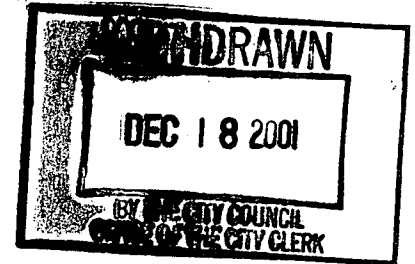


ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF SACRAMENTO

2.13



December 7, 2001

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK SEWER
CREDITS FOR THE SACRAMENTO COUNTY PRIMARY HEALTH
CARE CENTER.

LOCATION AND COUNCIL DISTRICT: District 5

RECOMMENDATION:

It is recommended that City Council approve a resolution awarding Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the Sacramento County Primary Health Care Center.

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

FOR COUNCIL MEETING OF: December 18, 2001

SUMMARY:

The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding SRCSD sewer credits to the Sacramento County Primary Care Center and located at 4600 Broadway Avenue (APN: #015-0041-005,008) as depicted on the map herein (Attachment 1). This candidate for sewer credits meets Council-approved criteria for the granting of sewer credits including job creation.

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

On September 18, 2001, the City received an application from Sacramento County Primary Care Center requesting award of 29.98 sewer credits to be used for a health care center at 4600 Broadway Avenue, Sacramento. Award of the requested 29.98 sewer credits will reduce total Regional Sanitation fees to be paid for this project from \$104,930 (at \$3,500 apiece) to approximately \$27,671.54 (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 29.98 sewer credits to the Sacramento County Primary Care Center will leave a total of 6600.50 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 projects that are located within designated neighborhood commercial corridors that create new jobs as an important cornerstone of the City's economic development. Upon its completion, this project will have over 200 employees and allow for further employment growth. Approval of the subject recommendation serves to promote the City policy objective of creating additional employment.

ESBD CONSIDERATIONS:

No goods or services are being purchased.

City Council
Regional Sanitation Credit Application for
Sacramento County Primary Health Care Center
December 18, 2001

Respectfully submitted:

APPROVED:



KRISTAN OTTO
Economic Development Manager

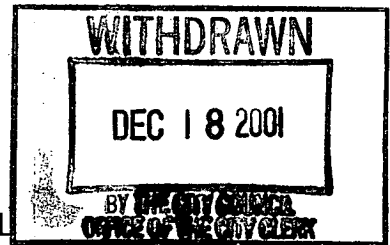


ANDREW J. PLESCIA
Economic Development Director

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager



RESOLUTION NO. _____

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 THE SACRAMENTO COUNTY
PRIMARY HEALTH CARE CENTER.**

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 7,971 ESD'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 Sacramento Primary Health Care Center located at 4600 Broadway Avenue in Downtown 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 29.98 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the Sacramento County Primary Health Care Center located at 4600 Broadway Avenue in Downtown Sacramento (APN 015-0041-005,008:).
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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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 above referenced development project within one year after the date aforementioned sewer impact fees are paid to SRCSD.
4. Award herein of 29.98 sewer credits will leave a total of 6600.5 sewer credits for future award by the City to support economic development projects.

MAYOR

ATTEST:

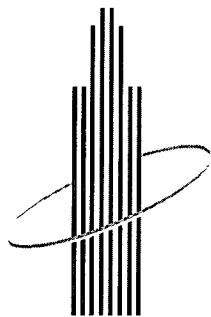
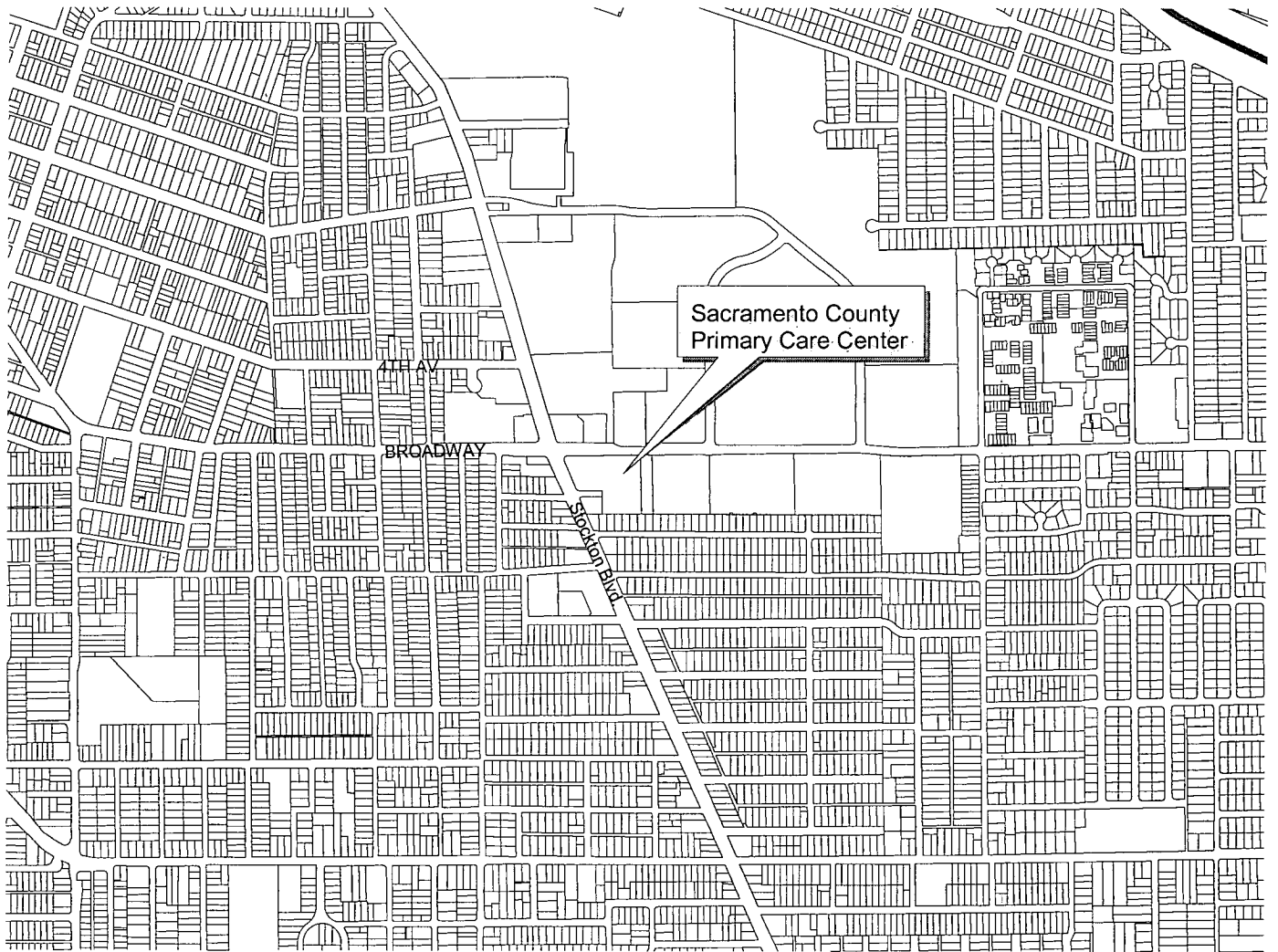
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

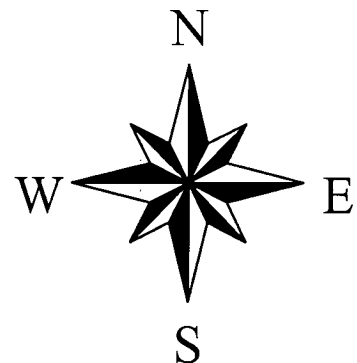
DATE ADOPTED: _____

Sacramento County Primary Care Center



ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF SACRAMENTO





Attachment 2

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 J. Slavin, Office of Economic Development, City of Sacramento, by mail at 1030 Fifteenth Street, 2nd Floor, Sacramento, CA 95814; by email at mjslavin@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: All Star Investments, LLC
2. Address for which Credits sought: 4600 Broadway, Sacramento, CA 95820
3. Assessor's Parcel Number: 015-0041-005; 015-0041-008
4. Legal Name of Business Owner: All Star Investments, LLC
5. Owner's Mailing Address: 798 University Avenue, Sacramento, CA 95825
6. Owner's Phone Number: 916-418-1660 Owner's Fax Number: 916-418-1670
Owner's email address: _____
7. Please describe the type of business or development project for which this application is being submitted: Sacramento County Primary Health Care Center

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 X 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 X 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 X 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: 0
12. Are sewer credits being sought for a business relocating from another site within the Sacramento Metropolitan area? Yes X No ____ If yes, what address relocating from? 4611 Broadway and 2921 Stockton Blvd, Sacramento, CA 95820
13. Has the subject parcel been previously occupied by a residence and/or a business? Yes X No ____ If yes, applicant may need to provide evidence documenting preexisting use.

Applicant's signature: *Cynthia D. Thomas* Date: 9/6/01
 Print Applicant's Name: Cynthia D. Thomas, CEO
All Star Investments, LLC

To be completed by City: Approved by: _____
 Print Name and Title: _____ Date: _____
 City Council Resolution Number: _____



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

August 9, 2001
RECEIVING FAX : 443-4632
SENDING FAX: 916-876-6161

TO: **SAC. CO. PRIMARY CARE FACILITY**
ATTN: DAVE TENBLADOR

FROM: **Marshall D. Caston**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: **SEWER FACILITY IMPACT FEES** APN: **015-0041-005 & 008**
4600 Broadway

The Sewer Facility Impact Fees due for 100,000 sq. ft Med. Clinic/offices, credits were given for existing building, are as follows:

Impact to Sac. Regional County San. District \$ 104,930

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

OK 8/9/01
D. Tenblador

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

www.srsd.com

e-mail: caston@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> |
|------------------------------|--------------------------|-------------------------|----------------------------|-------------------------|-------------------------------------|-----------------------------|---------------------------|
| | | | | | | | 6775.00 |
| Celestin's Restaurant | 1815 K Street | Approved Res. #2001-256 | 17.87 | 05/01/01 | \$923 | 3 | 6757.13 |
| 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 | Waterfornt 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 |
| Sacramento Co. Primary Care | 4600 Broadway | Pending | 29.98 | 12/18/2000 | \$923 | 5 | 6600.50 |