



REPORT TO COUNCIL

City of Sacramento

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

Consent
September 18, 2007

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

Title: Sewer Credits Approval: Evergreen Phase 1

Location/Council District: 2408- 2498 Boxwood Street, 2401- 2498 Ben Ali Way, 2431-2497 Erickson Street, and 901- 939 Dixieanne Avenue: Subdivision Lots 1-2, Council District

Recommendation: Adopt a **Resolution** awarding a total of 60.0 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as "Evergreen Phase 1."

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

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 60.0 SRCSD sewer credits to the project known as Evergreen Phase 1 located at 2408- 2498 Boxwood Street, 2401- 2498 Ben Ali Way, 2431-2497 Erickson Street, and 901- 939 Dixieanne Avenue: Subdivision Lots 1-2 (APN: 277-0012-various).

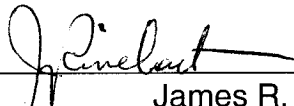
Policy Considerations: The City of Sacramento views projects that promote urban infill development as an important cornerstone of the City's economic development. The City of Sacramento also supports such projects to make Sacramento the most Livable City in America. Approval of the subject recommendation serves to promote this City policy objective.

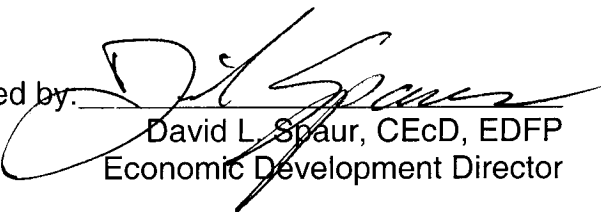
Environmental Considerations: This project is subject to the environmental review process as part of the approval of its development application.

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 mixed-use urban infill project. To promote the goal of making Sacramento the most Livable City in America, it is recommended that Council grant the 60.0 sewer connection fee credits to the Evergreen Phase 1 Project. The project will bring 60 residential units to the downtown area, which adds new permanent housing units to the Central City.

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 (SRCSB) 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 SRCSB. 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 I
2. Address for which Credits sought: See Attached Zip: 95815
3. Assessor's Parcel Number: See Final Map
4. Legal Name of Business Owner: Signature at Evergreen, LLC
5. Owner's Mailing Address: 1322 Blue Oaks Blvd, Suite 100 Zip: 95678
6. Owner's Phone Number: (916) 799-2400 Fax Number: (916) 797-3883
Owner's email address: jstain@sigprop.com
7. Brief Project Description: 60 Lot Subdivision - Single Family Detached
8. Please mark the category that best describes your project:
Residential Number of Units 60 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: 7/26/07
Print Applicant's Name: Jessica Stain

To be completed by City:

Prepared By: _____
Micah Runner, Sr Project Manager

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

Notes and Project Information:

Attachment 2



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

July 26, 2007
Receiving Email: Justin Storm
[jstorm@SIGPROP.com]

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

APN: 277-0012-various
Case No. SICR2007-00051

Sewer Impact Fees due for **Evergreen Phase I**, a 60-lot residential subdivision located within the City of Sacramento at El Camino Avenue and Boxwood Street, are as follows:

	<u>ESDs</u>	<u>Rate</u>	<u>Fee</u>
<u>Impact</u>			
60 Single Family Dwellings	60.0		
<u>Credit</u>			
vacant land	<u>0.0</u>		
	60.0	\$2,725	\$163,500

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 Micah Runner (808-5448).

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 876-6063.

cc: Micah Runner
Economic Development Department

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

Attachment 2

Evergreen - P06-028			
LOT	STREETNUMB	STREETNAME	STREETTYPE
1	2498	BOXWOOD	ST
2	2492	BOXWOOD	ST
3	2486	BOXWOOD	ST
4	2480	BOXWOOD	ST
5	2481	BEN ALI	WAY
6	2485	BEN ALI	WAY
7	2491	BEN ALI	WAY
8	2497	BEN ALI	WAY
9	2498	BEN ALI	WAY
10	2494	BEN ALI	WAY
11	2488	BEN ALI	WAY
12	2484	BEN ALI	WAY
13	2480	BEN ALI	WAY
14	2472	BEN ALI	WAY
15	2466	BEN ALI	WAY
16	2460	BEN ALI	WAY
17	2454	BEN ALI	WAY
18	2448	BEN ALI	WAY
19	2442	BEN ALI	WAY
20	2436	BEN ALI	WAY
21	2497	ERICKSON	ST
22	2491	ERICKSON	ST
23	2485	ERICKSON	ST
24	2479	ERICKSON	ST
25	2473	ERICKSON	ST
26	2467	ERICKSON	ST
27	2461	ERICKSON	ST
28	2455	ERICKSON	ST
29	2449	ERICKSON	ST
30	2443	ERICKSON	ST
31	2437	ERICKSON	ST
32	2431	ERICKSON	ST
33	2401	BEN ALI	WAY
34	2407	BEN ALI	WAY
35	2415	BEN ALI	WAY
36	2421	BEN ALI	WAY
37	2425	BEN ALI	WAY
38	2431	BEN ALI	WAY
39	2437	BEN ALI	WAY
40	2443	BEN ALI	WAY
41	2449	BEN ALI	WAY
42	2455	BEN ALI	WAY
43	2461	BEN ALI	WAY
44	2471	BEN ALI	WAY

Attachment 2

45	2470	BOXWOOD	ST
46	2462	BOXWOOD	ST
47	2456	BOXWOOD	ST
48	2448	BOXWOOD	ST
49	2440	BOXWOOD	ST
50	2432	BOXWOOD	ST
51	2424	BOXWOOD	ST
52	2416	BOXWOOD	ST
53	2408	BOXWOOD	ST
54	901	DIXIEANNE	AVE
55	907	DIXIEANNE	AVE
56	915	DIXIEANNE	AVE
57	921	DIXIEANNE	AVE
58	927	DIXIEANNE	AVE
59	933	DIXIEANNE	AVE
60	939	DIXIEANNE	AVE

* Ben Ali Way was previously Honey Bush Way
Gallant Fox St was Sunrose
St

Attachment 3

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

Updated: 8/13/2007

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	Roanoke	1005 Roanoke Ave. 95838	TOD/INFILL	1	1	
11/14/2006	3417 San Carlos Way	3417 San Carlos Way	TOD/INFILL	5	1	
						1068.5
12/7/2006	1216 Roanoke Ave.	1216 Roanoke Ave	TOD/INFILL	2	1	
						1067.5

Sewer Credit Approval: Evergreen Phase 1

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Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
12/8/2006	Carnation Ave.	7041 Carnation Ave.	TOD/INFILL	5	1	
12/8/2006	43rd Street	4050 43rd Street	TOD/INFILL	1	1	
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	
						1066.5
1/30/2007	740 Claire Ave.	740 Claire Ave.	TOD/INFILL	2	1	
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	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

Sewer Credit Approval: Evergreen Phase 1

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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
					329.00	

RESOLUTION NO.

Adopted by the Sacramento City Council

September 18, 2007

**AWARDING SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD)
CONNECTION FEE CREDITS FOR EVERGREEN PHASE 1 PROJECT
LOCATED AT 2408- 2498 BOXWOOD STREET, 2401- 2498 BEN ALI WAY,
2431-2497 ERICKSON STREET, AND 901- 939 DIXIEANNE AVENUE:
SUBDIVISION LOTS 1-2 (APN: 277-0012-VARIOUS).**

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 60.0 SRCSD sewer credits to the 47-unit low-income infill housing project known as the Evergreen Phase 1 Project located at 2408- 2498 Boxwood Street, 2401- 2498 Ben Ali Way, 2431-2497 Erickson Street, and 901- 939 Dixieanne Avenue: Subdivision Lots 1-2 (APN: 277-0012-various).
- 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.