



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2671
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CONSENT
June 20, 2006

Honorable Mayor and
Members of the City Council

Subject: Sewer Credits for Folsom Village (M06-037)

Location/Council District: 6438 Folsom Blvd. Council District 3

Recommendation:

Staff recommends that the City Council approve the Resolution assigning regional sewer connection fee credits to the Folsom Village project.

Contacts: Lucinda Willcox, Infill Coordinator, 808-5052; Carol Shearly, Director of Planning, 808-5893

Presenters: None

Department: Development Services Department

Division: Infill

Organization No: 4814

Summary:

Consistent with the City's adopted guidelines, staff recommends assignment of 107.27 Equivalent Single Family Dwellings (ESDs) in sewer connection fee credits for the 141 housing units and 10,656 square feet of retail space in the Folsom Village project.

Committee/Commission Action:

None.

Background Information:

The City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District (SRCSD) Economic Development Treatment Capacity Bank on March 20, 2001. Of the total 7,971 ESDs in fee credits made available to the City, 15 percent are allocated for housing projects. City guidelines call for the housing portion of the credits to be used to support infill housing, including transit-oriented development and mixed

use projects. The credits reduce the fees from the quoted rate of \$2700 to \$923 per ESD in SRCSD-defined infill areas.

The Folsom Village project includes a total of 141 apartment housing units and 10,656 square feet of retail space in a mixed use project within the 65th Street Transit Village.

Financial Considerations:

Total SRCSD impact fees for the project equal \$289,629. Assignment of 107.27 ESD credits to the project reduces SRCSD impact fees to \$99,010, for a savings of \$190,619. There are no additional costs to the City other than minimal administrative expenses.

Environmental Considerations:

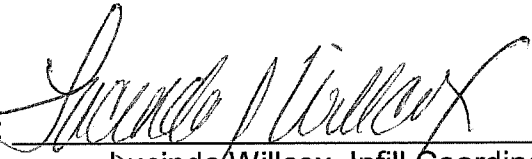
The proposed fee reduction is exempt from environmental review pursuant to State CEQA Guidelines [CEQA Section 15061 (b)(3)].


Policy Considerations:

This action is consistent with SRCSD and City guidelines for use of the Economic Development Treatment Capacity Bank and advances the City's Strategic Plan goals to achieve sustainability and livability and increase opportunities for safe and affordable housing.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: 
Lucinda Willcox, Infill Coordinator

Approved by: 
Carol Shearly
Director of Planning

Recommendation Approved:


RAY KERRIDGE
City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

June 20, 2006

**REQUESTING ASSIGNMENT OF ECONOMIC
DEVELOPMENT TREATMENT CAPACITY BANK CREDITS
BY SACRAMENTO COUNTY REGIONAL SANITATION
DISTRICT FOR THE FOLSOM VILLAGE PROJECT**

BACKGROUND

- A. The City Council authorized the City Manager to sign a Memorandum of Understanding (MOU) to participate in the Sacramento County Regional Sanitation District (SRCSD) Economic Development Treatment Capacity Bank (Bank);
- B. Based on the MOU, 15% of the City's total allocation from the Bank may be allocated for housing projects, and an additional 15% of the total allocation may be used for low- and very-low-income housing;
- C. The Folsom Village Project, located at 6438 Folsom Boulevard (APN 008-0010-012) is approved for 141 housing units and 10,656 square feet of retail uses;
- D. The project require 107.27 Equivalent Single Family Dwelling (ESDs) in SRCSD sewer connection fees.

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

- Section 1. The City Council requests assignment of 107.27 ESD credits from the SRCSD Economic Development Treatment Capacity Bank to the Folsom Village project located at 6438 Folsom Boulevard.
- Section 2. Any and all credits assigned herein shall expire if recipient has not paid requisite sewer impact fees to SRCSD within one year from the date of approval of this resolution.