

ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF SACRAMENTO

July 24, 2001

CO 2001-132

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT  
ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK SEWER  
CREDITS FOR CARNICERIA 2000.

**LOCATION AND COUNCIL DISTRICT:** District 8

**RECOMMENDATION:**

It is recommended that City Council approve a resolution awarding Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described restaurant to be known as Carniceria 2000.

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

**FOR COUNCIL MEETING OF:** July 31, 2001

**SUMMARY:**

The City of Sacramento's Economic Development Department recommends approval of the attached resolution (Attachment 1) awarding SRCSD sewer credits to a full service hotel to be known as Carniceria 2000 (APN: 118-0103-001- see Attachment 2). This candidate for sewer credits meet Council-approved criteria for the granting of sewer credits including 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 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 June 29, 2001, the City received an application from Carniceria 2000 requesting award of sewer credits to be used to add a sit down restaurant to a currently existing commercial bakery located at 5637 Mack Road in Sacramento. Award of the requested 4.04 sewer credits will reduce total Regional Sanitation fees to be paid for this project from \$14,140 (at \$3,500 apiece) to approximately \$3,728.92 (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 redevelopment area, catalyst project development, and job

creation. Staff therefore recommends this project for award of sewer credits by City Council.

Attachment 4 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.

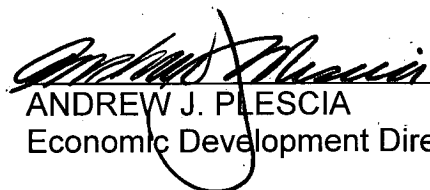
**ESBD CONSIDERATIONS:**

No goods or services are being purchased.

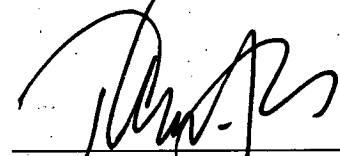
Respectfully submitted,

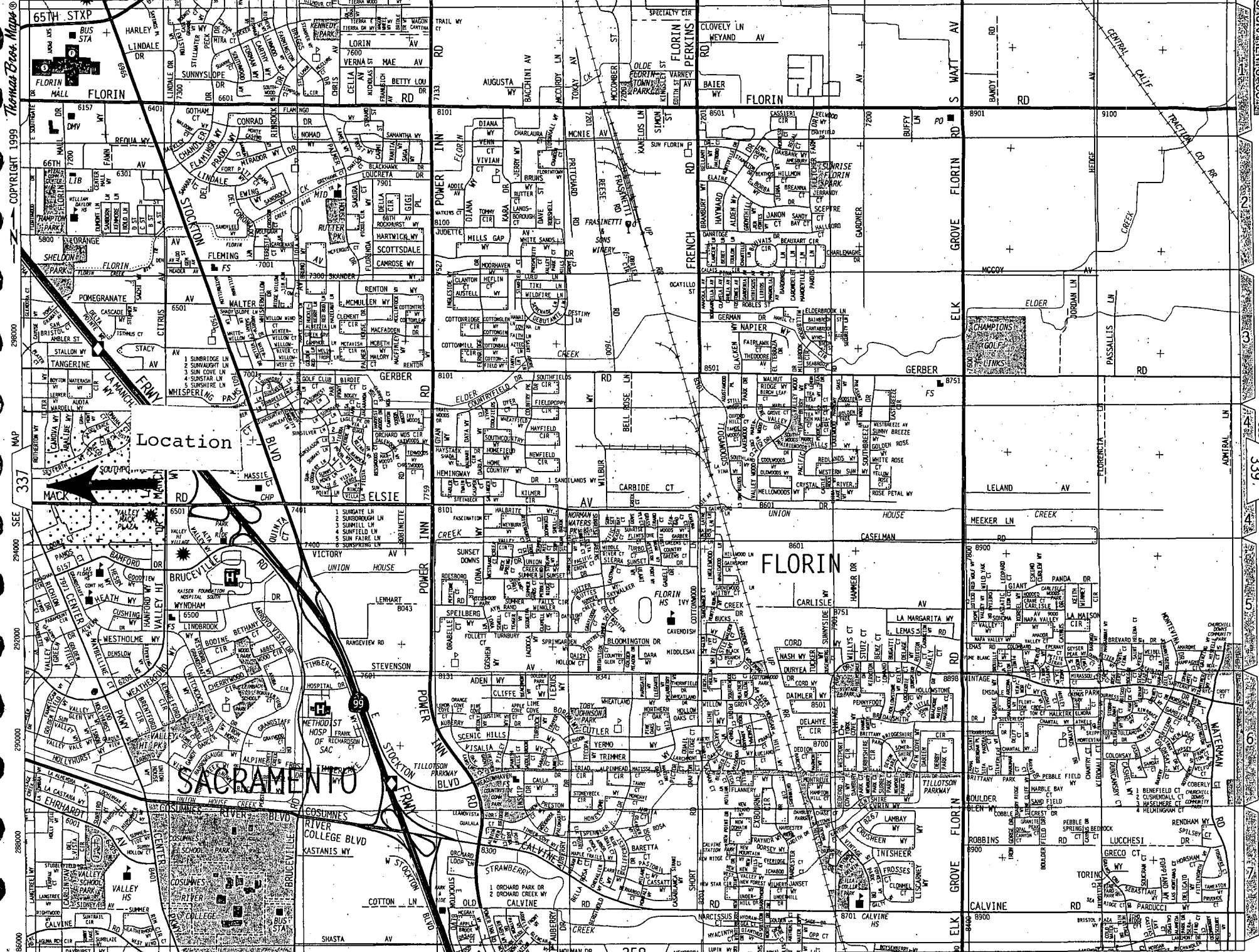
APPROVED:

  
\_\_\_\_\_  
KRISTAN OTTO  
Economic Development Manager

  
\_\_\_\_\_  
ANDREW J. PLESCIA  
Economic Development Director

RECOMMENDATION APPROVED:

  
\_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

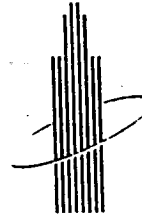


Location

SACRAMENTO

FLORIN

286000  
288000  
290000  
292000  
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 MAP 337  
 COPYRIGHT 1999 Thomas Bros. Maps



## 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, 2<sup>nd</sup> Floor. Sacramento, CA 95814; by email at [mislavin@cityofsacramento.org](mailto: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: CARNICERIA 2000
2. Address for which Credits sought: 5637 MACK RD
3. Assessor's Parcel Number: 118-0103-001
4. Legal Name of Business Owner: BENJAMIN GONZALEZ
5. Owner's Mailing Address: 5637 MACK RD
6. Owner's Phone Number: (916) 421-2000 Owner's Fax Number: (916) 421-7024  
Owner's email address: bcarn2000@aol.com
7. Please describe the type of business or development project for which this application is being submitted: New restaurant area.
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: 7
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: Benjamin Gonzalez

Date: 6-29-01

Print Applicant's Name: Benjamin Gonzalez

To be completed by City: \_\_\_\_\_ Approved by: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_ Date: \_\_\_\_\_

City Council Resolution Number: \_\_\_\_\_



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

JULY 17, 2001  
RECEIVING FAX: 916-421-2024  
SENDING FAX: 916-876-6161

TO: **CARNICERIA 2000**  
ATTN: BENJAMIN GONZALEZ

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

RE: **SEWER FACILITY IMPACT FEES**      APN: **118-0103-001**  
**5637 Mack Rd.**

The Sewer Facility Impact Fees due for the expansion of Carniceria 2000 included credit for previous use. The total number of ESDs required for this project are 4.04.

At the current cost of \$3,500 per ESD, the total impact fees due are \$14,140.

If you have any questions regarding the above, please feel free to call me at 916-876-6100.

A handwritten signature in black ink, appearing to read 'DRoss', is written over the page. The signature is stylized and cursive.

cc: Matt Slavin  
City of Sacramento

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

[www.srcsd.com](http://www.srcsd.com)  
e-mail: [rossd@SacCounty.NET](mailto:rossd@SacCounty.NET)

Attachment 4

**Sewer Credit Status Tracking: Economic Development**  
**Date Prepared: July 17, 2001**

Applicant Name and Address Name	Date of Application	Status	# Sewer Credits Awarded	\$ Per Credit	Council District	# Credits Still Available
						6775.00
Celestin's Restaurant - 1815 K St.	8/11/10	Apprd. Res. #2001-256	17.87	\$923	3	6757.13
Selland's Market Café - 5340 H St.	2/27/11	Apprd. Res. #2001-257	6.87	\$923	3	6750.26
Embassy Suites Hotel - 100 Capital Mall	7/11/12	Apprd. Res. #2001-294	11.6	\$923	1	6738.66
Landry's Restaurant - Waterfront Site A	7/11/12	Apprd. Res. #2001-295	55.83	\$923	1	6682.83
Jag's India Restaurant 2416 18th St.	7/23/67	5.25 credits requested	pending	\$923	4	pending
Carniceria 2000 Restaurant - 5637 Mack Rd.	3/18/72	4.04 credits requested	pending	\$923	8	pending

**APPROVED**

JUL 31 2001

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 2001-530**

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 CARNICERIA 2000.**

**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 restaurant to be known as Carniceria 2000 to be located at 5637 Mack Road in Sacramento meets City economic development objectives including restaurant use 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 4.04 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the restaurant to be known as Carniceria 2000 located at 5637 Mack Rd. in Sacramento (APN: 118-0103-001).
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 above

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



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

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_