

**Meeting Date:** 7/26/2016

**Report Type:** Consent

**Report ID:** 2016-00702

**Title:** Allocation of Sewer Credits to Cvich Sacramento II for the Mitsubishi Rayon Warehouse Expansion Project

**Location:** District 6

**Recommendation:** Pass a Resolution allocating 21.674 Economic Development Treatment Capacity Bank Credits to CVICH Sacramento II for the Mitsubishi Rayon Warehouse Expansion project located at 8640 Fruitridge Road.

**Contact:** Sabrina Tefft, Project Manager, (916) 808-3789, Economic Development Department

**Presenter:** None

**Department:** Economic Development Dept

**Division:** Citywide Development

**Dept ID:** 18001031

**Attachments:**

1-Description/Analysis

2-Resolution

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**City Attorney Review**

Approved as to Form

Joseph Cerullo

7/19/2016 6:43:24 PM

**Approvals/Acknowledgements**

Department Director or Designee: Larry Burkhardt - 7/7/2016 4:41:24 PM

## Description/Analysis

**Issue Detail:** The City of Sacramento's Economic Development Department recommends approval of the attached resolution allocating 21.674 Treatment Capacity Bank Credits ("**Credits**") to Cvich Sacramento II for the project known as Mitsubishi Rayon Warehouse Expansion located at 8670 Fruitridge Road in Sacramento (APN 062-0100-002, -003, 019, -025, -026). If the City Council allocates the requested 21.674 Credits, the City will have 2038.844 Credits remaining.

**Policy Considerations:** Included in the City's Economic Development Strategy goals is supporting physical development and investment in the City with efforts to create jobs, improve quality of life, and provide the necessary infrastructure to attract development and businesses. Encouraging projects that promote job growth and creation is an important cornerstone of the City's economic development goals. Within the City's 2035 General Plan and as part of the Economic Development goals, one of our commitments is to promote and support such projects to make Sacramento the most Livable City in America, as well as to support and encourage efforts to implement key development projects that meet the City's revitalization and redevelopment goals. Approval of the attached resolution will promote a development project that furthers the City's infill-development goals.

**Economic Impacts:** The new construction of the warehouse project is expected to create approximately 36.4 total jobs (21 direct jobs and 15.4 jobs through indirect and induced activities) and result in approximately \$5.9 million in total economic output (\$3.8 million direct output and another \$2.1 million of output through indirect and induced activities).

The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

**Environmental Considerations:** This project was subject to environmental review as part of its development-application approval.

**Sustainability:** Not applicable.

**Commission/Committee Action:** Not applicable.

**Rationale for Recommendation:** The Sacramento Regional County Sanitation District ("**SRCS**D") established an Economic Development Treatment Capacity Bank (the "**Bank**") in June 2000. Creation of the Bank was made possible by SRCSD's purchase of unused sewer

capacity from industrial users (e.g., closed canneries). The Bank allocated the Credits to SRCSD's member agencies, which in turn allocate the Credits to new development projects in accordance with SRCSD's guidelines and their own guidelines.

Since 2001, the City has participated in the Bank under City Agreement No. 2001-054, a memorandum of understanding with SRCSD (the "**MOU**"). As required by the MOU, the City Council has approved guidelines for allocating Credits, most recently by the adoption of Resolution No. 2006-457 in 2006. This application for 21.674 Credits meets the Council-approved guidelines for allocating Credits, because Mitsubishi Rayon Warehouse Expansion is a development project that qualifies as "infill" under the City's General Plan.

**Financial Considerations:** None.

**Local Business Enterprise (LBE):** Not applicable.

## RESOLUTION NO.

Adopted by the Sacramento City Council  
July 26, 2016

### **ALLOCATING 21.674 ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK CREDITS TO THE MITSUBISHI RAYON WAREHOUSE EXPANSION PROJECT LOCATED AT 8670 FRUITRIDGE ROAD (DISTRICT 6)**

#### **BACKGROUND**

- A. On March 20, 2001, the City Council approved City Agreement No. 2001-054, thereby initiating the City's participation in the Economic Development Treatment Capacity Bank (the "**Bank**") established by the Sacramento Regional County Sanitation District ("**SRCS**D"). The City Council subsequently approved amendments to City Agreement No. 2001-054 on June 20, 2006, and October 8, 2013.
- B. Under City Agreement No. 2001-054 as amended, SRCS D transferred Economic Development Treatment Capacity Bank Credits ("**Credits**") to the Bank and then allocated the Credits to the jurisdictions that were participating in the Bank, including the City.
- C. Resolution No. 2006-457 approved guidelines for the City Council's awarding of Credits for commercial development, Downtown, low-income, and infill / transit-oriented development projects, as well as a contingency usage.
- D. The Bank has awarded the City a total of 8,993.1 Credits. As of June 15, 2016, the City had allocated 6,932.582 Credits to eligible projects.
- E. CVICH Sacramento II (the "**Recipient**") is the developer of the Mitsubishi Rayon Warehouse Expansion project located at 8670 Fruitridge Road in Sacramento (062-0100-002, -003, -019, -025, -026) (the "**Project**"). The Project falls within the guidelines for granting Credits because it is a commercial development.

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

- Section 1. The City Council finds that the Project meets the approved guidelines for allocation of Credits. Accordingly, the City Council hereby allocates a maximum of 21.674 Credits to the Recipient for use on the Project.
- Section 2. Credits allocated under this resolution will expire automatically and without notice if either of the following occurs:

- (a) the Recipient has not paid its requisite sewer-impact fee to SRCSD within one year after the date of this resolution; or
- (b) the Recipient has not been issued a building permit for the Project within one year after the date of this resolution.