



# City of Sacramento City Council

5

915 I Street, Sacramento, CA, 95814  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

**Meeting Date:** 3/13/2012

**Report Type:** Consent

**Title:** Sewer Credits Approval: Oak Park Mixed Use Development

**Report ID:** 2012-00225

**Location:** 3829 Broadway, District 5

**Recommendation:** Pass a Resolution awarding a total of 37.06 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to Oak Park Senior Housing partners, L.P., for the project known as "Oak Park Mixed Use Development".

**Contact:** Sabrina Tefft, Project Manager, (916) 808-3789, Economic Development Department

**Presenter:** none

**Department:** Economic Development Dept

**Division:** Citywide Development

**Dept ID:** 18001031

**Attachments:**

---

1-Description/Analysis  
2-Resolution

---

**City Attorney Review**

Approved as to Form  
Michael T. Sparks  
3/7/2012 4:05:57 PM

**City Treasurer Review**

Reviewed for Impact on Cash and Debt  
Russell Fehr  
2/28/2012 10:34:20 AM

**Approvals/Acknowledgements**

Department Director or Designee: Jim Rinehart - 3/7/2012 10:00:47 AM

## Description/Analysis

**Issue:** The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding 37.06 Sacramento Regional County Sanitation District (SRCSD) sewer credits to Oak Park Senior Housing Partners, L.P., for the project known as the "Oak Park Mixed Use Development," located at 3820 Broadway in Sacramento (APN:014-0171-001, --17, -018, -019, -020, -025). If the City Council awards Oak Park Senior Housing Partners, L.P. the requested sewer credits, the City will have 3,044.52 sewer credits remaining. When completed, the Oak Park Mixed Use Development project will include 56 multi-family infill dwelling units and 4,500 square feet of retail space.

**Policy Considerations:** The City of Sacramento views projects that promote urban infill development as an important cornerstone to the City's economic development goals. 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 by constructing 56 infill development housing units.

**Environmental Considerations:** The project has been previously determined to be exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines section 15332 In-fill Development Projects.

Under (CEQA) guidelines, no additional environmental review is required for the award of sewer credits for this project.

**Sustainability:** NA

**Commission/Committee Action:** NA

**Rationale for Recommendation:** Since 2001, the City has participated in the excess wastewater treatment capacity bank under a memorandum of understanding (MOU) with SRCSD and as required by the MOU, the City Council approved guidelines for allocating and awarding treatment capacity bank credits, most recently in 2006 by Resolution 2006-457.

This application for 37.06 sewer credits meets Council-approved guidelines for allocating and awarding of sewer credits because the Oak Park Mixed Use Development project is urban and residential infill development, as defined in the City of Sacramento's General Plan. The project will bring 56 infill housing units to the Oak Park Neighborhood, creating a sustainable and livable community.

**Financial Considerations:** Approval of the resolution has no financial impact to the City.

**Emerging Small Business Development (ESBD):** NA



## RESOLUTION NO.

Adopted by the Sacramento City Council

**AWARDING 37.06 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) SEWER CREDITS TO OAK PARK SENIOR HOUSING PARTNERS, L.P. FOR THE OAK PARK MIXED USE DEVELOPMENT PROJECT LOCATED AT 3820 BROADWAY, DISTRICT 5 (APN:014-0171-001, 014-0171-017, 014-0171-018, 014-0171-019, 014-0171-020, 014-0171-025).**

### BACKGROUND

- A. On March 20, 2001, City Council approved a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank (Agreement No. 2001-054).
- 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.
- C. Resolution 2006-457 also amended the MOU between SRCSD and the City to increase the amount of credits that may be awarded to housing projects.
- D. The Oak Park Mixed Use Development project meets the criteria for infill housing as defined within the guidelines of the MOU, which states that according to the City of Sacramento's General Plan, infill housing located within a designated infill area or site shall govern issuance of credits.
- E. The City of Sacramento has been awarded a total of 8,727 Credits. As of February 2012, the City of Sacramento has issued 5,645.42 Credits to eligible projects.

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

- Section 1. The City Council finds that the Oak Park Mixed Use Development project meets TOD/Infill guidelines for the award of sewer credits.
- Section 2. A total of 37.06 SRCSD connection fee credits are awarded to Oak Park Senior Housing Partners, L.P. ("Recipient") for the project known as "Oak

Park Mixed Use Development located at 3820 Broadway, in Sacramento (APN:014-0171-001, -017, -018, -019, -020, -025).

Section 3. The sewer credits awarded by this resolution will expire if the Recipient does not pay the required sewer impact fee to SRCSD within one year from the date this resolution is adopted.

Section 4. The sewer credits awarded by this resolution will expire if all the building permits for the 56 unit infill housing project at the Oak Park Mixed Use Development project are not issued within one year from the date this resolution is adopted.