



## REPORT TO COUNCIL City of Sacramento

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

Consent  
June 26, 2007

Honorable Mayor and  
Members of the City Council

**Title:** Sewer Credits Approval: Crocker Art Museum

**Location/Council District:** 216 O Street / Council District 1

**Recommendation:** Adopt a **Resolution** awarding a total of 24 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the project known as "Crocker Art Museum."

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

**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 resolution awarding 24 SRCSD sewer credits to the Crocker Art Museum located in the downtown area at 216 O Street.( APN: 006-0185-001)

**Policy Considerations:** The City of Sacramento views projects that promote urban infill development as an important cornerstone of the City's economic development. The City of Sacramento also supports such projects to make Sacramento the most Livable City in America. To become the most livable City we must provide unique cultural activities for our residents. Approval of the subject recommendation serves to promote this City policy objective.

**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 because it is a catalyst project. To promote the goal of making Sacramento the most Livable City in America, it is recommended that Council grant the 24 sewer connection fee credits to the Crocker Art Museum. This project will expand the Crocker Art Museum by 108,000 square feet and provide the unique cultural opportunities that make a City great.

**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  
Director, Economic Development

Recommendation Approved:

  
Ray Kerridge  
City Manager

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**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 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 credits.

Resolution 2006-457 approved the amended Memorandum of Understanding (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.



**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 15<sup>th</sup> Street, 2<sup>nd</sup> Floor, Sacramento, CA 95814; or by fax to 916-808-8161.

**Please note that the proposed project must meet established criteria in order to receive Treatment Capacity Bank Credits at reduced rates and that not all projects are eligible for the Credits.**

1. Project Name: Crocker Art Museum Expansion
2. Address for which Credits sought: 216 O Street Zip: 95814
3. Assessor's Parcel Number: 006-0183-012. 006-0185-001-004
4. Legal Name of Business Owner: City of Sacramento
5. Owner's Mailing Address: 915 I Street Zip: 95814
6. Owner's Phone Number: (916) 944-8100 Fax Number: (916) 944.7887  
Owner's email address: Agent:sakiyama@akiyamaarchitects.com
7. Brief Project Description: 100,000 addition to Crocker Art Museum
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 \_\_\_\_\_  
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's signature: *Sue Akiyama* Date: 3/9/07  
Print Applicant's Name: SUE AKIYAMA

**To be completed by City:**

Prepared By: *Micah Runner*  
Micah Runner, Sr Project Manager

Approved By: \_\_\_\_\_ Date \_\_\_\_\_  
Jim Rinehart, Citywide Division Manager

Notes and Project Information:

- \_\_\_\_\_
- \_\_\_\_\_



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

**March 9, 2007**  
 Receiving email: Sue Ann Akiyama  
 [ sakiyama@akiyamaarchitects.com ]

**TO: WHOM IT MAY CONCERN**

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

**RE: SEWER IMPACT ESDs** **APN: 006-0185-001**  
**CROCKER ART MUSEUM EXPANSION** **Case No. SWD2007-00170**

The Sewer Impact for the **Crocker Art Museum Expansion**, have been calculated as follows:

<u>New Use</u>	<u>Area</u>		<u>Factor</u>		<u>ESDs</u>
Library Stack Area	1,266	0.1	ESDs / 1000	sq.ft. =	0.13
Toilet Rooms	2,448	0.2	ESDs / 1000	sq.ft. =	0.49
Classrooms	5,568	0.2	ESDs / 1000	sq.ft. =	1.12
Assembly Area, less concentrated:					
Exhibition Space	41,642	0.2	ESDs / 1000	sq.ft. =	8.33
Storage/Stock	18,239	0.1	ESDs / 1000	sq.ft. =	1.83
Mechanical Equipment	1,762	0.1	ESDs / 1000	sq.ft. =	0.18
Staff Pantry	309	0.1	ESDs / 1000	sq.ft. =	0.04
Assembly Area, concentrated use:					
Reception Space (9,370 sq.ft)					
banquet hall	7,500	0.3	ESDs / 1000	sq.ft. =	2.25
dining area	1,870	2.0	ESDs / 1000	sq.ft. =	3.74
Meeting Room	1,587	0.3	ESDs / 1000	sq.ft. =	0.48
Auditorium	3,285	0.3	ESDs / 1000	sq.ft. =	0.99
Commercial Kitchen	760	2.0	ESDs / 1000	sq.ft. =	1.52
Office Space	12,143	0.2	ESDs / 1000	sq.ft. =	2.43
Museum Store	1,287	0.1	ESDs / 1000	sq.ft. =	0.13
Assembly Area, concentrated use:					
Ballroom	3,095	0.3	ESDs / 1000	sq.ft. =	0.93
Other	5,984	0.1	ESDs / 1000	sq.ft. =	0.60
<b>Total New Construction</b>	<b>108,745</b>				<b>25.20</b>
			12,000 sq. ft. demolition credit		<u>1.20</u>
<b>Total New Impact (ESDs)</b>					<b>24.00</b>

A copy of this quote is being sent to Micah Runner, City of Sacramento, Economic Development. If I may be of further assistance, please feel free to contact me.

www.srcsd.com  
 RossD@SacCounty.Net

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

Attachment 3

Updated: 06/06/2007

Date App Rcv'd	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
						2006
06/30/2006	Pannu's Pizza Palace	4391 Gateway Park	ED/COMMERCIAL	1	3.42	1996.6
07/10/2006	Fins Market & Grill	1901 S Street	ED/COMMERCIAL	4	5	1991.6
08/01/2006	El Super Taco	6200 Mack Rd	ED/COMMERCIAL	8	4.9	1986.7
08/16/2006	Bangkok Garden	3230 Arena Blvd #21	ED/COMMERCIAL	1	2.574	1984.1
09/01/2006	Tuk Tuk Restaurant	4630 Natomas Blvd #1	ED/COMMERCIAL	1	5.7	1978.4
09/08/2006	Taste of Thai	2069 Arena Blvd #170	ED/COMMERCIAL	1	3.57	1974.8
10/16/2006	Armadillo Willy's BBQ	3620 N. Freeway, Suit	ED/COMMERCIAL	1	3.24	1971.6
10/23/2006	Division Nine	1812 Main Ave.	ED/COMMERCIAL	2	1.85	1969.7
11/02/2006	Beachhut Deli	3654 N. Freeway #325	ED/COMMERCIAL	1	2.3	1967.4
11/02/2006	L wine and Lounge	1801 L st. Suite 50, 95	ED/COMMERCIAL	3	5.27	1962.2
12/05/2006	Pacific Adhesives	8670 23rd Ave.	ED/COMMERCIAL	6	10.84	

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Date App Rcv'd	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance 2007
						1951.3
12/26/2006	Frans Café	1616Del Paso Blvd.	SED/COMMERCIAL	2	1.8	
						1949.5
01/02/2007	Sacramento Children's	2750 Sutterville Rd. S	ED/COMMERCIAL	5	4	
						1945.5
01/05/2007	De Vere's Pub	1531 L Street	ED/COMMERCIAL	1	7.45	
						1938.1
01/11/2007	Gianni's	2728 J st., 95816	ED/COMMERCIAL	3	1.78	
						1936.3
01/11/2007	The Sandwich Spot	1630 18th St., 95814	ED/COMMERCIAL	3	1.8	
						1934.5
01/24/2007	Parlare Euro Lounge	1009 10th Street	ED/COMMERCIAL	1	6.4	
						1928.1
03/01/2007	All Star Kuts	6450 Folsom Blvd., 95	ED/COMMERCIAL	3	0.56	
						1927.5
03/21/2007	Daphne's Greek Café	1831 S Street	ED/COMMERCIAL	4	3.1	
						1924.4
04/12/2007	Wingstop	2992 65th Street	ED/COMMERCIAL	3	2.55	
						1921.9
04/23/2007	Quizno's	7501 Stockton Blvd.	ED/COMMERCIAL	8	2.7	
						1919.2
04/25/2007	Ella Dining Room	1131 K street	ED/COMMERCIAL	1	9.47	
						1909.7

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Date App Rcv'd	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance 2000
05/09/2007	Akebono Japanese Re	4970 Freeport Blvd	ED/COMMERCIAL	4	4.2	1905.5
05/11/2007	Straw Hat Pizza	4441 E. Commerce Dr	ED/COMMERCIAL	1	12.2	1893.3
06/01/2007	Crocker Art Museum	216 O Street	ED/COMMERCIAL	1	24	1869.3
					<b>130.67</b>	

**RESOLUTION NO.**

Adopted by the Sacramento City Council  
on

**AWARD SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD)  
CONNECTION FEE CREDITS FOR CROCKER ART MUSEUM**

**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, amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City, and guidelines for the allocation and awarding of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects.

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

- Section 1. City Council hereby awards a maximum of 24 new SRCSD sewer credits to the project known as Crocker Art Museum, located at 216 O Street. (APN: 006-0185-001)
- 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.

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Exhibit A-History

**Exhibit A**

**HISTORY:**

On March 9, 2007 an application was submitted for Treatment Capacity Bank Sewer Credits for the property at 216 O Street. The project scope included the expansion of the Crocker Art Museum by 108,000 square feet. This development will contribute to the overall quality of the downtown area by providing unique cultural resources for our residents and visitors.