REPORT TO COUNCIL
City of Sacramento

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915 I Street, Sacramento, CA 95814-2671
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CONSENT
June 20, 2006

Honorable Mayor and
Members of the City Council

Subject: Sewer Credits for Globe Mills (M06-033)

Location/Council District: 1131 C Street. Council District 1

Recommendation:

Staff recommends that the City Council approve a Resolution assigning regional sewer connection fee credits to the Globe Mills project.

Contacts: Lucinda Willcox, Infill Coordinator, 808-5052; Carol Shearly, Director of Planning, 808-5893
Presenters: Not Applicable
Department: Development Services Department
Division: Infill
Organization No: 4814

Summary:

Consistent with the City's adopted guidelines, staff recommends assignment of 108.84 Equivalent Single Family Dwellings (ESDs) in sewer connection fee credits for the 146 senior housing units in the Globe Mills project.

Committee/Commission Action:

None.

Background Information:

The City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District (SRCSD) Economic Development Treatment Capacity Bank on March 20, 2001. Of the total 7,971 ESDs in fee credits made available to the City, 15 percent are allocated for housing projects. City guidelines call for the housing portion of the credits to be used to support infill and lower income housing. For this project, the credits reduce the fees from the quoted rate of $2500 to $923 per ESD in SRCSD-defined infill areas.

The Globe Mills project includes a total of 146 senior housing units, 115 of which are restricted for low income households. The project also includes a community room and 5,572 square feet of retail space. Prior office and warehouse uses in the building provide sewer capacity credit that slightly offset the total new fees required.

Financial Considerations:

Total SRCSD impact fees for the project equal $272,100. Assignment of 108.84 ESD credits to the project reduces SRCSD impact fees to $100,460, for a savings of $171,640. There are no additional costs to the City other than minimal administrative expenses.

Environmental Considerations:

The proposed fee reduction is exempt from environmental review pursuant to State CEQA Guidelines [CEQA Section 15061 (b)(3)].

Policy Considerations:

This action is consistent with SRCSD and City guidelines for use of the Economic Development Treatment Capacity Bank and advances the City's Strategic Plan goals to achieve sustainability and livability and increase opportunities for safe and affordable housing.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: _____
Lucinda Willcox, Infill Coordinator

Approved by: _____
Carol Shearly
Director of Planning

Recommendation Approved:

_____
for RAY KERRIDGE
City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

June 20, 2006

REQUESTING ASSIGNMENT OF ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK CREDITS BY SACRAMENTO COUNTY REGIONAL SANITATION DISTRICT FOR THE GLOBE MILLS PROJECT

BACKGROUND

A. The City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to participate in the Sacramento County Regional Sanitation District (SRCSD) Economic Development Treatment Capacity Bank (Bank);

B. Based on the MOU, 15% of the City's total allocation from the Bank may be allocated for housing projects, and an additional 15% of the total allocation may be used for low- and very-low-income housing;

C. The Globe Mills Project, located at 1131 C Street (APN 002-0074-010) is approved for 146 housing units, a community room, and retail uses;

D. The project requires 108.84 Equivalent Single Family Dwelling (ESDs) in SRCSD sewer connection fees.

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

Section 1. The City Council requests assignment of 108.84 ESD credits from the SRCSD Economic Development Treatment Capacity Bank to the Globe Mills project located at 1131 C Street.

Section 2. Any and all credits assigned herein shall expire if recipient has not paid requisite sewer impact fees to SRCSD within one year from the date of approval of this resolution.