



REPORT TO COUNCIL

City of Sacramento

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

Consent
November 20, 2007

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

Title: Sewer Credits: Evergreen Phase 2

Location/Council District: 1001-1047 Silver Charm Way Avenue, 2301-2301 Green Street, 1027,1033 Calvados Avenue, and 2320, 2330 Evergreen Street / Council District 2

Recommendation: Adopt a **Resolution** awarding a total of 20 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as "Evergreen Phase 2."

Contact: James Rinehart, Citywide Division Manager: 808-5054

Presenters: N/A

Department: Economic Development

Division: Citywide

Organization No: 4453

Description/Analysis

Issue: Evergreen Phase 2 is an infill housing project that will establish 20 residential units in North Sacramento. The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding 20 SRCSD sewer credits to this project that will be located at 1001-1047 Silver Charm Way Avenue, 2301-2301 Green Street, 1027,1033 Calvados Avenue, and 2320, 2330 Evergreen Street (APN: 227-0081-003).


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 this City policy objective.

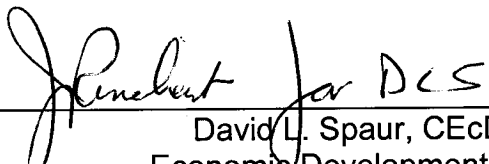
Environmental Considerations: This project is subject to the environmental review process as part of the approval of its development application.

Rationale for Recommendation: This candidate for sewer credits meets Council-approved criteria for the granting of sewer credits pursuant to Resolution 2006-457, adopted on June 20, 2006, because it is a high-density urban infill project. To promote the goal of making Sacramento the most Livable City in America, it is recommended that Council grant the 20 sewer connection fee credits to the Evergreen Phase 2 Project. The project will bring 20 residential units to the Sacramento area.

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

Emerging Small Business Development (ESBD): Not Applicable

Respectfully Submitted by: 
James R. Rinehart
Citywide Development Manager

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

Recommendation Approved:

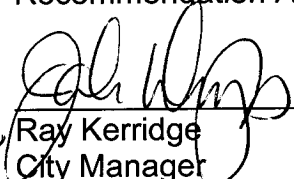

Ray Kerridge
City Manager

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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 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 credits.

Resolution 2006-457 approved the amended Memorandum of Understanding (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) 876-6100 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: EVERGREEN PHASE 2
2. Address for which Credits sought: SEE ATTACHED Zip: 95815
3. Assessor's Parcel Number: SEE ATTACHED
4. Legal Name of Business Owner: SIGNATURE AT EVERGREEN, LLC
5. Owner's Mailing Address: 1322 BLUE OAKS BLVD, ST 102 Zip: 95678
6. Owner's Phone Number: (916) 789-2400 Fax Number: (916) 797-3833
Owner's email address: LWALKER@SIGPROP.COM
7. Brief Project Description: 20 LOT SUBDIVISION - SINGLE FAMILY DETACHED
8. Please mark the category that best describes your project:
Residential Number of Units 20 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? _____

Applicant's signature: [Signature] Date: 10/18/07
Print Applicant's Name: LUKE D. WALKER

To be completed by City:

Prepared By: _____
Micah Runner, Sr Project Manager

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

- Notes and Project Information:
- District 2
 - Infill



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

October 19, 2007
Receiving Email: Luke Walker
[lwalker@SIGPROP.com]

TO: **WHOM IT MAY CONCERN**

FROM: **DOLORES ROSS**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: **SEWER IMPACT FEES**
EVERGREEN PHASE 2

APN: 277-0081-003
Case No. SICR2007-00009

Sewer Impact Fees due for **Evergreen Phase 2**, a 20-lot residential subdivision located within the City of Sacramento at Evergreen Street and Calvados Avenue, are as follows:

	<u>ESDs</u>	<u>RATE</u>	<u>FEES</u>
Impact			
20 Single Family Dwelling	20.0		
Credit			
vacant land	<u>0.0</u>		
	20	\$2,725	\$54,500

Application may be made for ESDs from the Economic Development Treatment Capacity Bank. Approval would decrease the rate per ESD to \$923. Your contact at the City of Sacramento Economic Development Department is Jennifer Witz (808-2796).

Fees are due prior to permit issuance and must be accompanied by a Sewer Impact Fee form which is available at our office. If I may be of any further assistance, please call me at 876-6100.

A handwritten signature in black ink that reads "Dolores Ross".

cc: Jennifer Witz
Economic Development Department

Fees are subject to adjustment if the data supplied is changed.

www.srcsd.com

e-mail: rossd@SacCounty.NET

Evergreen Phase 2 P06-029			
LOT	STREETNUMB	STREETNAME	STREETTYPE
1	1001	SILVER CHARM WAY	AVE
2	1007	SILVER CHARM WAY	AVE
3	1015	SILVER CHARM WAY	AVE
4	1023	SILVER CHARM WAY	AVE
5	1031	SILVER CHARM WAY	AVE
6	1039	SILVER CHARM WAY	AVE
7	1047	SILVER CHARM WAY	AVE
8	2331	GREEN	ST
9	2323	GREEN	ST
10	2315	GREEN	ST
11	2307	GREEN	ST
12	2301	GREEN	ST
13	1033	CALVADOS	AVE
14	1027	CALVADOS	AVE
15	1034	SILVER CHARM WAY	AVE
16	1026	SILVER CHARM WAY	AVE
17	1016	SILVER CHARM WAY	AVE
18	1010	SILVER CHARM WAY	AVE
19	2330	EVERGREEN	ST
20	2320	EVERGREEN	ST

Attachment 3

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

Updated: 10/25/2007

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
7/10/2006	CADA Livework	1510 16th Street	TOD/INFILL		4	8
						1192
8/1/2006	Newton Booth Condominiums	2215 27th Street	TOD/INFILL		4	24.75
						1167.2
8/1/2006	No'O and So'O	1510 16th Street	TOD/INFILL		4	40
						1127.2
8/1/2006	Marriott Residence	1501 L Street	TOD/INFILL		1	52.75
						1074.5
8/8/2006	Nogales/High Street	3508 High and 1405	TOD/INFILL		2	2
						1072.5
8/31/2006	Elvira Mendoza Residence	2870 37th Avenue	TOD/INFILL		5	1
						1071.5
9/12/2006	1064 Roanoke	1064 Roanoke Avenue	TOD/INFILL		2	1
						1070.5
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
10/17/2006	1330 South Avenue	1330 South Ave.95838	TOD/INFILL		2	1
						1069.5
11/14/2006	3417 San Carlos Way	3417 San Carlos Way	TOD/INFILL		5	1
11/14/2006	Roanoke	1005 Roanoke Ave. 95838	TOD/INFILL		1	1
						1068.5
12/7/2006	1216 Roanoke Ave.	1216 Roanoke Ave	TOD/INFILL		2	1
						1067.5

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Sewer Credit Approval: Evergreen Phase 2

November 20, 2007

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
12/8/2006	Branch Street	3313 Branch St.	TOD/INFILL	2	1	
12/8/2006	1328 Nogales St.	1328 Nogales St.	TOD/INFILL	2	1	
12/8/2006	Sonoma Ave.	1037 Sonoma Ave.	TOD/INFILL	2	1	
12/8/2006	Rio Linda Blvd	3836 Rio Linda Blvd.	TOD/INFILL	2	1	
12/8/2006	Cypress Ave.	3844 Cypress Ave.	TOD/INFILL	2	1	
12/8/2006	Carnation Ave.	7041 Carnation Ave.	TOD/INFILL	5	1	
12/8/2006	43rd Street	4050 43rd Street	TOD/INFILL	1	1	
						1066.5
1/30/2007	750 Claire Ave.	750 Claire Ave.	TOD/INFILL	2	1	
1/30/2007	760 Claire Ave.	760 Claire Ave.	TOD/INFILL	2	1	
1/30/2007	740 Claire Ave.	740 Claire Ave.	TOD/INFILL	2	1	
1/30/2007	730 Claire Ave.	730 Claire Ave.	TOD/INFILL	2	1	
						1065.5
2/13/2007	Wind Youth Services	701 Dixieanne Ave., 95815	TOD/INFILL	2	0.6	
						1064.9
3/5/2007	Sutter Townhomes	2613 N. Street	TOD/INFILL	3	2	
						1062.9
4/1/2007	L street Lofts	1818 L Street	TOD/INFILL	3	69.4	
						993.5
4/5/2007	Orleans Hotel	1022 2nd Street	TOD/INFILL	1	18.75	
						974.75
4/24/2007	3601 Del Paso Road	3601 Del Paso Road	TOD/INFILL	2	1	
						973.75
5/6/2007	Elmhurt Terrace	34th and U	TOD/INFILL	5	25	
						948.75

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Sewer Credit Approval: Evergreen Phase 2

November 20, 2007

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
7/2/2007	1520 Nogales Street	1520 Nogales St., 95838	TOD/INFILL		2	1
7/2/2007	Del Paso	3601 Del Paso Blvd., 95838	TOD/INFILL		3	1
7/2/2007	1 Lock Ave.	1 Lock Ave., 95822	TOD/INFILL		5	1
						947.75
7/2/2007	Extreme Pizza	1140 Exposition Dr., #200, 95815	TOD/INFILL		3	2.75
						945
8/13/2007	Evergreen Phase 1	2497 Erickson St., 95815	TOD/INFILL		2	60
						885
8/21/2007	1600 H street	1600 H Street	TOD/INFILL		3	35.25
						849.75
8/30/2007	5 Unit Apart. 1311 D st	1311 D st. Sacramento, 95814	TOD/INFILL		3	3.8
						845.95
8/30/2007	Alchemy at 34th	3413 1st Avenue	TOD/INFILL		2	9
						836.95
9/4/2007	4718 Raley Blvd.	4718 Raley Blvd. 95838	TOD/INFILL		2	1
						835.95
10/11/2007	3048 4th ave Duplex	3048 4th St.	TOD/INFILL		5	1.5
						834.45
10/11/2007	La Altena	2400 Florin Rd	TOD/INFILL		8	2.7
						831.75
10/25/2007	Evergreen Phase 2	2330 Evergreen St (various addresses)	TOD/INFILL		2	20
						811.75
					402.25	

Thursday, October 25, 2007

RESOLUTION NO.

Adopted by the Sacramento City Council

November 20, 2007

AWARDING SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) CONNECTION FEE CREDITS FOR EVERGREEN PHASE 2 PROJECT LOCATED AT 1001-1047 SILVER CHARM WAY AVENUE, 2301-2301 GREEN STREET, 1027,1033 CALVADOS AVENUE, AND 2320, 2330 EVERGREEN STREET (APN: 227-0081-003).

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. As of July 2006, the City of Sacramento has issued 1445.56 sewer credits to eligible projects.

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 20 SRCSD sewer credits to the 20-unit infill housing project known as the Evergreen Phase 2 Project located at 1001-1047 Silver Charm Way Avenue, 2301-2301 Green Street, 1027, 1033 Calvados Avenue, and 2320, 2330 Evergreen Street (APN: 227-0081-003).
- 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.