramento.org]
FROM : DOLORES ROSS
PERMIT SERVICES UNIT
RE: SEWER IMPACT FEES
VILLAGE AT WASHINGTON PARK

The Sewer Impact Fees due for the VILLAGE AT WASHINGTON PARK Condominium Project at 17th & D Streets in Sacramento are shown below.

<u>Permit#</u>	<u>Bldg #</u>	<u>Parcel#</u>	<u>Units</u>	<u>ESDs</u>	<u>Fee</u>
0509096	1	002-0135-011	8	6	\$16,800
0509097	2	002-0135-010	8	6	\$16,800
0509098	3	002-0135-009	8	6	\$16,800
0509099	4	002-0135-008	8	6	\$16,800
0509100	5	002-0133-025	8	6	\$16,800
0509101	6	002-0133-024	6	4.5	\$12,600
0509102	7	002-0133-023	6	4.5	\$12,600

If I may be of further assistance, please do not hesitate to call me at (916) 876-6100.

cc: Jim Rinehart, Economic Development

Sewer Impact Fees are subject to adjustment if the data supplied has changed.

916-876-6100 www.srcsd.com

RESOLUTION NO.

Adopted by the Sacramento City Council

AWARD SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) CONNECTION FEE CREDITS FOR THE VILLAGE AT WASHINGTON PARK (APN# 002-0135-008-011 AND # 002-0133-023-025)

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 August 31, 2009 the City of Sacramento has issued 1979.92 sewer credits to eligible projects.
- D. The Village at Washington Park project meets the criteria for granting credits and the project developer, Signature Properties LLC has applied to the City for such credits.

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 39.0 new SRCSD sewer credits reduction in sewer credit fee to \$923 per ESD) to the Village at Washington Park project (APN #:022-135-008) to the recipient Signature Properties, LLC.
- 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.