



REPORT TO COUNCIL

City of Sacramento

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

Consent
April 29, 2008

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

Title: Sewer Credit Approval: Jackson Labs

Location/Council District: 4910 Raley Boulevard / District 2

Recommendation: Adopt a Resolution awarding a total of 66.86 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as Jackson Lab.

Contact: Noreen James, Project Manager: 808-5470

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 resolutions awarding 66.86 SRCSD sewer credits to the project known as Jackson Lab. Jackson Lab is located at 4910 Raley Boulevard in District 2 (APN: 215-0273-027)

Policy Considerations: The City of Sacramento views projects that promote urban infill development as an important cornerstone of the City's economic development goals. The City of Sacramento also supports such projects to make Sacramento the most Livable City in America. The Jackson Lab project will create 200 high paying jobs that will promote the City's objective of growing high paying jobs and furthering the economic growth of the City of Sacramento.


Environmental Considerations: This project is subject to the environmental review process as part of the approval of its development application.

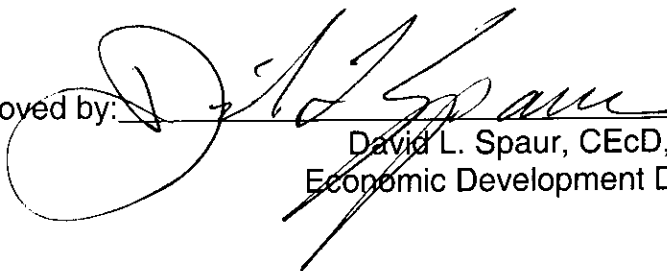
Rationale for Recommendation: This candidate for sewer credits meets Council-approved criteria for the granting of sewer credits pursuant to Resolution

2006-457, adopted on June 20, 2006. Jackson Lab is a commercial use, urban infill project. To promote the goal of making Sacramento the most Livable City in America, it is recommended that the City Council issue sewer connection fee credits to the Jackson Lab project. The building is currently a warehouse and will be upgraded to house the growth of lab mice and research. The Jackson Lab project will create approximately 200 full time jobs, and it will act as a catalyst to promote future development.

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
Economic Development Director

Recommendation Approved:

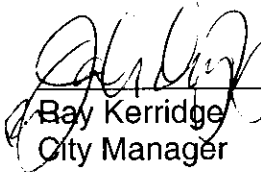

Ray Kerridge
City Manager

Table of Contents:

	Report	Pg	1-2
Attachments			
1	Background	Pg	3
2	Sewer Credit Application	Pg	4
3	SRCSD ESD Quote	Pg	5
4	Sewer Credits Log	Pg	6-10
5	Resolution	Pg	11

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 adopted on June 20, 2006, 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. As of July 2006, the City of Sacramento has issued 1445.56 Credits in sewer credits since the program's inception. Since Resolution 2006-457, the City has issued 109.98 Credits: 90.98 Credits for commercial and 19.00 Credits for residential projects.

Resolution 2006-457 approved the amended 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.

Attachment 2

Mar 05 08 03:16p The Jackson Laboratory (916) 373 -5951 p.2



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.

1. Project Name: THE JACKSON LABORATORY EXPANSION, SACRAMENTO.
2. Address for which Credits sought: 4910 RALEIGH BLVD Zip: 95838
3. Assessor's Parcel Number: 215-0273-027-0000
4. Legal Name of Business Owner: THE JACKSON LABORATORY
5. Owner's Mailing Address: 600 MAIN STREET, DAVE HARBORE, MARINE OREGON
6. Owner's Phone Number: (916) 373-5910 Owner's Fax Number: (916) 373-5950
Owner's email address: _____
7. Brief Project Description: TI FOR BIOTECH LAB
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 150-200
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 signature: [Signature] Date: 1/14/08
Print Applicant's Name: TOM PETERSON

To be completed by City:

Prepared By: _____ Number of approved ESDs: _____
Jennifer Witz, Project Manager
Approved By: _____ Date _____
Jim Rinehart, Citywide Division Manager

Notes and Project Information:
• Dist 2 / comm
• _____

Attachment3



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

March 13, 2008
Email: Thomas Peterson
 [thomas.peterson@jax.org];
Jennifer Witz [jwitz@cityofsacramento.org]

TO: WHOM IT MAY CONCERN

FROM: DOLORES ROSS
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: SEWER IMPACT FEES
4910 Raley Blvd.

APN: 215-0273-027
Case No. SICC2008-00027

The revised Sewer Impact Fees/ESDs for **Jackson Labs** in the City of Sacramento include calculations for Phases 1 and 2 and are as follows:

<u>Impact</u>	<u>Area (sq.ft.)</u>	<u>Factor</u>	<u>ESDs</u>
Ground floor:			
Barrier PEEL entrances ("office-like")	5,250	0.2/1000 sq.ft.	1.05
Office area	2,760	0.2/1000 sq.ft.	0.55
Warehouse	45,873	0.1/1000 sq.ft.	4.59
Future:			
Barrier PEEL entrances	10,500	0.2/1,000 sq.ft.	2.10
Office area	7,000	0.2/1,000 sq.ft.	1.40
Warehouse	45,800	0.1/1,000 sq.ft.	1.50
Second floor:			
Office area	8,208	0.2/1000 sq.ft.	1.64
Lab space ("office-like")	15,000	0.2/1000 sq.ft.	3.00
Future:			
Office area	4,000	0.2/1000 sq.ft.	0.80
Lab space ("office-like")	32,000	0.2/1000 sq.ft.	6.40
<u>Water discharge</u>			
Process Water discharge:			
Process (Phase 1)	144,508 gal/mo	9,300 gal/mo	15.54
Process (Phase 2)	234,416 gal/mo	9,300 gal/mo	<u>25.21</u>
<u>Total ESDs Due:</u>			66.86

Application may be made for ESDs from the Economic Development Treatment Capacity Bank. Your contact at the City of Sacramento Economic Development Department is Jennifer Witz (916-808-2796). If I may be of further assistance, please do not hesitate to call me at 916-876-6100.

Fees are subject to adjustment if the data supplied is changed.
www.srcsd.com
 e-mail: rossda@SacSewer.com

Attachment 4

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

Updated: 3/14/2008

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
6/27/2006	Dinner My Way	Dinner My Way	ED/COMMERCIAL	1	0.62	1999.38
6/30/2006	Pannu's Pizza Palace	4391 Gateway Park	ED/COMMERCIAL	1	3.42	1995.96
7/10/2006	Fins Market & Grill	1901 S Street	ED/COMMERCIAL	4	5	1990.96
7/18/2006	Andy's Organic D-P Barbecue	2069 Arena Blvd. Ste. 150	ED/COMMERCIAL	1	2.16	1988.8
8/1/2006	El Super Taco	6200 Mack Rd	ED/COMMERCIAL	8	4.9	1983.9
8/16/2006	Bangkok Garden	3230 Arena Blvd #21	ED/COMMERCIAL	1	2.574	1981.326
9/1/2006	Tuk Tuk Restaurant	4630 Natomas Blvd #150	ED/COMMERCIAL	1	5.7	1975.626
9/8/2006	Taste of Thai	2069 Arena Blvd #170	ED/COMMERCIAL	1	3.57	1972.056
9/22/2006	OverJays Custom Catering	3045 65th St #14	ED/COMMERCIAL	6	3.9	1968.156
10/16/2006	Armadillo Willy's BBQ	3620 N. Freeway, Suite 315	ED/COMMERCIAL	1	3.24	1964.916
10/23/2006	Division Nine	1812 Main Ave.	ED/COMMERCIAL	2	1.85	

Sewer Credit Approval: Jackson Labs

April 29, 2008

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
						1963.066
11/2/2006	Beachhut Deli	3654 N. Freeway #325, 95834	ED/COMMERCIAL		1	2.3
						1960.766
11/2/2006	L wine and Lounge	1801 L st. Suite 50, 95814	ED/COMMERCIAL	3	5.27	
						1955.496
11/29/2006	Shark Pit	3890 Truxel Rd Suite 600	ED/COMMERCIAL	1	2.55	
						1952.946
12/5/2006	Pacific Adhesives	8670 23rd Ave.	ED/COMMERCIAL	6	10.84	
						1942.106
12/7/2006	McCormick & Schmick	1111 J St	ED/COMMERCIAL	3	14.5	
						1927.606
12/26/2006	Frans Café	1616 Del Paso Blvd. Sacramento, CA 95820	ED/COMMERCIAL	2	1.8	
						1925.806
1/2/2007	Sacramento Children's Home Dormitory	2750 Sutterville Rd. Sacramento, CA 95820	ED/COMMERCIAL	5	4	
						1921.806
1/5/2007	De Vere's Pub	1531 L Street	ED/COMMERCIAL	1	7.45	
						1914.356
1/11/2007	The Sandwich Spot	1630 18th St., 95814	ED/COMMERCIAL	3	1.8	
						1912.556
1/24/2007	Parlare Euro Lounge	1009 10th Street	ED/COMMERCIAL	1	6.4	
						1906.156
3/1/2007	All Star Kuts	6450 Folsom Blvd., 95819	ED/COMMERCIAL	3	0.56	
						1905.596

Sewer Credit Approval: Jackson Labs

April 29, 2008

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
3/21/2007	Daphne's Greek Café	1831 S Street	ED/COMMERCIAL	4	3.1	
						1902.496
4/12/2007	Wingstop	2992 65th Street	ED/COMMERCIAL	6	2.55	
						1899.946
4/23/2007	Quizno's	7501 Stockton Blvd.	ED/COMMERCIAL	8	5.3	
						1894.646
4/25/2007	Ella Dining Room	1131 K street	ED/COMMERCIAL	1	9.47	
						1885.176
5/9/2007	Akebono Japanese Restaurant	4970 Freeport Blvd	ED/COMMERCIAL	4	4.2	
						1880.976
5/11/2007	Straw Hat Pizza	4441 E. Commerce Drive	ED/COMMERCIAL	1	12.2	
						1868.776
6/1/2007	Crocker Art Museum	216 O Street	ED/COMMERCIAL	1	24	
						1844.776
6/2/2007	Rivage Hotel	4350 Riverside Blvd.	ED/COMMERCIAL	4	55.6	
						1789.176
7/2/2007	Fire Stars Nails & Spa	3661 North Freeway Blvd. #705, 95834	ED/COMMERCIAL	1	1.43	
						1787.746
7/2/2007	La Altena	4391 Gateway Park # 650, 95834	ED/COMMERCIAL	1	2.4	
						1785.346
7/2/2007	Oshima Sushi	2071 Natomas Crossing Drive, 95834	ED/COMMERCIAL	1	5.1	
						1780.246
7/11/2007	QT Nails	7411 W Stockton #150, 95624	ED/COMMERCIAL	8	1.86	

Sewer Credit Approval: Jackson Labs

April 29, 2008

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
						1778.386
7/11/2007	Azul Mexican Resturant & Tequila Bar	1050 20th st #140, 95814	ED/COMMERCIAL	3	2.5	
						1775.886
7/11/2007	Luigi's Slice	1050 20th St. Ste. 150	ED/COMMERCIAL	3	2.59	
						1773.296
7/11/2007	Saxbys Coffee	2010 Club Center Dr. #100, 95835	ED/COMMERCIAL	1	2.83	
						1770.466
7/24/2007	Yogurtopia, Inc.	2992 Freeport Blvd. 95818	ED/COMMERCIAL	4	1.44	
						1769.026
7/24/2007	Wingstop Resturant	3541 North Freeway Blvd #115, 95834	ED/COMMERCIAL	1	2.42	
						1766.606
7/24/2007	Peet Coffee and Tea	3711 J street, 95816	ED/COMMERCIAL	3	2.5	
						1764.106
7/24/2007	UCD Medical Research Center	2921 Stockton Blvd. 95817	ED/COMMERCIAL	5	31.82	
						1732.286
7/25/2007	Big Spoon Yogurt	2281 Del Paso Rd. #130	ED/COMMERCIAL		1	2.34
						1729.946
8/6/2007	Roly Poly Sandwiches	4630 Natomas Blvd. #130, 95834	ED/COMMERCIAL	1	1.7	
						1728.246
8/21/2007	Taqueria La Estrella Inc.	7521 West Stockton Blvd.	ED/COMMERCIAL	6	4.28	
						1723.966
8/21/2007	Mizu Resturant	3636 N. Freeway Blvd	ED/COMMERCIAL	1	11.7	
						1712.266

Sewer Credit Approval: Jackson Labs

April 29, 2008

Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
10/9/2007	Natomas Gateway Tower	2020 West El Camino	ED/COMMERCIAL	1	67.25	1645.016
10/12/2007	Heavenly's Yogurt	7600 Greenhaven Dr. #21	ED/COMMERCIAL	7	1.6	1643.416
10/18/2007	Mel Raption	3630 Fulton Ave	ED/COMMERCIAL	2	14.84	1628.576
10/23/2007	O.P Nails	3511 Del Paso Rd., 95835	ED/COMMERCIAL	1	1.28	1627.296
10/23/2007	New King Eggroll Restaurant	7321 W. Stockton Blvd. #130, 95823	ED/COMMERCIAL	8	3.7	1623.596
11/8/2007	Formoli's	3260 Jst	ED/COMMERCIAL	3	2.36	1621.236
11/27/2007	GV Hurley's Resturant	2718 J St	ED/COMMERCIAL	3	6.86	1614.376
12/7/2007	Opa! Opa!	5644 J St	ED/COMMERCIAL	3	3.4	1610.976
12/19/2007	Wingman	7431 W. Stockton Blvd. #140	ED/COMMERCIAL	8	2.94	1608.036
1/14/2008	Pangaea Café	2741 Franklin Blvd	ED/COMMERCIAL	5	3	1605.036
2/27/2008	Le Petit Paris Café	1221 19th St	ED/COMMERCIAL	3	2.16	1602.876
2/27/2008	Pizza Masulo	2711 Riverside Blvd	ED/COMMERCIAL	4	2.72	1600.156
					399.84	

RESOLUTION NO.

Adopted by the Sacramento City Council

AWARD SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) CONNECTION FEE CREDITS FOR JACKSON LAB AT 4910 RALEY BOULEVARD (APN# 215-0273-027).

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, approving criteria for the granting of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects, and amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City.
- C. The City of Sacramento has been awarded a total of 8,727 sewer credits. As of July 2006, the City of Sacramento has issued 1445.56 sewer credits to eligible projects.

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

- Section 1. City Council finds that award of credits by this resolution meets the approved criteria for granting of credits pursuant to Resolution 2006-457 , and hereby awards a maximum of 66.86 new SRCSD sewer credits to the project known as Jackson Lab, located at 4910 Raley Boulevard (APN #:215-0273-027).
- 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.