



REPORT TO COUNCIL

City of Sacramento

19

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

Consent
August 1, 2006

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

Title: Sewer Credits Approval: No'O and So'O

Location/Council District: 1510 16th Street; Council District 4

Recommendation: Adopt a Resolution awarding a total of 40 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described projects known as "No'O" (24 credits) and "So'O" (16 credits).

Contact: Micah Runner, Senior Project Manager: 808-5448

Presenters: n/a

Department: Economic Development

Division: Citywide

Organization No: 4453

Description/Analysis

Issue: The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding 40 SRCSD sewer credits to the projects known as No'O and So'O, located at 1510 16th Street (APN #: 006-0231-012, -013, -014, -015, -016 and 006-0232-005, -006, -007, -008) at the northwest and southwest corners of the intersection of O and 16th streets, respectively.

Policy Considerations: The City of Sacramento views projects that create new employment opportunities and result in urban infill development as an important cornerstone of the City's economic development. Additionally, the City of Sacramento supports the development and success of new housing projects in the Central City. Approval of the subject recommendation serves to promote this City policy objective.

Environmental Considerations: This project is subject to the environmental review process as part of the approval of its development application.

Rationale for Recommendation: This candidate for sewer credits meets Council-approved criteria for the granting of sewer credits because it is a mixed-

use housing and commercial urban infill project. To promote its goal of making Sacramento the most Livable City in America, it is recommended that Council grant reduced sewer connection fee credits to the No'O and So'O projects. The projects will bring a combined total of 53 new housing units to the Central City and will serve as catalysts for further mixed-use and urban infill projects near the project site.

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

Emerging Small Business Development (ESBD): Not Applicable

Respectfully Submitted by: 
James R. Rinehart
Citywide Development Manager

Recommendation Approved:

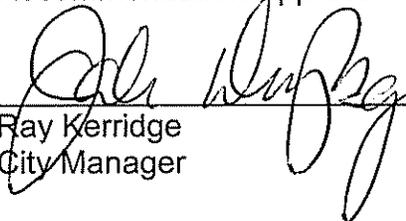

Ray Kerridge
City Manager

Table of Contents:

	Pg	1-2	Report
Attachments			
1	Pg	3	Background
2	Pg	4-7	Sewer Credit Applications and SRCSD ESD Quotes
3	Pg	8	Sewer Credits Log
4	Pg	9	Resolution

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) 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 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 July 2006, the City of Sacramento has issued 1445.56 Credits in sewer credits since the program's inception. Since Resolution 2006-457, the City has issued 109.98 Credits: 90.98 Credits for commercial and 19.00 Credits for residential projects.

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.

Attachment 2



CITY OF SACRAMENTO: Application for Economic Development Treatment Capacity Bank Sewer Credits

Before submitting this application for processing, please contact the Sacramento Regional County Sanitation District (SRCSD) at (916) 876-8100 to receive a quote stating the number of ESD's required for your business. **This application will not be processed without a quote from the SRCSD.** Please call Micah Runner at 916-808-5448 with any questions as to eligibility for sewer credits or for assistance in completing the application.

Please print or type your responses to the questions below and provide additional information as requested. When complete, return to: Economic Development Department, City of Sacramento, by mail at 1030 15th Street, 2nd Floor, Sacramento, CA 95814; or by fax to 916-808-8161.

Please note that the proposed project must meet established criteria in order to receive Treatment Capacity Bank Credits at reduced rates and that not all projects are eligible for the Credits.

1. Project Name: No'O
2. Address for which Credits sought: 1510 16th St. (Master Address) Zip: 95814
1422, 1420, 1416 16th St # 1521, 1523 O St.
3. Assessor's Parcel Number: 006-0231-012, 013, 014, 015, 016
4. Legal Name of Business Owner: Loftworks LLC
5. Owner's Mailing Address: 1530 S St. Suite #200 Zip: 95814
6. Owner's Phone Number: (916) 500-244-8598 Fax Number: (916) 383-3974
Owner's email address: gurjeet@fulcrumproperty.com
7. Brief Project Description: 4 story mid building
8. Please mark the category that best describes your project.
Residential Number of Units _____ Low Income Project? Yes No
Commercial Number of new jobs from creation/expansion _____
Mixed Number of Residential Units 32 Number of new jobs from creation/expansion >1
9. Are sewer credits being sought for a business relocating from another site within the Sacramento Metropolitan area? Yes No If Yes, what address relocating from? _____

Applicant's signature: [Signature] Date: 7/7/06

Print Applicant's Name: Gurjeet Kaur Toor

To be completed by City:

Prepared By: _____
Micah Runner, Sr Project Manager

Approved By: _____ Date _____
Jim Rinehart, Citywide Division Manager

Notes and Project Information:
• _____
• _____



Sacramento Regional County Sanitation District
10545 Armstrong Ave Suite 102
Mather, California
95655

JUNE 19, 2006
FROM: carvf@saccounty.net
TO: gurjeet@fulcrumproperty.com

TO: TO WHOM IT MAY CONCERN
Gurjeet: 244-8598

FROM: **FRED L. CARY III**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

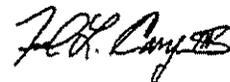
SEWER IMPACT FEES
1416 16TH STREET - C.D. 4

APN: 006-0231-012, 013, 014, 015, & 016
CASE NO. SWD2006-00456

The Sewer Impact Fees for the "No 'O'" project located at the above address and parcel number is as follows:

	<u>ESDs</u>	<u>RATE</u>	<u>FEES</u>
Sacramento Regional County Sanitation District (9,206 sf x 0.1 ESDs \ 1000 sf) + (32 apts x 0.75 ESDs)	25.00		
Credit	-1.00		
TOTAL SEWER IMPACT FEES	24.00	\$2,700	\$64,800

Payment of these fees is due at time of permit issuance and must be accompanied by a Sewer Impact Fee form, which can be obtained at our office. If I may be of any further assistance, please do not hesitate to call me at 876-6100.


Fred L. Cary III

SEWER IMPACT FEE RATES QUOTED WITH THIS DOCUMENT REPRESENT CURRENT RATES APPLICABLE AT THE TIME OF QUOTE PREPARATION.
SINCE SEWER IMPACT FEE RATES ARE SUBJECT TO CHANGE, THE RATES CURRENT AT THE TIME FEES ARE PAID SHALL APPLY.
FEES ARE SUBJECT TO ADJUSTMENT IF THE DATA SUPPLIED IS CHANGED.
www.srscsd.com / www.csd-1.com
E-mail carvf@SacCounty.net

Attachment 2



CITY OF SACRAMENTO: Application for Economic Development Treatment Capacity Bank Sewer Credits

Before submitting this application for processing, please contact the Sacramento Regional County Sanitation District (SRCSD) at (916) 876-6100 to receive a quote stating the number of ESD's required for your business. **This application will not be processed without a quote from the SRCSD.** Please call Micah Runner at 916-808-5448 with any questions as to eligibility for sewer credits or for assistance in completing the application.

Please print or type your responses to the questions below and provide additional information as requested. When complete, return to: Economic Development Department, City of Sacramento, by mail at 1030 15th Street, 2nd Floor, Sacramento, CA 95814; or by fax to 916-808-8161

Please note that the proposed project must meet established criteria in order to receive Treatment Capacity Bank Credits at reduced rates and that not all projects are eligible for the Credits.

1. Project Name: So'O
2. Address for which Credits sought: 1510 16th Street (master Address) Zip: 95814
(also 1520 1516, 1514 0 St)
3. Assessor's Parcel Number: 006-0232-005, 006, 007, 4008
4. Legal Name of Business Owner: Loftworks LLC
5. Owner's Mailing Address: 1530 J St, Suite # 200 Zip: 95814
6. Owner's Phone Number: (916) 244-8598 Fax Number: (916) 383-3974
Owner's email address: gurjeet@fulcrumproperty.com
7. Brief Project Description: 5 story mixed-use building
8. Please mark the category that best describes your project:
Residential ___ Number of Units ___ Low Income Project? Yes ___ No ___
Commercial ___ Number of new jobs from creation/expansion ___
Mixed Number of Residential Units 21 Number of new jobs from creation/expansion >1
9. Are sewer credits being sought for a business relocating from another site within the Sacramento Metropolitan area? Yes ___ No If Yes, what address relocating from? _____

Applicant's signature: [Signature] Date: 7/7/06
Print Applicant's Name: Gurjeet Kaur Toor

To be completed by City:

Prepared By: _____
Micah Runner, Sr Project Manager

Approved By: _____ Date _____
Jim Rinehart, Citywide Division Manager

Notes and Project Information:
• _____
• _____



Sacramento Regional County Sanitation District
10545 Armstrong Ave Suite 102
Mather, California
95655

JUNE 19, 2006
FROM: carvf@saccounty.net
TO: gurjeet@fulcrumproperty.com

TO: TO WHOM IT MAY CONCERN
Gurjeet: 244-8598

FROM: FRED L. CARY III
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEES
1514 O STREET - C 0 4

APN: 006-0232-005, 006, 007, & 008
CASE NO. SWD2006-00460

The Sewer Impact Fees for the "So 'O" project located at the above address and parcel number is as follows:

Table with 4 columns: Description, ESDs, RATE, FEES. Rows include Sacramento Regional County Sanitation District, Credit, and TOTAL SEWER IMPACT FEES.

Payment of these fees is due at time of permit issuance and must be accompanied by a Sewer Impact Fee form, which can be obtained at our office. If I may be of any further assistance, please do not hesitate to call me at 876-6100.

Handwritten signature of Fred L. Cary III

Fred L. Cary III

SEWER IMPACT FEE RATES QUOTED WITH THIS DOCUMENT REPRESENT CURRENT RATES APPLICABLE AT THE TIME OF QUOTE PREPARATION. SINCE SEWER IMPACT FEE RATES ARE SUBJECT TO CHANGE, THE RATES CURRENT AT THE TIME FEES ARE PAID SHALL APPLY. FEES ARE SUBJECT TO ADJUSTMENT IF THE DATA SUPPLIED IS CHANGED. www.srscsd.com / www.csd-1.com E-mail carvf@SacCounty.net

**CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT DEPARTMENT**

Attachment 3

Updated: 07/14/2006

Project Name	Project Address	Project Type	Council District	Date App Rcv'd	Number Empl / Units	Credits Awarded	Credits Balance
							5452.018
CADA Livework	1510 16th Street	Low-Income	4	07/07/2006	8	8.0	5444.02
Dinner My Way	1900 Terracina Way	Commercial	1	06/22/2006	10	0.62	5443.4
Dolce Spa	6450 Folsom Blvd.	Commercial	3	06/27/2006	6	1.20	5442.2
Fins Market & Grill	1901 S Street	Commercial	4	07/06/2006	40	5.0	5437.2
Pannu's Pizza Pala	4391 Gateway Park	Commercial	1	06/30/2006	6	3.42	5433.78
Rio Linda Project	3536 Rio Linda Blvd	Low-Income	2	07/06/2006	11	11.0	5422.78
Rubicon Partners	926 J Street, 5th Fl	Commercial	1	06/21/2006	100	72.87	5349.91
Spices a Taste of	1850 Del Paso Road	Commercial	1	04/27/2006	15	5.0	5344.91
Starbucks	2992 65th Street	Commercial	3	06/09/2006	10	2.87	5342.04
							109.98

RESOLUTION NO.

Adopted by the Sacramento City Council

**AWARD SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD)
CONNECTION FEE CREDITS FOR NO'O AND SO'O PROJECTS**

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, amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City, and guidelines for the allocation and awarding of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects.

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

- Section 1. City Council hereby awards a maximum of 40 SRCSD sewer credits to the projects known as No'O and So'O, located at 1510 16th Street (APN #: 006-0231-012, -013, -014, -015, -016 and 006-0232-005, -006, -007, -008) at the northwest and southwest corners of the intersection of O and 16th streets, respectively.
- 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.