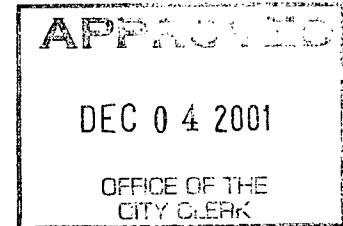


ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF SACRAMENTO

2.12

November 15, 2001



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK SEWER
CREDITS FOR DEBOO'S INDIAN CUISINE.

LOCATION AND COUNCIL DISTRICT: District 1

RECOMMENDATION:

It is recommended that City Council approve a resolution awarding Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described restaurant, coffee shop known as DEBOO'S INDIAN CUISINE.

CONTACT PERSONS: Aaron Anderson, Economic Development Specialist,
264-2796

FOR COUNCIL MEETING OF: December 4, 2001

SUMMARY:

The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding SRCSD sewer credits to the restaurant to be known as Deboo's Indian Cuisine and located at 1518 West El Camino Avenue (APN: #274-0060-035) as depicted on the map herein (Attachment 1). This candidate for sewer credits meets Council-approved criteria for the granting of sewer credits of job creation.

Building on Our History - Creating The Place to Be.

1030 Fifteenth Street, Second Floor, Sacramento, CA 95814-4009
Tel 916.264.7223, Fax 916.264.8161, www.cityofsacramento.org/econdev/

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 connection fee credits for award by the City. The MOU allocated a total of 7,971 Regional Sanitation sewer credits to the City of Sacramento for award by the City to qualifying development projects.

Approval of the MOU followed prior action by the City Council to approve Resolution No. 2000-539, which sets aside 85 percent of the City's sewer credit allocation, or 6,775 sewer credits, for award to economic development projects and established 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;

Building on Our History ~ Creating The Place to Be.

3. Areas consistent with the City's mixed Income Housing Ordinance.

On November 9, 2001, the City received an application from Deboo's Indian Cuisine requesting award of 4.39 sewer credits to be used for a restaurant located at 1518 West El Camino Avenue in Sacramento. Award of the requested 4.39 sewer credits will reduce total Regional Sanitation fees to be paid for this project from \$15,365 (at \$3,500 apiece) to approximately \$4,051.97 (at \$923 apiece).

Based upon a review of the application (Attachment 2), staff concludes that the applicant meets Council-approved objectives for the granting of sewer credits including job creation. Staff therefore recommends this project for award of sewer credits by City Council.

The award of a 4.39 sewer credits to Deboo's Indian Cuisine will leave a total of 6,630.48 sewer credits for future award by the City to support economic development projects.

Attachment 3 provides a summary of City Economic Development Department sewer credit award activity to date.

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 is subject to the environmental review process as part of approval of its development application.

POLICY CONSIDERATIONS:

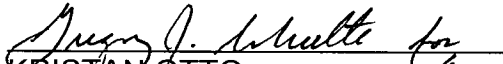
The City of Sacramento views restaurants located within designated neighborhood commercial corridors that create new jobs as an important cornerstone of the City's economic development. Approval of the subject recommendation serves to promote this City policy objective.

ESBD CONSIDERATIONS:

No goods or services are being purchased.


Respectfully submitted:

APPROVED:

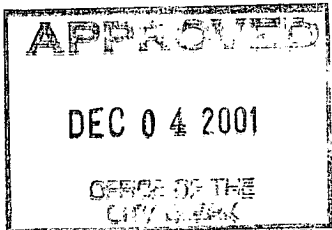

KRISTAN OTTO
Economic Development Manager


ANDREW J. PLESCIA
Economic Development Director

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

✓



RESOLUTION NO. 2001-799

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF _____

A RESOLUTION AWARDING ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK, HOUSING CONNECTION FEE CREDITS BY SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) FOR DEBOO'S INDIAN CUISINE.

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 known as Deboo's Indian Cuisine and located at 1518 West El Camino in Sacramento meets City economic development objectives of 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 4.39 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the restaurant to be known as Deboo's Indian Cuisine and located at 1518 West El Camino Avenue Sacramento (APN: 274-0060-035).
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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
DATE ADOPTED: _____

respective above referenced development project within one year after the date aforementioned sewer impact fees are paid to SRCSD.

4. Award herein of 4.39 sewer credits will leave a total of 6,630.48 sewer credits for future award by the City to support economic development projects.

MAYOR

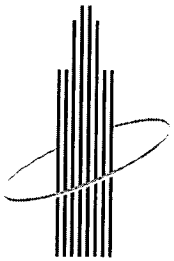
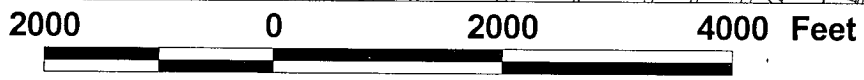
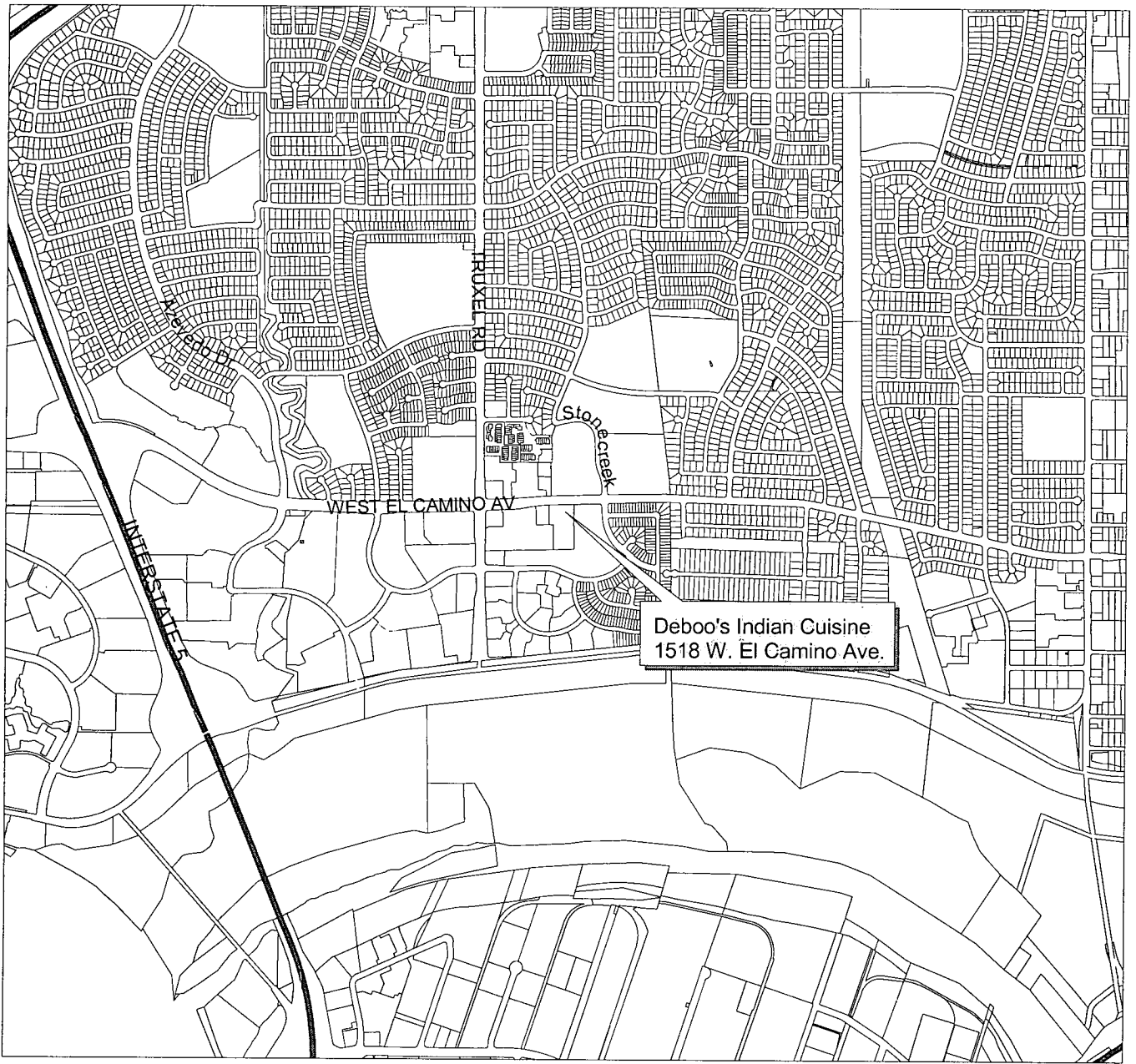
ATTEST:

CITY CLERK

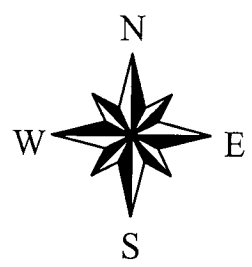
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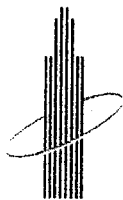
RESOLUTION NO.: _____

DATE ADOPTED: _____



ECONOMIC DEVELOPMENT DEPARTMENT
CITY OF SACRAMENTO





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

Thank you for taking the time to complete this application. Please print or type your responses to the questions below. When complete, return to: Economic Development Department, City of Sacramento,

by mail at 1030 15th Street, 2nd Floor. Sacramento, CA 95814;

by email at akanderson@cityofsacramento.org; or

by fax to 916-264-8161.

Please call Aaron Anderson at 916-264-7948 with any questions as to eligibility for sewer credits or for assistance in completing the application.

1. Name of Business:
DEBOO'S INDIAN CUISINE
2. Address for which Credits sought:

3. Assessor's Parcel Number:
274-0060-035
4. Legal Name of Business Owner:
HARSHA RATHOD
5. Owner's Mailing Address:
717 KESNER AVE, SACRAMENTO-CA-95838
6. Owner's Phone Number: 916-564-5451 Owner's Fax Number:
DEBOO1996@AOL.com 916 564-5451 (FAX)
Owner's email address:
DEBOO1996@AOL.COM
7. Please describe the type of business or development project for which this application is being submitted:
INDIAN CUISINE (TRADITIONAL INDIAN FOODS]

8. Has applicant received a Quotation form 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: 4 people
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: Harsha Rathod

Date: 11-09-01

Print Applicant's Name: HARSHA RATHOD



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

OCTOBER 8, 2001

RECEIVING FAX:

SENDING FAX: 916-876-6161

TO: HARSHA RATHOD

FROM: LISA MOLL
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

**RE: SEWER FACILITY IMPACT FEES
1518 WEST EL CAMINO**

APN: 274-0060-035

The Sewer Facility Impact Fees due for the 975 sq ft Deboo Indian Restaurant are as follows:

Calc.: 975 sq ft x 4.7/1000 = 4.58 ESDs

(Credit) 975 sq ft x 0.2/1000 = 0.19 ESDs

Impact to Sac. Regional County Sanitation District

4.39 @ \$3,500 =

\$ 15,365

If you have any questions regarding the above, please feel free to call me at 876-6049.

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

www.srcsd.com

e-mail: moll1@saccounty.net

CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT DEPARTMENT

SEWER CREDIT STATUS TRACKING

Updated: 11-15-01

<u>Applicant Name</u>	<u>Applicant Address</u>	<u>Status</u>	<u>Credits Awarded</u>	<u>Council Date</u>	<u>Dollar Amount Per Credit</u>	<u>Council District</u>	<u>Credit Balance</u>
Celestin's Restaurant	1815 K Street	Approved Res. #2001-256	17.87	05/01/01	\$923	3	6775.00
Selland's Market Café	5340 H Street	Approved Res. #2001-257	6.87	05/01/01	\$923	3	6750.26
Embassy Suites Hotel	100 Capitol Mall	Approved Res. #2001-294	11.60	05/15/01	\$923	1	6738.66
Landry's Restaurant	Waterfortn Site A	Approved Res. #2001-295	55.83	05/15/01	\$923	1	6682.83
Jag's India Restaurant	2416 18th Street	Approved Res. #2001-486	5.25	07/03/01	\$923	4	6677.58
Carneceria 2000 Restaurant	5637 Mack Road	Approved Res. #2001-530	4.04	07/31/01	\$923	8	6673.54
Lee's Legacy Café	1910 Frutiridge Rd	Approved Res. #2001-562	5.70	08/14/01	\$923	4	6667.84
Nishiki Sushi	1501 16th Street #111	Approved Res. #2001-574	13.64	08/21/01	\$923	3	6654.20
Zen Toro Sushi Expansion	900 15th Street	Approved Res. #2001-603	5.48	09/04/01	\$923	1	6648.72
Candy Express @ Macy's	414 K Street	Approved Res. #2001-682	8.79	10/16/01	\$923	1	6639.93
The Naked Lounge Coffee Shop	1500 Q Street	Approved Res. #2001-709	5.06	10/23/01	\$923	4	6634.87
Deboo's Indian Cuisine	1518 West El Camino Ave.	Pending	4.39	11/27/01	\$923	1	6630.48