



# City of Sacramento City Council

915 I Street, Sacramento, CA, 95814  
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**Meeting Date:** 4/17/2012

**Report Type:** Consent

**Title:** Sewer Credit Approval: East End Gateway 2

**Report ID:** 2012-00329

**Location:** District 4

**Recommendation:** Pass a Resolution, awarding 17.58 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to 16th & O Gateway, a California Limited Partnership, for the project known as East End Gateway 2.

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

**Presenter:** None

**Department:** Economic Development Dept

**Division:** Citywide Development

**Dept ID:**

**Attachments:**

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- 1- Description/Analysis
- 2- Resolution - East End Gateway 2

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### **City Attorney Review**

Approved as to Form  
Gerald Hicks  
4/2/2012 4:55:26 PM

### **City Treasurer Review**

Reviewed for Impact on Cash and Debt  
Janelle Gray  
4/2/2012 10:18:57 AM

### **Approvals/Acknowledgements**

Department Director or Designee: Jim Rinehart - 4/2/2012 2:57:37 PM



## Description/Analysis

**Issue:** The City of Sacramento’s Economic Development Department recommends approval of the attached resolution awarding 17.58 Sacramento Regional County Sanitation District (SRCSD) sewer credits to 16<sup>th</sup> & O Gateway, A California Limited Partnership, for the project known as the “East End Gateway 2,” located at 1416 16<sup>th</sup> Street in Sacramento (APN: 006-0231-025-0000). If the City Council awards 16<sup>th</sup> & O Gateway, A California Limited Partnership the requested sewer credits, the City will have 3026.94 sewer credits remaining. When completed, the East End Gateway 2 project will provide a mixed use building with 24 multi-family infill dwelling units and 5,786 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 24 infill development housing units.

**Environmental Considerations:** This project was subject to an environmental review process as part of its development application approval.

**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 17.58 sewer credits meets Council-approved guidelines for allocating and awarding of sewer credits because the East End Gateway 2 project is an urban and residential infill development, as defined in the City of Sacramento’s General Plan. The project will bring 24 infill housing units to the central city, creating a sustainable and livable community.

**Financial Considerations:** None

**Emerging Small Business Development (ESBD):** No goods or services are being purchased as a result of this action.



## RESOLUTION NO.

Adopted by the Sacramento City Council

**AWARDING 17.58 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) SEWER CONNECTION FEE CREDITS TO 16<sup>th</sup> & O GATEWAY, A CALIFORNIA LIMITED PARTNERSHIP FOR THE EAST END GATEWAY 2 PROJECT LOCATED AT 1416 16<sup>TH</sup> STREET, DISTRICT 4 (APN: 006-0231-025-0000).**

### BACKGROUND

- A. On March 20, 2001, City Council approved a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional Sanitation District Economic Development Treatment Capacity Bank (Agreement No. 2001-177).
- B. On June 20, 2006, City Council approved amending the MOU between SRCSD and the City to increase the amount of credits that may be awarded to housing projects.
- C. 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. This project falls within the guidelines within the MOU that states that infill housing, as defined in the City of Sacramento General Plan and located within a designated infill area or site shall govern issuance of credits.
- D. The City of Sacramento has been awarded a total of 8,727 Credits. As of March 2012, the City of Sacramento has issued 5,682.48 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 award of Credits for the East End Gateway 2 Mixed Use Development project meets the approved criteria for granting of Credits pursuant to Resolution 2006-457, and hereby awards a maximum of 17.58 SRCSD Credits to 16<sup>th</sup> & O Gateway, A California Limited Partnership. ("Recipient") for this 24 multi-family infill housing project located at 1416 16<sup>th</sup> Street, in Sacramento (APN: 006-0231-025-0000).
- Section 2. Any and all Credits awarded herein shall expire if said 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 said Recipient will expire if all building permits for the 24 multi-family infill housing project at the

East End Gateway 2 Mixed Use Development infill housing project are not issued within one year from the date of approval of this Resolution.