



3.11

PLANNING AND BUILDING  
DEPARTMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

Planning Division

PLANNING  
916-264-5381  
FAX 916-264-5328

December 16, 2003

City Council  
Sacramento, California



Honorable Members in Session:

**SUBJECT: ASSIGNMENT OF SEWER IMPACT FEE HOUSING CREDITS FROM THE ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK TO THE MIXED USE PROJECT LOCATED AT 800 J STREET (METRO PLACE), M03-232**

**LOCATION AND COUNCIL DISTRICT:** 800 J Street  
APN: 006-0097-001, -002, -003, 004, 005 & 014  
Council District 1

**RECOMMENDATION:** Staff recommends that City Council approve the attached resolution requesting assignment of Sacramento Regional County Sanitation District (SRCSD) housing connection fee credits to the mixed use project located at 800 J Street, in the Central City Community Plan Area.

**CONTACT PERSONS:** Lucinda Willcox, Infill Coordinator, 264-5052  
Aaron Sussman, Assistant Planner, 808-7931

**FOR COUNCIL MEETING OF:** January 8, 2004 (afternoon)

**SUMMARY:** The City of Sacramento, Planning Division recommends approval of the attached resolution requesting assignment of SRCSD connection fee credits for the project located at 800 J Street. The project consists of 218 apartment units and 21,000 square feet of retail space. Staff is recommending that Council assign 134.35 ESD credits to the housing portion of the project. The project is located in the Central City Community Plan Area, which is a General Plan designated Target Infill Area.

**COMMITTEE/COMMISSION ACTION:** None

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**BACKGROUND INFORMATION:** 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. The MOU was amended on September 23, 2003 to expand the use of the credits. The MOU allowed City staff to begin review and recommendation of applications for Council approval of sewer credits from the Economic Development Treatment Capacity Bank. Of the total 7,971 ESD's made available to the City of Sacramento, 1,196 ESD's (or 15%) are allocated for housing projects and another 15 percent annually may be allocated for low and very low income housing.

On December 3, 2002, the City Council approved a Disposition and Development Agreement with the CIM Group to develop the 8<sup>th</sup> and J site, (Resolution 2002-058). The project located at 800 J Street consists of 218 apartment units and 21,000 square feet of retail space. Staff identified 29.15 prior use credits reducing sewer impact costs for the project by \$67,384.

The current request is for 134.35 ESD Regional Sanitation credits for the housing portion of the project, bringing the balance of Regional Sanitation fees attributable to housing to be paid from \$310,886 (at \$2,314 apiece) down to approximately \$124,005 (at \$923 apiece). An additional 2.1 ESD's are also required for the non-residential part of the mixed use project. Sewer credits may be available for this part of the retail project when tenants are identified.

The project is located in the Central City Community Plan Area, identified as a General Plan designated Target Infill Area. (City of Sacramento General Plan, Map 4A, pg. 1-23)

The project promotes "Smart Growth" principles by strengthening and encouraging growth in an existing community, fostering a walkable community, and contributing to a range of housing opportunities and choices.

**FINANCIAL CONSIDERATIONS:** Approval of the resolution imposes no additional expense upon the City beyond the minimal administrative costs associated with processing the approved credits. Issuance of the credits represents a savings of \$186,881 to the project.

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

**POLICY CONSIDERATIONS:** The proposed project is in harmony with the General Plan and Housing Element's infill policies and Downtown Redevelopment Plan. The project supports many City policies regarding promotion of infill development, mixed use, efficient use of land, reinvestment in the existing community, and support of development that reduces automobile trips and supports alternative modes of transportation, therefore resulting in air quality benefits. The City of Sacramento views infill mixed use and housing opportunities as an important cornerstone to both neighborhood revitalization and economic development.

**Smart Growth Principles-** City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. Supporting development in Target Residential Infill areas focuses new development and infrastructure investments within already developed areas and, in

this case, helps to foster a walkable community.

**Strategic Plan Implementation-** The issuance of Regional Sanitation credits to the proposed project conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

**ESBD CONSIDERATIONS:** No goods or services are being purchased under this report.

Respectfully submitted,

  
\_\_\_\_\_  
GARY L. STONEHOUSE  
Planning Director

RECOMMENDATION APPROVED:


  
\_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

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**RESOLUTION NO. 2004-008**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF \_\_\_\_\_

**APPROVED**  
JAN 08 2004  
OFFICE OF THE  
CITY CLERK

**A RESOLUTION REQUESTING ASSIGNMENT OF ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK, HOUSING CONNECTION FEE CREDITS BY SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) FOR THE MIXED USE PROJECT LOCATED AT 800 J STREET (METRO PLACE) - APN: 006-0097-001, -002, -003, 004, 005 & 014 (M03-232)**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:**

WHEREAS, 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). The MOU was amended on September 23, 2003, to expand the use of the credits;

WHEREAS, fifteen percent (15%) of the total ESD's (Equivalent Single-family Dwelling units) made available to the City of Sacramento are allocated for unrestricted housing projects and an additional 15% annually may be used for low and very low income housing, the distribution of which must be approved by City Council resolution;

WHEREAS, the project located at 800 J Street is in an area designated in the General Plan as a Target Infill Area, encourages development and growth in an existing community, and fosters a walkable community;

NOW THEREFORE, be it resolved by the City Council of the City of Sacramento, as follows:

1. City Council requests assignment of a maximum of 134.35 ESD housing credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the mixed use project located at 800 J Street, consisting of 218 apartment units.
2. Any and all credits assigned herein shall expire if recipient has not paid its requisite sewer impact fee to SRCSD within one-year from the date of approval of this resolution. Any and all credits assigned herein shall also expire if said recipient has not yet been issued a Building Permit for its above referenced development project within one year after the date aforementioned sewer impact fees are paid to SRCSD.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

(A)

\_\_\_\_\_  
MAYOR

ATTEST:

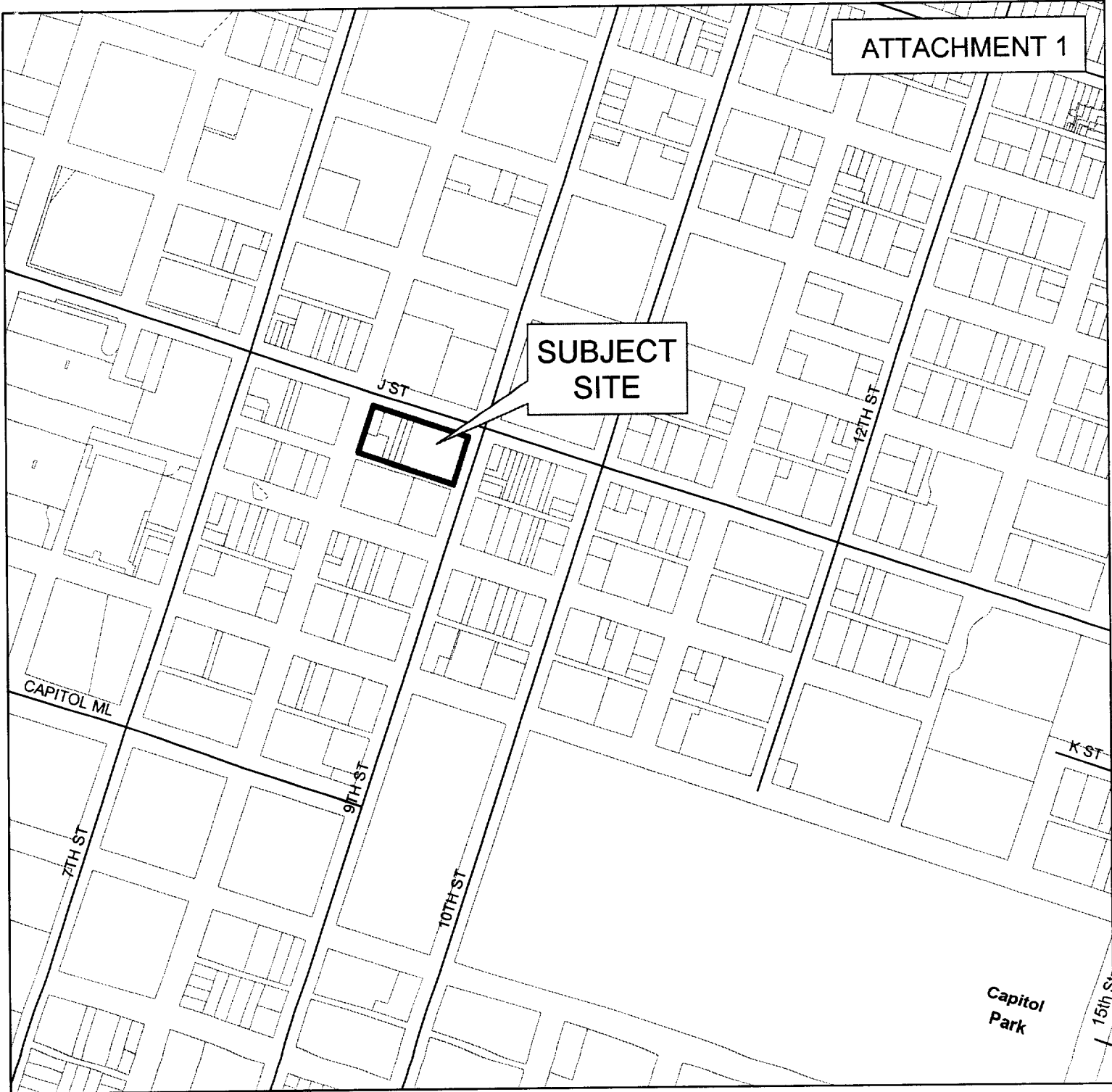
\_\_\_\_\_  
CITY CLERK

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**FOR CITY CLERK USE ONLY**

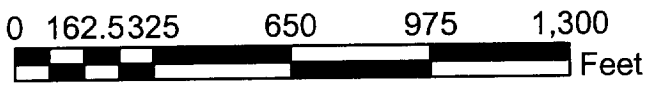
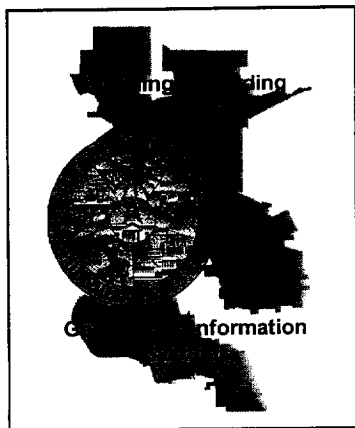
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DATE ADOPTED: \_\_\_\_\_

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M03-232: 800 J Street  
 (APN: 006-0097-001, -002,  
 -003, -004, -005, & -014)  
 VICINITY MAP





**Sacramento Regional County Sanitation District**  
10545 Armstrong Avenue, Suite 101  
Mather, California  
95655

**December 19, 2003**  
**RECEIVING FAX: 916-264-2023**  
**SENDING FAX: 916-876-6161**

**TO: WHOM IT MAY CONCERN**

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

**RE: SEWER FACILITY IMPACT FEES**  
**800-818 "J" St.**

**APN: 006-0097-014**  
**Case No. SWD2003-01069**

The Sewer Facility Impact Fees due for METRO PLACE, a multi-use project proposed on "J" Street between 8th and 9th Streets are calculated as follows:

<u>New Impact</u>			<u>ESDs</u>
Retail	21,000 sq.ft.	0.1/1000 sq.ft.	2.10
Apartments	218 units	0.75 per unit	<u>163.50</u>
		<b>Total New Impact:</b>	165.60
<u>Credit</u>			
Previous Uses			<u>29.15</u>
			136.45

**136.45 ESDs @ \$2,314 / ESD = \$315,746**

If you have any questions regarding the above, please feel free to call me at 876-6100.

*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.srcsd.com](http://www.srcsd.com) / [www.csd-1.com](http://www.csd-1.com)

RossD@SacCounty.Net

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