

ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF SACRAMENTO

1.13

APPROVED
JUL 18 2001
OFFICE OF THE
CITY CLERK

July 3, 2001

City Council
Sacramento, California

CONTINUED
FROM ~~6-26-01~~
TO ~~7-18-01~~

Honorable Members in Session:

SUBJECT: SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK SEWER
CONNECTION FEE CREDIT APPLICATION FOR JAG'S INDIA HOUSE
RESTAURANT

LOCATION AND COUNCIL DISTRICT: District 4

RECOMMENDATION: It is recommended that City Council approve a resolution (Attachment 1) awarding Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described restaurant known as Jag's India House Restaurant located at 2416 18th St. Ste E (APN: 009-0266-022-0000).

CONTACT PERSONS: Matt Slavin, Economic Development Specialist, 264-2796
Kristan Otto, Economic Development Manager, 264-7948

FOR COUNCIL MEETING OF: July 3, 2001

SUMMARY:

The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding SRCSD connection fee credits for a restaurant located at 2416 18th St. Ste. E in Sacramento (Attachment 2). The project meets Council-approved criteria for the granting of sewer credits including location in a designated neighborhood commercial corridor area, restaurant use, and job creation.

Building on Our History ~ Creating The Place to Be.

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. Approval of the MOU followed prior action by the City Council to approve Resolution No. 2000-539, which set forth the following guidelines for award of City sewer credits:

A. General Guidelines

1. Projects located in redevelopment, CDBG, and/or infill development areas;
2. Projects that create additional employment;
3. Catalyst projects such as restaurants or high job creations projects that will further economic development efforts;
4. Credits may not be used as a means of attracting business from a neighboring jurisdiction that is a member of the Economic Development Treatment Capacity bank.

B. Commercial and Industrial projects located in one of the following geographic areas:

1. Neighborhood commercial corridors identified in the adopted City Economic Development Strategy;
2. Targeted key development opportunity sites identified in the adopted City Economic Development Strategy;
3. Redevelopment of CDBG eligible areas.

C. Low to moderate housing located in one of the following geographical areas:

1. Areas identified in the City's Infill Development Policy;
2. Redevelopment or CDBG eligible areas;
3. Areas consistent with the City's mixed Income Housing Ordinance.

On April 4, 2001, the City received an application from Jag's India House Restaurant requesting credit for 5.25 Regional Sanitation ESDs to be issued to this project, bringing total Regional Sanitation fees to be paid from \$18,375, at \$3,500 apiece, (Attachment 4) down to approximately \$4,845.75 (at \$923 apiece).

Based upon a review of the application (Attachment 3), staff concludes that the applicant meets Council-approved objectives for the granting of sewer credits including location in a designated neighborhood commercial corridor, restaurant use, and job creation. Staff therefore recommends this project for award of sewer credits by City Council.

FINANCIAL CONSIDERATIONS:

Approval of the resolution imposes no additional expense upon the City beyond the very minimal administrative costs associated with processing the approved credits.

ENVIRONMENTAL CONSIDERATIONS:

This project will go through the environmental review process with approval of its development application.

POLICY CONSIDERATIONS:

The City of Sacramento views restaurants located within designated neighborhood commercial corridors that create new jobs as an important cornerstone of the City's economic development. Approval of the subject recommendation serves to promote this City policy objective.

ESBD CONSIDERATIONS:

No goods or services are being purchased.

Respectfully submitted,

APPROVED:

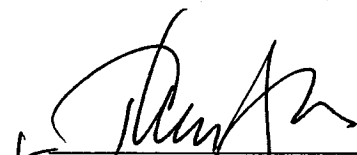


KRISTAN OTTO
Economic Development Manager



ANDREW J. PLESCIA
Economic Development Director

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager



RESOLUTION NO. 2001-486

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF _____

A RESOLUTION AWARDED ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK, HOUSING CONNECTION FEE CREDITS BY SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) FOR JAG'S INDIA HOUSE RESTAURANT.

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);

WHEREAS, eighty five percent (85%), or 6,775 of the total 7,971ESD's (Equivalent Single-family Dwelling units) made available to the City of Sacramento under the MOU are allocated for economic development projects, the award of which must be approved by City Council resolution;

WHEREAS, the restaurant to be known as Jag's India HouseRestaurant and located at 2416 18th St. Ste E in Sacramento meets City economic development objectives including location in a designated redevelopment area, catalyst project development, and job creation;

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

1. City Council hereby awards a maximum of 5.25 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the restaurant to be known as Jag's India House Restaurant located at 2416 18th St. Ste E in Sacramento (APN: 009-0266-022-0000).
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.
3. Any and all credits awarded herein to each individual recipient will also expire if said individual recipient has not been issued a building permit for its respective

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RESOLUTION NO.: _____

DATE ADOPTED: _____

- above referenced development project within one year after the date
aforementioned sewer impact fees are paid to SRCSD.
4. Award herein of 5.25 sewer credits will leave a total of 6,677.58 sewer credits for
future award by the City to support economic development projects.

MAYOR

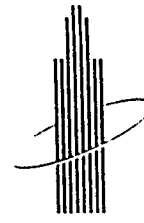
ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



CITY OF SACRAMENTO: Application for Economic Development Treatment Capacity Bank Sewer Credits

ECONOMIC DEVELOPMENT DEPARTMENT

Thank you for taking the time to complete this application. Please print or type your responses to the questions below. When complete, return to: Matthew I. Slavin, Office of Economic Development, City of Sacramento, by mail at 1030 Fifteenth Street, 2nd Floor, Sacramento, CA 95814; by email at mislavin@cityofsacramento.org; or by fax to 916-264-8161.

Please call Matt Slavin at 916-264-2796 with any questions as to eligibility for sewer credits or for assistance in completing the application.

1. Name of Business: JAG'S INDIA HOUSE RESTAURANT
2. Address for which Credits sought: 2416 18 St Ste E Sacramento
3. Assessor's Parcel Number: 009-0266-022-000
4. Legal Name of Business Owner: Jagmohan S Sandhu
5. Owner's Mailing Address: 2416 18 St Ste E Sacramento 95818
6. Owner's Phone Number: 916-422-6169 Owner's Fax Number: 916-422-6169
Owner's email address: _____
7. Please describe the type of business or development project for which this application is being submitted: Restaurant
8. Has applicant received a Quotation from the Sacramento County Regional Sanitation District stating the number of ESDs that will be needed for the above-described project? Yes No _____. If Yes, please provide a copy of the Quote with this application. The City will not accept applications unless a Quote from Regional Sanitation is attached.
9. Is this application being submitted to permit a mixed-use development combining housing and business occupancies? Yes ____ No . If Yes, additional documentation may be required.
10. Is this a new business at this location or an expansion of a business already existing at this location? New Expansion ____
11. How many new jobs will be created by this new business opening or expansion? Please do not include already existing jobs connected to this business: 5
12. 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? _____
13. Has the subject parcel been previously occupied by a residence and/or a business? Yes No _____. If yes, applicant may need to provide evidence documenting preexisting use.

Applicant's signature:

Date:

6/12/01

Print Applicant's Name:

JAGMOHAN S SANDHU

To be completed by City:

Approved by: _____

Print Name and Title: _____

Date: _____

City Council Resolution Number: _____



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

JUNE 11, 2001
RECEIVING FAX: 422-6169
SENDING FAX: 876-6161

TO: **RANJIT S. GREWAL**

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

RE: **SEWER FACILITY IMPACT FEES**
2416 - 18th St.

APN: **009-0266-022**

Mr. Grewal:

On July 2, 1998, Permit No. 244022, Sewer Facility Impact Fees were received for the construction of the building at 2416 - 18th Street. The fees paid were based on acreage only and use was not a part of the calculation. You also indicated that three homes were demolished on this property, they had been connected to sewer, and that you could provide background on these.

As we discussed today, you now have a tenant for the restaurant space which has been unoccupied since the building's completion. The Sewer Facility Impact Fees due for the property based on the following occupancies are as follows:

2,224 sq.ft. retail	@ 0.1 ESDs/1000 sq.ft.	=	0.22 ESDs
1,764 sq.ft. dine-in restaurant	@ 5.1 ESDs/1,000 sq.ft.	=	<u>9.00 ESDs</u>
Total Impact			9.22 ESDs
Previous Use Credit (3 units @ 0.75 ESDs)		=	- 2.25 ESDs
Paid Credit (Pmt. No. 244022 paid 7/2/98)		=	- <u>1.72 ESDs</u>
Balance Due			5.25 ESDs
Current Cost per ESD (equivalent single family dwelling unit)		x	<u>\$3,500</u>
			\$18,375

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

This fee is also subject to adjustment if the data supplied is changed.