



REPORT TO COUNCIL

City of Sacramento

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

Consent
June 26, 2007

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

Title: Sewer Credits Approval: Crocker Art Museum

Location/Council District: 216 O Street / Council District 1

Recommendation: Adopt a **Resolution** awarding a total of 24 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the project known as "Crocker Art Museum."

Contact: Micah Runner, Senior Project Manager: 808-5448

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 24 SRCSD sewer credits to the Crocker Art Museum located in the downtown area at 216 O Street.(APN: 006-0185-001)

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. To become the most livable City we must provide unique cultural activities for our residents. 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 because it is a catalyst project. To promote the goal of making Sacramento the most Livable City in America, it is recommended that Council grant the 24 sewer connection fee credits to the Crocker Art Museum. This project will expand the Crocker Art Museum by 108,000 square feet and provide the unique cultural opportunities that make a City great.

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 Development Manager

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

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.



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: Crocker Art Museum Expansion
2. Address for which Credits sought: 216 O Street Zip: 95814
3. Assessor's Parcel Number: 006-0183-012. 006-0185-001-004
4. Legal Name of Business Owner: City of Sacramento
5. Owner's Mailing Address: 915 I Street Zip: 95814
6. Owner's Phone Number: (916) 944-8100 Fax Number: (916) 944.7887
Owner's email address: Agent:sakiyama@akiyamaarchitects.com
7. Brief Project Description: 100,000 addition to Crocker Art Museum
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? _____

Applicant's signature: *Sue Akiyama* Date: 3/9/07
 Print Applicant's Name: SUE AKIYAMA

To be completed by City:
 Prepared By: *Micah Runner*
 Micah Runner, Sr Project Manager

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

Notes and Project Information:
 • _____
 • _____



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

March 9, 2007

Receiving email: Sue Ann Akiyama
 [sakiyama@akiyamaarchitects.com]

TO: WHOM IT MAY CONCERN

FROM: DOLORES ROSS
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: SEWER IMPACT ESDs
CROCKER ART MUSEUM EXPANSION

APN: 006-0185-001
Case No. SWD2007-00170

The Sewer Impact for the **Crocker Art Museum Expansion**, have been calculated as follows:

| <u>New Use</u> | <u>Area</u> | | <u>Factor</u> | | <u>ESDs</u> |
|-----------------------------------|----------------|-----|----------------------------------|----------|-----------------------------|
| Library Stack Area | 1,266 | 0.1 | ESDs / 1000 | sq.ft. = | 0.13 |
| Toilet Rooms | 2,448 | 0.2 | ESDs / 1000 | sq.ft. = | 0.49 |
| Classrooms | 5,568 | 0.2 | ESDs / 1000 | sq.ft. = | 1.12 |
| Assembly Area, less concentrated: | | | | | |
| Exhibition Space | 41,642 | 0.2 | ESDs / 1000 | sq.ft. = | 8.33 |
| Storage/Stock | 18,239 | 0.1 | ESDs / 1000 | sq.ft. = | 1.83 |
| Mechanical Equipment | 1,762 | 0.1 | ESDs / 1000 | sq.ft. = | 0.18 |
| Staff Pantry | 309 | 0.1 | ESDs / 1000 | sq.ft. = | 0.04 |
| Assembly Area, concentrated use: | | | | | |
| Reception Space (9,370 sq.ft) | | | | | |
| banquet hall | 7,500 | 0.3 | ESDs / 1000 | sq.ft. = | 2.25 |
| dining area | 1,870 | 2.0 | ESDs / 1000 | sq.ft. = | 3.74 |
| Meeting Room | 1,587 | 0.3 | ESDs / 1000 | sq.ft. = | 0.48 |
| Auditorium | 3,285 | 0.3 | ESDs / 1000 | sq.ft. = | 0.99 |
| Commercial Kitchen | 760 | 2.0 | ESDs / 1000 | sq.ft. = | 1.52 |
| Office Space | 12,143 | 0.2 | ESDs / 1000 | sq.ft. = | 2.43 |
| Museum Store | 1,287 | 0.1 | ESDs / 1000 | sq.ft. = | 0.13 |
| Assembly Area, concentrated use: | | | | | |
| Ballroom | 3,095 | 0.3 | ESDs / 1000 | sq.ft. = | 0.93 |
| Other | 5,984 | 0.1 | ESDs / 1000 | sq.ft. = | 0.60 |
| Total New Construction | 108,745 | | | | 25.20 |
| Total New Impact (ESDs) | | | 12,000 sq. ft. demolition credit | | <u>1.20</u> 24.00 |

A copy of this quote is being sent to Micah Runner, City of Sacramento, Economic Development. If I may be of further assistance, please feel free to contact me.

www.srcsd.com
 RossD@SacCounty.Net

**CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT DEPARTMENT
ED/Commercial Sewer Credits Report**

Attachment 3

Updated: 06/06/2007

| Date App Rcv'd | Project Name | Project Address | Project Type | Council District | Credits Awarded | Credits Balance 2007 |
|---------------------------|-----------------------|-------------------------|---------------------|-----------------------------|----------------------------|-------------------------------------|
| 06/30/2006 | Pannu's Pizza Palace | 4391 Gateway Park | ED/COMMERCIAL | 1 | 3.42 | 1996.6 |
| 07/10/2006 | Fins Market & Grill | 1901 S Street | ED/COMMERCIAL | 4 | 5 | 1991.6 |
| 08/01/2006 | El Super Taco | 6200 Mack Rd | ED/COMMERCIAL | 8 | 4.9 | 1986.7 |
| 08/16/2006 | Bangkok Garden | 3230 Arena Blvd #21 | ED/COMMERCIAL | 1 | 2.574 | 1984.1 |
| 09/01/2006 | Tuk Tuk Restaurant | 4630 Natomas Blvd #1 | ED/COMMERCIAL | 1 | 5.7 | 1978.4 |
| 09/08/2006 | Taste of Thai | 2069 Arena Blvd #170 | ED/COMMERCIAL | 1 | 3.57 | 1974.8 |
| 10/16/2006 | Armadillo Willy's BBQ | 3620 N. Freeway, Suit | ED/COMMERCIAL | 1 | 3.24 | 1971.6 |
| 10/23/2006 | Division Nine | 1812 Main Ave. | ED/COMMERCIAL | 2 | 1.85 | 1969.7 |
| 11/02/2006 | Beachhut Deli | 3654 N. Freeway #325 | ED/COMMERCIAL | 1 | 2.3 | 1967.4 |
| 11/02/2006 | L wine and Lounge | 1801 L st. Suite 50, 95 | ED/COMMERCIAL | 3 | 5.27 | 1962.2 |
| 12/05/2006 | Pacific Adhesives | 8670 23rd Ave. | ED/COMMERCIAL | 6 | 10.84 | |

Wednesday, June 06, 2007

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| Date App Rcv'd | Project Name | Project Address | Project Type | Council District | Credits Awarded | Credits Balance 2003 |
|----------------|-----------------------|------------------------|----------------|------------------|-----------------|-------------------------|
| | | | | | | 1951.3 |
| 12/26/2006 | Frans Café | 1616Del Paso Blvd. | SED/COMMERCIAL | 2 | 1.8 | |
| | | | | | | 1949.5 |
| 01/02/2007 | Sacramento Children's | 2750 Sutterville Rd. S | ED/COMMERCIAL | 5 | 4 | |
| | | | | | | 1945.5 |
| 01/05/2007 | De Vere's Pub | 1531 L Street | ED/COMMERCIAL | 1 | 7.45 | |
| | | | | | | 1938.1 |
| 01/11/2007 | Gianni's | 2728 J st., 95816 | ED/COMMERCIAL | 3 | 1.78 | |
| | | | | | | 1936.3 |
| 01/11/2007 | The Sandwich Spot | 1630 18th St., 95814 | ED/COMMERCIAL | 3 | 1.8 | |
| | | | | | | 1934.5 |
| 01/24/2007 | Parlare Euro Lounge | 1009 10th Street | ED/COMMERCIAL | 1 | 6.4 | |
| | | | | | | 1928.1 |
| 03/01/2007 | All Star Kuts | 6450 Folsom Blvd., 95 | ED/COMMERCIAL | 3 | 0.56 | |
| | | | | | | 1927.5 |
| 03/21/2007 | Daphne's Greek Café | 1831 S Street | ED/COMMERCIAL | 4 | 3.1 | |
| | | | | | | 1924.4 |
| 04/12/2007 | Wingstop | 2992 65th Street | ED/COMMERCIAL | 3 | 2.55 | |
| | | | | | | 1921.9 |
| 04/23/2007 | Quizno's | 7501 Stockton Blvd. | ED/COMMERCIAL | 8 | 2.7 | |
| | | | | | | 1919.2 |
| 04/25/2007 | Ella Dining Room | 1131 K street | ED/COMMERCIAL | 1 | 9.47 | |
| | | | | | | 1909.7 |

| Date App Rcv'd | Project Name | Project Address | Project Type | Council District | Credits Awarded | Credits Balance 2000 |
|-------------------|---------------------|---------------------|---------------|---------------------|--------------------|----------------------------|
| 05/09/2007 | Akebono Japanese Re | 4970 Freeport Blvd | ED/COMMERCIAL | 4 | 4.2 | 1905.5 |
| 05/11/2007 | Straw Hat Pizza | 4441 E. Commerce Dr | ED/COMMERCIAL | 1 | 12.2 | 1893.3 |
| 06/01/2007 | Crocker Art Museum | 216 O Street | ED/COMMERCIAL | 1 | 24 | 1869.3 |
| | | | | | 130.67 | |

RESOLUTION NO.

Adopted by the Sacramento City Council
on

**AWARD SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD)
CONNECTION FEE CREDITS FOR CROCKER ART MUSEUM**

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, amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City, and guidelines for the allocation and awarding of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects.

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

- Section 1. City Council hereby awards a maximum of 24 new SRCSD sewer credits to the project known as Crocker Art Museum, located at 216 O Street. (APN: 006-0185-001)
- 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.

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Exhibit A-History

Exhibit A

HISTORY:

On March 9, 2007 an application was submitted for Treatment Capacity Bank Sewer Credits for the property at 216 O Street. The project scope included the expansion of the Crocker Art Museum by 108,000 square feet. This development will contribute to the overall quality of the downtown area by providing unique cultural resources for our residents and visitors.