



REPORT TO COUNCIL

City of Sacramento

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

Consent
June 17, 2008

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

Title: Sewer Credits Approval: WEAVE, Inc.

Location/Council District: Council District 2

Recommendation: Adopt a **Resolution** awarding a total of 26.67 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to WEAVE, Inc., 1900 K Street, Sacramento, CA 95814.

Contact: Noreen James, Project Manager: 808-5470

Presenters: N/A

Department: Economic Development

Division: Citywide

Organization No: 18001031

Description/Analysis

Issue: The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding 26.67 SRCSD sewer credits to WEAVE, Inc., 1900 K Street, Sacramento, CA 95814. WEAVE is the primary provider of crisis intervention services for survivors of domestic violence and sexual assault in Sacramento County. WEAVE proposes to construct a 80 bed facility for battered women and children within the area.

Policy Considerations: The City of Sacramento views projects that promote urban 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 the City's policy objective. This project meets the Economic Development Treatment Capacity Bank General Guidelines by meeting the following criteria: project is located in an infill development area.

Environmental Considerations:

California Environmental Quality Act (CEQA): This project is subject to the environmental review process as part of the approval of its development application.

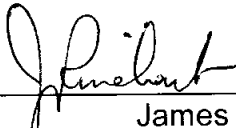
Sustainability Considerations: Not applicable

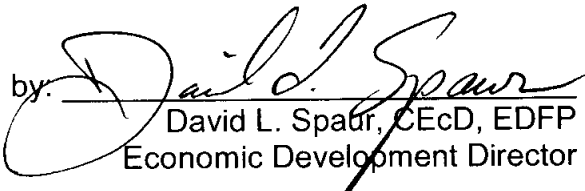
Commission/Committee Action: Not applicable

Rationale for Recommendation: This candidate for sewer credits meets Council-approved criteria for the granting of sewer credits pursuant to Resolution 2006-457, adopted on June 20, 2006. This project is located in infill development area. The new facility is needed in order to better serve the families that need the services that WEAVE provides. The project is a new 12,000 sq foot, 80 bed facility for battered women and children managed and owned by WEAVE. Temporary housing, counseling, training and job placement are available to the residents staying at this facility. All services, staff and residents will be transferred to the new facility upon its completion.

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 Division Manager

Approved by: 
David L. Spaur, CEcD, EDFP
Economic Development Director

Recommendation Approved:



Ray Kerridge
City Manager

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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) Credits 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 adopted on June 20, 2006, 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 1524.95 sewer credits. There are currently 7202.05 sewer ESDs available for future use.

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.

A prospective project for the sewer credit fee reduction (\$923 per ESD) must meet at least one of the following criteria:

1. Project in redevelopment, CDBG and/or infill development areas;
2. Project that creates additional employment or is a catalyst project and creates high job creation that will further economic development;
3. Project is located in a neighborhood commercial corridor or is located at a targeted key development site identified in the adopted City Economic Development Strategy.



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 Noreen James at 916-808-5470 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 915 I Street, 3rd Floor, Sacramento, CA 95814; or by fax to 916-808-8161.

1. Project Name: WEAVE
2. Address for which Credits sought: _____ Zip: _____
3. Assessor's Parcel Number: _____
4. Legal Name of Business Owner: WEAVE, INC
5. Owner's Mailing Address: 1900 K STREET
6. Owner's Phone Number: (916) 448-2371 Owner's Fax Number: (916) 442-8238
Owner's email address: bhassett@weaveinc.org
7. Brief Project Description: Safe house
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 _____ Number of new jobs from creation/expansion _____
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? Moving facility on same parcel to new building to be constructed

Applicant signature: [Signature] Date: 5/15/08
Print Applicant's Name: Beth Hassett

To be completed by City:

Prepared By: _____ Number of approved ESDs: _____
Noreen James, Project Manager

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

- Notes and Project Information:
- Residential infill
 - Commercial District 2



Sacramento Regional County Sanitation District
10545 Armstrong Ave., Ste. 101
Mather, California
95655

May 2, 2008
Receiving Email: Jon Westphal
[jon@jnwarchitect.com]

TO: WHOM IT MAY CONCERN
FROM: DOLORES ROSS
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
RE: SEWER IMPACT FEES

APN:
Case No. SICC2008-00134

Sewer Impact Fees due for the new 12,000 sq.ft. congregate residence and alteration of the existing building at the above address has been calculated as follows:

<u>Impact</u>		<u>ESDs</u>	<u>Billing Credit</u>	
Extg. bldg.:	4,756 sq.ft. office	0.96	Extg. bldg.:	1,488 sq.ft. office 0.30
New bldg.:	3,000 sq.ft. office	0.60		2,204 community room 0.67
	1,600 sq.ft. community room	0.48		16 beds <u>6.40</u>
	80 beds	<u>32.00</u>		7.37
		34.04		

The net impact for this project is 26.67 ESDs. At the current rate of \$2,800 per ESD in the "infill" area of the District, the fee is \$74,676.

If you would like to apply for 26.67 Economic Development bank credits, please contact Noreen James at the City of Sacramento, 808-5470.

If I may be of any further assistance, please do not hesitate to call me at 876-6100.

cc: Kimberly Kaufmann-Brisby, City of Sacramento COM-0718430
Viktoria Handley, City of Sacramento
Noreen James, City of Sacramento

Fees are subject to adjustment if the data supplied is changed.
www.sacsewer.com // www.srcsd.com
e-mail: rossd@SacSewer.com

Attachment 3

**CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT DEPARTMENT
TOD/Infill Sewer Credits Report**

Updated: 05/28/2008

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
06/21/2006	Boutique Hotel Project		926 J Street, 95814	TOD/INFILL	3	72.87
						1127.13
06/27/2006	Dolce Spa	6450 Folsom Blvd.#109, 95819		TOD/INFILL	3	1.2
						1125.93
07/18/2006	Del Paso Plaza	2111 Del Paso		TOD/INFILL	2	3.52
						1122.41
08/01/2006	Newton Booth Condominiums	2215 27th Street		TOD/INFILL	4	24.75
						1097.66
08/01/2006	Marriott Residence	1501 L Street		TOD/INFILL	1	52.75
						1044.91
08/08/2006	Nogales/High Street	3508 High and 1405		TOD/INFILL	2	2
						1042.91
08/31/2006	Elvira Mendoza Residence		2870 37th Avenue	TOD/INFILL	5	1
						1041.91
09/12/2006	1064 Roanoke	1064 Roanoke Avenue		TOD/INFILL	2	1
						1040.91
09/21/2006	Buckhorn Grill	1801 L St.		TOD/INFILL	3	5.36
						1035.55
10/04/2006	Ed's Automotive	3560 La Grande		TOD/INFILL	5	1
						1034.55
10/17/2006	1330 South Avenue	1330 South Ave.95838		TOD/INFILL	2	1
10/17/2006	6345 25th St.	6345 25th St., 95838		TOD/INFILL	5	1
10/17/2006	1060 Roanoke Avenue		1060 Roanoke Ave.95838	TOD/INFILL	2	1

Wednesday, May 28, 2008

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Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
						1033.55
12/07/2006	1216 Roanoke Ave.	1216 Roanoke Ave	TOD/INFILL	2	1	
						1032.55
12/08/2006	Carnation Ave.	7041 Carnation Ave.	TOD/INFILL	5	1	
12/08/2006	Rio Linda Blvd	3836 Rio Linda Blvd.	TOD/INFILL	2	1	
12/08/2006	Sonoma Ave.	1037 Sonoma Ave.	TOD/INFILL	2	1	
12/08/2006	Branch Street	3313 Branch St.	TOD/INFILL	2	1	
12/08/2006	Cypress Ave.	3844 Cypress Ave.	TOD/INFILL	2	1	
						1031.55
01/30/2007	760 Claire Ave.	760 Claire Ave.	TOD/INFILL	2	1	
01/30/2007	750 Claire Ave.	750 Claire Ave.	TOD/INFILL	2	1	
01/30/2007	730 Claire Ave.	730 Claire Ave.	TOD/INFILL	2	1	
01/30/2007	740 Claire Ave.	740 Claire Ave.	TOD/INFILL	2	1	
						1030.55
02/05/2007	Bistro Tuci LLC	2031 S Street	TOD/INFILL	4	1.96	
						1028.59
02/13/2007	Wind Youth Services	701 Dixieanne Ave., 95815	TOD/INFILL		2	0.6
						1027.99
02/28/2007	Pisa Pizza	661 San Juan Rd	TOD/INFILL	1	3.4	
						1024.59
03/05/2007	Sutter Townhomes	2613 N. Street	TOD/INFILL	3	2	
						1022.59
04/01/2007	L street Lofts	1818 L Street	TOD/INFILL	3	69.4	
						953.190
04/05/2007	Orleans Hotel	1022 2nd Street	TOD/INFILL	1	18.75	
						934.440

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Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
04/24/2007	3601 Del Paso Blvd	3601 Del Paso Blvd	TOD/INFILL	2	1	
						933.440
05/06/2007	Elmhurt Terrace	34th and U	TOD/INFILL	5	25	
						908.440
07/02/2007	Del Paso	3601 Del Paso Blvd., 95838	TOD/INFILL		3	1
07/02/2007	1520 Nogales Street	1520 Nogales St., 95838	TOD/INFILL		2	1
07/02/2007	1 Lock Ave.	1 Lock Ave., 95822	TOD/INFILL	5	1	
						907.440
07/02/2007	Extreme Pizza	1140 Exposition Dr., #200, 95815	TOD/INFILL		3	2.75
						904.690
07/30/2007	Del Paso Center	3801 Marysville Blvd	TOD/INFILL	2	2.5	
						902.190
08/13/2007	Evergreen Phase 1	2497 Erickson St., 95815	TOD/INFILL		2	60
						842.190
08/21/2007	1600 H street	1600 H Street	TOD/INFILL	3	35.25	
						806.940
08/30/2007	5 Unit Apart. 1311 D st		1311 D st. Sacramento, 95814	TOD/INFILL	3	3.8
						803.14
08/30/2007	Alchemy at 34th	3413 1st Avenue	TOD/INFILL	2	9	
						794.14
09/04/2007	4718 Raley Blvd.	4718 Raley Blvd. 95838	TOD/INFILL		2	1
						793.14
10/11/2007	3048 4th ave Duplex	3048 4th St.	TOD/INFILL	5	1.5	
						791.64
10/11/2007	La Altana	2400 Florin Rd	TOD/INFILL	8	2.7	
						788.940

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
10/25/2007	Evergreen Phase 2	2330 Evergreen St (various addresses)	TOD/INFILL		2	20
						768.940
10/26/2007	Edible Events	1017 Del Paso Blvd	TOD/INFILL	2	3.4	
						765.540
01/08/2008	3431 Norwood	3431 Norwood Ave 95838	TOD/INFILL		2	1
01/08/2008	3481 Norwood	3481 Norwood Ave 95838	TOD/INFILL		2	1
01/08/2008	0 Norwood	0 Norwood Ave 95838	TOD/INFILL	2	1	
						764.540
02/13/2008	3324 May Street	3324 May Street	TOD/INFILL	2	1	
						763.540
02/27/2008	3332 Del Paso Blvd	3332 Del Paso Blvd	TOD/INFILL	2	9	
						754.540
02/29/2008	1328 Nogales St.	1328 Nogales St.	TOD/INFILL	2	3	
						751.540
03/12/2008	Fruitridge Rd	6345 Fruitridge Rd	TOD/INFILL	6	1	
03/12/2008	San Carlos Way	3417 San Carlos Way	TOD/INFILL	5	1	
03/12/2008	Roanoke	1005 Roanoke Ave	TOD/INFILL	2	1	
03/12/2008	East Landing Way	1040 East Landing Way	TOD/INFILL		7	1
						750.540
05/10/2008	Kroy Tower	3490 Kroy Way	TOD/INFILL	6	1.5	
						749.040
						466.96

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

**AWARDING SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD)
CONNECTION FEE CREDITS TO WEAVE, INC.**

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, approving criteria for the granting of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects, and amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City.
- C.** The City of Sacramento has been awarded a total of 8,727 sewer credits. Since July 2006, the City of Sacramento has issued 1524.95 sewer credits to eligible projects. There are currently 7205.05 ESDs available for future use.

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

- Section 1. City Council finds that award of credits by this resolution meets the approved criteria for granting of credits pursuant to Resolution 2006-457, and hereby awards a maximum of 26.67 new SRCSD sewer credits to WEAVE, Inc.
- Section 2. Any and all credits awarded to WEAVE, Inc. shall expire if it 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 to WEAVE, Inc. will expire if it 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.