



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
March 21, 2006

Honorable Mayor and
Members of the City Council

Subject: Innovative Laundry Systems Sewer Credits

Location/Council District: 6100 Mack Road #800, Council District 8

Recommendation:

Adopt a Resolution awarding a total of nineteen and a half (19.5) Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described business known as Innovative Laundry Systems.

Contact: Micah Runner, Senior Project Manager: 808-5448

Presenters: Not Applicable

Department: Economic Development

Division: Citywide

Organization No: 4453

Summary:

The Economic Development Department recommends adoption of the attached Resolution awarding SRCSD sewer credits to the business known as Innovative Laundry Services, publicly known as "P L Coin Laundry," located at 6100 Mack Road, Suite 800 (APN #: 117-0012-017) near the intersection of Mack Road and State Highway 99. This candidate for sewer credits meets Council-approved criteria for the granting of sewer credits because it is a locally-owned business and because it will be reusing an existing vacant structure and contributing to urban infill development.

Committee/Commission Action: None

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 connection fee credits program 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 on September 12, 2000, which established the guidelines and criteria by which credits would be granted. On July 18, 2002, Resolution 2002-498 amended those guidelines. On January 27, 2004, Resolution 2004-062 further amended the guidelines, in part, to read as follows.

- A. If the project is located in a City Council designated infill area the prospective project must create one additional Full-time job, new employment aside from the employment of the project applicant (s). (See attached infill map)
- B. In the event the prospective project is located outside the designated infill area, a prospective project will be considered if it meets at least one of the following three conditions:
 1. It is a high job creation project. The project must create a minimum of 35 new full-time jobs.
 2. It is a locally owned and operated business and creates at minimum 3 new full-time jobs.
 3. It is a "catalyst project." In order to be awarded credits, the City Council must find that the proposed project is a "catalyst project," i.e. a project that furthers economic development activity consistent with the adopted Economic Development Strategy.
- C. Any project that falls into the above criteria and uses less than 15 credits can be approved at staff level. All projects using more than 15 credits require approval by the City Council.

Prior approvals for SCRSD connection fee credits include Mikuni's Midtown at 16th and J Streets, Pyramid Alehouse at 1029 K Street, and the Marriott Residence Inn, currently under construction at 15th and L Streets in Downtown.

On July 13, 2004, the City received an application from Innovative Laundry Systems, known publicly as "P L Coin Laundry," for an award of 19.5 sewer credits. PL Coin Laundry will reuse a vacant facility at 6100 Mack Road, Suite 800. It will have 32 commercial washers serving an underserved area in need of a laundry facility. This facility will be a locally owned and operated business and will create twelve full-time jobs. Award of the requested 19.5 sewer credits will reduce total Regional Sanitation fees to be paid for this project from \$48,750 (at \$2,500 apiece) to approximately \$17,998.50 (at \$923 apiece).

Based upon a review of the application (Attachment 1), staff concludes that the applicant meets Council-approved objectives for the granting of sewer credits by the planned reuse of an existing vacant structure and urban infill development.

The award of 19.5 sewer credits to Innovative Laundry Systems will leave a total of 5543.216 sewer credits for future award by the City to support economic development projects.

The summary of the City Economic Development Department sewer credit award activity to date (Attachment 2) and the SRCSD Quotation (Attachment 3) are attached.

Financial Considerations: There are no funding requirements related to this project.

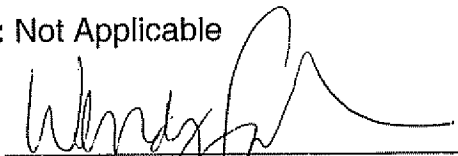
Environmental Considerations:

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

Policy Considerations:

The City of Sacramento views projects that create new employment opportunities and result in urban infill development as an important cornerstone of the City's economic development. Additionally, the City of Sacramento supports the development and success of new and existing businesses of all sizes. Approval of the subject recommendation serves to promote this City policy objective.

Emerging Small Business Development (ESBD): Not Applicable

Approved By: 
Wendy S. Saunders
Economic Development Director

Recommendation Approved:


RAY KERRIDGE
City Manager

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**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 Name of Business: Coin Laundry

2 Address for which Credits sought: 6100 Mack Road, Suite 800 Sacramento

3 Assessor's Parcel Number: 117-0012-017 LA 95823

4 Legal Name of Business Owner: Phu Le and Lynn Trinh

5 Owner's Mailing Address: 2600 Senter Road, Unit 132

6 Owner's Phone Number: 408-476-3220 Owner's Fax Number: 408-553-4066
Owner's email address: LYNN-TRINH@agilent.com

7 Please describe the type of business or development project for which this application is being submitted: This is a self service coin laundry and will also offer full service (wash + fold) laundry

8 Please attach a copy of the quote from the SRCSD stating the number of ESD's needed for the above-described project.

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: [Signature] Date: Feb 2, 2006

Print Applicant's Name: Lynn Trinh

To be completed by City: Approved by: _____

Print Name and Title: _____

City Council Resolution Number: _____ Date: _____

**CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT DEPARTMENT
REGIONAL SANITATION DISTRICT SEWER FEE CREDIT LOG**
Updated: 03/09/2006

Business Name	Business Address	Council Date	Council District	Status	No. of Emp.	Credits Awarded	Credits Balance
							6775
2031 S, LLC	2031 S Street		4	Approved	10	3.20	6771.8
Avalon Auto	2216 Sutterville Rd		5	Approved	9	1.00	6770.8
Café Xpresso	4325 Raley Blvd		2	Approved	10	0.45	6770.35
Cool Cuts 4 Kids	4710 natomas Blvd Suite 30			Pending	0	0.77	6769.58
Daphne's Greek Café	4740 Natomas Blvd Suite 100			Pending		1.90	6767.680
DaVita Dialysis	30 Goldenland Ct		1	Approved	25	2.50	6765.180
Dos Coyotes	6450 Folsom Blvd		3	Approved	20	5.31	6759.870
Dream Dinners	2063 Arena Blvd, Ste 170		1	Approved	10	2.25	6757.620
Envy Nail & Spa	2069 Arena Blvd #120		1	Approved	3	1.00	6756.620
F-65 Shopping Center	6450 Folsom Blvd.; 1420 65th St			Pending	0	8.75	6747.870
Giovanni's Pizza	2701 Del Paso Blvd		1	Approved	25	7.20	6740.670
Grind on J	2728 J Street		3	Approved	20	2.09	6738.580
Hampton Inn & Suites	3021 Advantage Way			Pending	0	55.54	6683.04
Holiday Inn Express	2981 Advantage Way			Pending	0	55.96	6627.080
Malabar	2960 Del Paso Road		1	Approved	90	13.80	6613.280
Mr. Pickles	3230 Arena Blvd #235		1	Approved	6	2.41	6610.870
Mr. Pickles	1420 65th Street		3	Approved	11	2.27	6608.600
Northgate Retail/Office Bldg	2300 Northgate Blvd.			Pending	0	10.04	6598.560
Oto's Japan Food	4990 Freeport Blvd		4	Approved	5	3.62	6594.940
P L Coin Laundry	6100 Mack Rd, Ste 800		8	Pending	5	19.50	6575.440
Pita Pit	1420 65th Street, Ste 105		3	Approved	15	2.30	6573.140

Business Name	Business Address	Council Date	Council District	Status	No. of Emp.	Credits Awarded	Credits Balance
							6775
Quizno's	6200 Mack Rd		8	Approved	15	2.85	6570.290
Strings Italian Café	1420 65th Street		3	Approved	30	6.01	6564.280
Celestin's Restaurant	1815 K Street	05/01/2001	3	Approved Res #2001-256	12	17.87	6546.41
Seliand's Market Café	5340 H Street	05/01/2001	3	Approved Res #2001-257	20	6.87	6539.54
Embassy Suites Hotel	100 Capitol Mall	05/15/2001	1	Approved Res. #2001-294	150	11.60	6527.94
Landry's Restaurant	Waterfont Site A	05/15/2001	1	Approved Res. #2001-295	60	55.83	6472.11
Jag's India Restaurant	2416 18th Street	07/03/2001	4	Approved Res #2001-486	5	5.25	6466.86
Carneceria 2000 Restaurant	5637 Mack Road	07/31/2001	8	Approved Res. #2001-530	7	4.04	6462.82
Lee's Legacy Café	1910 Fruitridge Rd	08/14/2001	4	Approved Res #2001-562	5	5.70	6457.12
Nishiki Sushi	1501 16th Street #111	08/21/2001	3	Approved Res. #2001-574	30	13.64	6443.48
Zen Toro Sushi Expansion	900 15th Street	09/04/2001	1	Approved Res. #2001-603	5	5.48	6438
Candy Express @ Macy's	414 K Street	10/16/2001	1	Approved Res. #2001-682	12	8.79	6429.21
The Naked Lounge Coffee Shop	1500 Q Street	10/23/2001	4	Approved Res. #2001-709	7	5.06	6424.15
Deboo's Indian Cuisine	1518 West El Camino Ave.	11/27/2001	1	Approved Res #2001-799	4	4.39	6419.76
Embassy Suites Hotel	100 Capitol Mall	01/15/2002	1	Approved Res #2002-016	0	15.60	6404.16
Woodruff Hotel/Guild Theatre	3456/3428/3418 3rd Avenue	01/22/2002	5	Approved Res #2002-028	67	14.00	6390.16
Gim Lea Sang Restaurant	918 S Street	02/05/2002	4	Approved Res #2002-061	3	5.72	6384.44
Milgard Window	6050 88th Street	02/05/2002	6	Approved Res #2002-060	100	68.26	6316.18
Frank's Quality Meats	6580 Belleau Wood Lane	04/25/2002	4	Approved Res #2002-212	8	2.40	6313.78
Hot Rods Burgers	2007 K Street	04/25/2002	3	Approved Res. #2002-213	15	1.65	

Business Name	Business Address	Council Date	Council District	Status	No. of Emp.	Credits Awarded	Credits Balance
							6775
							6312.13
Togo's/Baskin & Robbins	1441 Meadowview Rd. #114	05/14/2002	8	Approved Res. #2002-269	20	3.58	6308.55
Lucca Restaurant	1616 J Street	06/11/2002	3	Approved Res. #2002-358	85	9.00	6299.55
New Blends, Inc	1031 Arden Way	06/11/2002	2	Approved Res. #2002-357	50	21.19	6278.36
Inderkum's	Arena Blvd & Truxel Rd., NW	06/25/2002	1	Approved Res. #2002-418	15	4.50	6273.86
Superior Auto	E. Stockton Blvd	08/13/2002	8	Approved Res. #2002-549	11	1.00	6272.86
Baja Fresh Mexican Grill	2600 Gateway Oaks Drive, Suite 100	09/03/2002	1	Approved Res. #2002-586	24	5.40	6267.46
Starbucks	2620 Gateway Oaks Drive, Suite 200	09/03/2002	1	Approved Res. #2002-585	10	2.79	6264.67
Togo's Baskin Robbins	2620 Gateway Oaks Drive	09/03/2002	1	Approved Res. #2002-584	25	3.87	6260.8
Del Paso Pipe & Steel, Inc	5519 Raley Blvd	09/24/2002	2	Approved Res. #2002-638	10	14.85	6245.95
The Arnold Brothers Building	1801 Capitol Avenue	12/03/2002	3	Approved Res. #2002-789	100	19.02	6226.93
KBAR	1200 K Street, #9	01/23/2003	1	Approved Res. #2003-018	15	1.50	6225.43
Venture Oaks Hotel, L.L.C.	Venture Oaks Way	02/04/2003	1	Approved Res. #2003-050	30	39.00	6186.43
Maria's Tacos	6367 Power Inn Road	03/04/2003	6	Approved Res. #2003-094	15	4.68	6181.75
Natomas Surgery Center	616 Northfield Drive	03/04/2003	1	Approved Res. #2003-093	14	2.34	6179.41
Fulcrum Capital	1530 "J" Street	04/29/2003	1	Approved Res. #2003-230	0	1.05	6178.36
Mikuni's Midtown	1530 J Street, Suite 150	04/29/2003	1	Approved Res. #2003-229	75	12.96	6165.4
Jamba Juice - Gateway Oaks Dr	2600 Gateway Oaks Drive, Suite 300	06/03/2003	1	Approved Res. #2003-340	30	2.66	6162.74
Oshima Sushi	2071 Natomas Crossing Drive, #200	08/26/2003	1	Approved Res. #2003-597	30	7.74	6155
Perfection Bakery Building	1720 - 15th Street	08/26/2003	3	Approved Res. #2003-598	0	1.59	6153.41

Innovative Laundry Systems Sewer Credits

3/21/2006

Business Name	Business Address	Council Date	Council District	Status	No. of Emp.	Credits Awarded	Credits Balance
							6775
Fresh Cleaners	4261 Truxel Blvd , #100	09/03/2003	1	Approved Res. #2003-606	10	2.56	6150.85
Brew It Up!	801 - 14th street	09/09/2003	1	Approved Res. #2003-715	50	11.00	6139.85
The Cheesecake Factory	1765 Arden Way	09/09/2003	3	Approved Res. #2003-624	200	19.00	6120.85
The Meiling Pot	814 - 15th Street	09/09/2003	1	Approved Res. #2003-623	30	11.20	6109.65
Pyramid Alehouse	1029 K Street	09/23/2003	1	Approved Res. #2003-654	115	7.21	6102.44
Q-Cup	5635 Freeport Blvd. Suite 4	10/09/2003	5	Approved Res. #2003-698	15	2.16	6100.28
Campus Plaza Associates	3801 West Pacific Avenue	11/13/2003	5	Approved Res. #2003-785	5	1.00	6099.28
Freeport Annexation	Hwy 160 / Freeport Blvd	11/13/2003	7	Pending	0	121.90	5977.38
Sub Express	4301 Truxel Blvd	11/13/2003	1	Approved Res. #2003-784	8	1.77	5975.61
Cheesecake Factory	1765 Arden Way	12/09/2003	3	Approved Res. #2003-861	200	4.00	5971.61
Marriott Residence Inn	1501 "L" Street	12/16/2003	1	Approved Res. #2003-877	45	96.24	5875.37
Subway Sandwiches	8765 Center Parkway	12/16/2003	8	Approved Res. #2003-876	9	1.98	5873.39
Tony's Food Finds	800 "H" Street, Suite 10L	12/16/2003	1	Approved Res. #2003-878	6	4.59	5868.8
Bountiful Deli	1301 "I" Street, Suite 100	01/13/2004	1	Approved Res. #2004-017	6	2.06	5868.742
Long Sandwich Deli & Bakery	6434 Stockton Blvd	01/27/2004	6	Approved	12	4.09	5862.652
Studio Café	6730 Folsom Boulevard	03/16/2004	3	Approved	3	2.61	5860.042
Wok in the Park	1427 L Street	05/04/2004	1	Approved	80	17.31	5842.732
La Pizza Cocina	2600 Gateway Oaks Dr	08/26/2004		Approved	0	2.54	5840.192
La Pizza Cocina	2600 Gateway Oaks	10/12/2004	1	Approved	20	2.54	5837.652
Trinity Cyber Café	1030 Florin Road	10/12/2004	7	Approved	20	2.88	5834.772

Business Name	Business Address	Council Date	Council District	Status	No. of Emp.	Credits Awarded	Credits Balance
							6775
Tupelo Coffee House	5700 Elvas	10/12/2004	3	Approved	15	3 03	5831.742
Hampton Inn	3021 Advantage Way	10/26/2004	1	Pending	25	55 54	5776.202
Holiday Inn Express	2981 Advantage Way	10/26/2004	1	Pending	25	55 96	5720.242
Headhunters	1930 K Street	02/08/2005		Approved	0	4 78	5715.462
Homewood Suites	3001 Advantage Way	02/08/2005	1	Pending	25	50 00	5665.462
Marriott Residence Inn	1501 L Street	04/19/2005	1	Pending	50	72 50	5592.962
Spataro's	1415 L Street	04/19/2005	1	Approved	30	17 11	5575.852
It's a Grind Coffee house	2731 Del Paso Rd, Suite 100	04/27/2005		Approved	0	3 29	5572.562
Jimboy's Tacos	5551 Franklin Blvd.	04/27/2005		Approved	0	5 46	5567.102
Tequila's Grill	4740 natomas Blvd. Suite 150	06/09/2005		Approved	0	2 28	5564.824
Lollicup Restaurant	4261 Truxel Rd #A7	06/24/2005		Approved	0	2 34	5562.484
The Depot	2001 K Street	07/06/2005		Approved	0	2 22	5560.266
55 Degrees	555 Capital Mall	07/13/2005		Approved	0	6 97	5553.296
Sacramento kenworth	707 Display Way	07/19/2005		Approved	0	5 25	5548.046
Teriyaki Time	4730 Natomas Blvd Suite 146	07/21/2005		Approved	0	2 68	5545.366
Original Pate's	4571 Gateway Park Blvd	07/27/2005		Approved		6 00	5530.366
					2382	1235.63	



Sacramento Regional County Sanitation District
 10545 Armstrong Ave Suite 102
 Mather, California
 95655

FEBRUARY 28, 2006
 RECEIVING FAX: 916-
 SENDING FAX: 916-854-8863

TO: TO WHOM IT MAY CONCERN

FROM: Patricia L. Doyle
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: SEWER IMPACT FEES
6100 MACK ROAD

APN: 117-0012-017

The Sewer Impact Fees for the proposed "LAUNDROMAT AT THE VALLEY MACK PLAZA", located at the above address and parcel number is as follows:

	<u>ESDs</u>	<u>RATE</u>	<u>FEES</u>	<u>RATE</u>	<u>FEES</u>
Inspection			\$0		\$0
County Sanitation District-1			\$0		\$0
Sacramento Regional County Sanitation District					
39 washers @ 0.5 ESDs	19.5	\$2,500		\$2,500	\$48,750
TOTAL SEWER IMPACT FEES				\$2,500	\$48,750

Payment of these fees are due at time of permit issuance and must be accompanied by a Sewer Impact Fee form, which can be obtained at our office. If I may be of any further assistance, please do not hesitate to call me at 876-6100.

*SEWER IMPACT FEE RATES QUOTED WITH THIS DOCUMENT REPRESENT CURRENT RATES APPLICABLE AT THE TIME OF QUOTE PREPARATION.
 SINCE SEWER IMPACT FEE RATES ARE SUBJECT TO CHANGE, THE RATES CURRENT AT THE TIME FEES ARE PAID SHALL APPLY.
 FEES ARE SUBJECT TO ADJUSTMENT IF THE DATA SUPPLIED IS CHANGED.*

www.srcsd.com / www.csd-1.com
 E-mail: patdoyle@srcsd.net

RESOLUTION NO.
Adopted by the Sacramento City Council

A RESOLUTION AWARDING ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK CONNECTION FEE CREDITS BY SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) FOR INNOVATIVE LAUNDRY SYSTEMS

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. 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;

- C. Innovative Laundry Systems, publicly known as "P L Coin Laundry," located at 6100 Mack Road Suite 800 in Sacramento meets City economic development objectives by being in the City Council designated infill area.

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

- 1. City Council hereby awards a maximum of 19.5 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to Innovative Laundry Systems located at 6100 Mack Road, Suite 800 in Sacramento (APN: 117-0012-017).

- 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 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.

- 4. Award herein of 19.5 sewer credits will leave a total of 5543.216 sewer credits for future award by the City to support economic development projects.