



REPORT TO COUNCIL

City of Sacramento

23

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

Consent
October 17, 2006

Honorable Mayor and
Members of the City Council

Title: Sewer Credits Approval: Sommerset Place

Location/Council District: 6205 48th Avenue; Council District 6

Recommendation: Adopt a Resolution awarding a total of 72.6 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as "Sommerset Place."

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 72.6 SRCSD sewer credits to the 96-unit low-income infill housing project known as Sommerset Place located at 6205 48th Avenue (APN: 040-0021-048) near the southeast corner of the intersection of Elder Creek Road and Stockton Boulevard.

Policy Considerations: The City of Sacramento views projects that promote low-income housing and infill development as an important cornerstone of the City's economic development. 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.

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 meets Council-approved criteria for the granting of sewer credits because it is a high-density housing infill project with 100% affordable housing units. To promote its goal of making Sacramento the Most Livable City in America, it is recommended that Council

grant sewer connection fee credits to the Somerset Place low-income housing project. The project will bring a total of 96 new affordable housing units to the City and will serve as a catalyst for further high-density infill projects near the project site.

Financial Considerations: Approval of the Resolution has no financial impact on the City.

Emerging Small Business Development (ESBD): Not Applicable

Respectfully Submitted by: 
James R. Rinehart
Citywide Development Manager

Recommendation Approved:

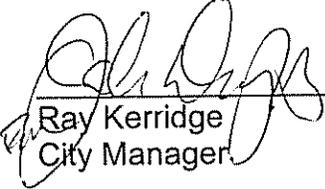

Ray Kerridge
City Manager

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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 increased uses for the Credits. The Group discussed the proposed additional flexibility for residential purposes, recommended a methodology for allocation of additional excess purchased capacity, recommended disbursement guidelines for the District's own allocation from the Bank, and addressed 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.

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**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) 878-6100 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 913-808-8161.

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: SOMMERSSET PLACE
- 2 Address for which Credits sought: 6205 48TH AVENUE Zip: 95828
- 3 Assessor's Parcel Number: 040-0021-048
- 4 Legal Name of Business Owner: SOMMERSSET PLACE, L.P.
- 5 Owner's Mailing Address: 30141 AGOURA ROAD, SUITE 100 zip: 91301
- 6 Owner's Phone Number: (818) 706-0634 ^{AGOURA HILLS, CA} Fax Number: (818) 889-9158
- 7 Owner's email address: nnorori@amcahousing.com ¹⁶⁶ (CONTACT)
- 8 Brief Project Description: 96-UNIT 100% AFFORDABLE FAMILY APT. COMPLEX
- 9 Please mark the category that best describes your project:
 Residential Number of Units 96 Low Income Project? Yes No
 Commercial Number of new jobs from creation/expansion: _____
 Mixed Number of Residential Units _____ Number of new jobs from creation/expansion _____

Applicant's signature: Nicole Norori Date: 8/16/06
Print Applicant's Name: NICOLE NORORI, PROJECT MANAGER (Maurice, et. al.)

To be completed by City:

Prepared By: _____
Micah Runner, Sr Project Manager

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

Notes and Project Information:
• _____
• _____

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

JULY 13, 2006

FROM: carvf@saccounty.net

TO: snagill@amcalhousing.com

TO: TO WHOM IT MAY CONCERN
STEPHEN MAGILL: (818) 706-0694 x 121

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

SEWER IMPACT FEES
6101 48TH AVENUE

APN: 040-0021-048
CASE NO. SWD2006-00550

The Sewer Impact Fees for the proposed 96 unit apartment complex d/a "SOMMERSET PLACE" located at the above address and parcel number is as follows:

Table with 3 columns: Description, ESDs, RATE, FEES. Rows include County Sanitation District-1 100% A.D.Credit, Sacramento Regional County Sanitation District, 96 units x 0.75 ESDs, 2,000 sf club house x 0.3 x 1000 sf, 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.

ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK FOR THE CITY OF SACRAMENTO
Micah Runner: 808-5448 fax 808-8161 mrunner@cityofsacramento.org

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.sac-sd.com
E-mail: carvf@saccounty.net

**CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT DEPARTMENT**

Attachment 3

Updated: 9/26/2006

Date App Rcv'd	Project Name	Project Address	Project Type	Council District	Number Empl / Units	Credits Awarded	Credits Balance
							6088
6/30/2006	Pannu's Pizza Palace	4391 Gateway Park	ED/COMMERCIAL	1	6	3.42	6084.6
7/10/2006	Fins Markot & Grill	1901 S Street	ED/COMMERCIAL	4	40	5	6079.6
7/10/2006	CADA Livework	1510 16th Street	TOD/INFILL	4	8	8	6071.6
7/10/2006	Rio Linda Project	3536 Rio Linda Blvd	LOW-INCOME	2	11	11	6060.6
8/1/2006	El Super Taco	6200 Mack Rd	ED/COMMERCIAL	8	6	4.9	6055.7
8/1/2006	Newton Booth Condominiums	2215 27th Street	TOD/INFILL	4	33	24.75	6030.9
8/1/2006	No'O and So'O	1510 16th Street	TOD/INFILL	4	32	40	5990.9
8/1/2006	Marriott Residence	1501 L Street	TOD/INFILL	1	265	52.75	5938.2
8/8/2006	Nogales/High Street	3508 High and 1405 Street	TOD/INFILL	2	2	2	5936.2
8/16/2006	Bangkok Garden	3230 Arena Blvd #21	ED/COMMERCIAL	1	6	2.574	5933.6

Tuesday, September 26, 2006

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Attachment 3

Date App Rcv'd	Project Name	Project Address	Project Type	Council District	Number Empl / Units	Credits Awarded	Credits Balance
							6088
8/30/2006	Alchemy @ R	1730 27th Street	DOWNTOWN	3	15	11.33	
							5922.3
8/31/2006	Elvira Mandoza Residence	2870 37th Avenue	TOD/INFILL	5	1	1	
							5921.3
9/1/2006	Tuk Tuk Restaurant	4630 Natomas Blvd #	ED/COMMERCIAL	1	15	5.7	
							5915.6
9/8/2006	Taste of Thai	2069 Arona Blvd #170	ED/COMMERCIAL	1	1	3.57	
							5912.0
9/12/2006	1064 Roanoke	1064 Roanoke Avenue	TOD/INFILL	2	1	1	
							5911.0
							176.99

RESOLUTION NO.

Adopted by the Sacramento City Council

**AWARD SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD)
CONNECTION FEE CREDITS FOR SOMMERSET PLACE PROJECT**

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 72.6 SRCSD sewer credits to the 96-unit low-income infill housing project known as Sommerset Place, located at 6205 48th Avenue (APN #: 040-0021-048) near the southeast corner of the intersection of Elder Creek Road and Stockton Boulevard.
- 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.

