

**Meeting Date:** 12/17/2013

**Report Type:** Consent

**Report ID:** 2013-00914

**Title:** Award of Sewer Credits: Copperstone Villages II & III Project

**Location:** District 8

**Issue:** The Cooperstone Villages II & III Project qualifies as "infill" and "residential" under the City's General Plan and is seeking 203.97 sewer credits from the Economic Development Treatment Capacity Bank. The City Council's guidelines for awarding sewer credits require that the City Council approve awards exceeding 15 credits. See Resolution No. 2006-457.

**Recommendation:** Pass a Resolution awarding 203.97 Economic Development Treatment Capacity Bank Credits to the Copperstone Villages II & III Project located at 7640 W. Stockton Boulevard.

**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

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**City Attorney Review**

Approved as to Form  
Joseph Cerullo  
12/11/2013 2:51:56 PM

**City Treasurer Review**

Reviewed for Impact on Cash and Debt  
Russell Fehr  
11/26/2013 11:35:39 AM

**Approvals/Acknowledgements**

Department Director or Designee: Jim Rinehart - 12/9/2013 11:55:51 AM

## Description/Analysis

**Issue Detail:** The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding 203.97 Economic Development Treatment Capacity Bank Credits ("**Credits**") to Copperstone Properties, LLC for the project known as "Copperstone Villages II & III Project," located at 7640 W. Stockton Boulevard in Sacramento (APN 117-1460-032). If the City Council awards the requested 203.97 Credits, then the City will have 3,457.43 Credits remaining.

**Policy Considerations:** The City views projects that promote job growth and creation as an important cornerstone of the City's economic development goals. The City also supports such projects to make Sacramento the most Livable City in America. Approval of the attached resolution serves to promote this City policy objective by creating new jobs and encouraging business expansion.

**Economic Impacts:** None.

**Environmental Considerations:** The Copperstone Villages II & III Project was subject to environmental review as part of its development-application approval.

**Sustainability:** Not applicable.

**Commission/Committee Action:** Not applicable.

**Rationale for Recommendation:** The Sacramento Regional County Sanitation District ("**SRCS**D") established an Economic Development Treatment Capacity Bank (the "**Bank**") in June 2000. Creation of the Bank was made possible by SRCS D's purchase of unused sewer capacity from industrial users (e.g., closed canneries). The Bank allocated the Credits to SRCS D's member agencies, which in turn allocate the Credits to new development projects in accordance with SRCS D's guidelines and their own guidelines.

Since 2001, the City has participated in the Bank under a series of agreements, the first of which was City Agreement No. 2001-054 and the most recent of which the City Council approved on October 8, 2013. As required by these agreements, the City Council has approved guidelines for awarding Credits, most recently by the adoption of Resolution 2006-457 in 2006. This application for 203.97 Credits meets the Council-approved guidelines for awarding Credits because the Copperstone Villages II & III Project is a development project that qualifies as "infill" and "residential" under the City's General Plan. The project will facilitate construction of 270 apartments with a clubhouse, creating a sustainable and livable community.

**Financial Considerations:** None.

**Local Business Enterprise (LBE):** Not applicable.

## RESOLUTION NO.

Adopted by the Sacramento City Council

### **AWARDING 203.97 ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK CREDITS TO THE COPPERSTONE VILLAGES II & III PROJECT, LOCATED AT 7640 W STOCKTON BOULEVARD (DISTRICT 8)**

#### **BACKGROUND**

- A. On March 20, 2001, the City Council approved City Agreement No. 2001-054, thereby initiating the City's participation in the Economic Development Treatment Capacity Bank (the "**Bank**") established by the Sacramento Regional County Sanitation District ("**SRCS**D"). The City Council subsequently approved amendments to City Agreement No. 2001-054 on June 20, 2006, and October 8, 2013.
- B. Under City Agreement No. 2001-054 as amended, SRCSD transferred Economic Development Treatment Capacity Bank Credits ("**Credits**") to the Bank and then allocated the Credits to the jurisdictions that were participating in the Bank, including the City.
- C. Resolution 2006-457 approved guidelines for the City Council's awarding of Credits for commercial development, Downtown, low-income, and infill / transit-oriented development projects, as well as a contingency usage.
- D. The Bank has allocated to the City a total of 8,993.1 Credits. As of November 1, the City had allocated 5,331.69 Credits to eligible projects.
- E. Copperstone Properties, LLC (the "**Recipient**") is the developer for Copperstone Villages II & III Project at 7640 W. Stockton Boulevard in Sacramento (APN 117-1460-032-000) (the "**Project**"), which will include 270 apartment homes. The Project falls within the guidelines for granting Credits because it is a development that qualifies as "infill" and "residential" under the City's General Plan.

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

- Section 1. The City Council finds that the Project meets the approved guidelines for awarding Credits. Accordingly, the City Council

hereby awards a maximum of 203.97 Credits to the Recipient for use on the Project.

Section 2. Credits allocated under this resolution will expire automatically and without notice if either of the following occurs:

- (a) the Recipient has not paid its requisite sewer-impact fee to SRCSD within one year after the date of this resolution; or
- (b) the Recipient has not been issued a building permit for the Project within one year after the date of this resolution.