



# REPORT TO COUNCIL

## City of Sacramento

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

Consent  
**August 14, 2007**

**Honorable Mayor and  
Members of the City Council**

**Title:** Sewer Credit Approval and Reimbursement Agreement: University of California Davis (UCD) Research Center

**Location/Council District:** 2921 Stockton Blvd.; Council District 5

**Recommendation:** Adopt a Resolution awarding a total of 31.82 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as UCD Research Center.

**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 resolutions awarding 31.82 SRCSD sewer credits to the project known as UCD Research Center. Stockton Blvd. Research Center is located at 2921 Stockton Blvd. in District 5 (APN: 011-0200-056)

**Policy Considerations:** The City of Sacramento views projects that promote urban infill development as an important cornerstone of the City's economic development goals. The City of Sacramento also supports such projects to make Sacramento the most Livable City in America. The UCD project will create 197 high paying jobs that will promote this City's objective of growing high paying jobs and furthers the economic growth of the City of Sacramento.

**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 pursuant to Resolution 2006-457, adopted on June 20, 2006. UCD Research Center is a commercial use, urban infill project. To promote the goal of making Sacramento the most Livable City in America, it is recommended that the Council issue sewer connection fee credits to the UCD Research Center project. The building is currently owned by UCD Medical Center and was previously used as a warehouse. The building is being upgraded to house new wet bench research space. The infrastructure is being upgraded to support the new research space in the existing building of 109,000 sf. Once completed, the initial phase will create approximately 20 full time jobs, and act as a catalyst to promote future development. There are existing plans to increase staff to 197 employees. These positions are not relocating existing staff; rather they are new research positions being filled from all over the world.

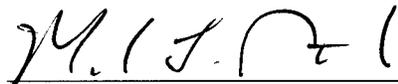
**Financial Considerations:** Approval of the resolution imposes no additional expense upon the City beyond the minimal administrative costs associated with processing the approved credits.

**Emerging Small Business Development (ESBD):** Not Applicable

Respectfully Submitted by:   
for James Rinehart  
Citywide Economic Development Manager

Approved by:   
David L. Spaur, CECd, EDFP  
Economic Development Director

Recommendation Approved:

for   
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 adopted on June 20, 2006, 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. As of July 2006, the City of Sacramento has issued 1445.56 Credits in sewer credits since the program's inception. Since Resolution 2006-457, the City has issued 109.98 Credits: 90.98 Credits for commercial and 19.00 Credits for residential projects.

Resolution 2006-457 approved the amended 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.

Attachment 2



**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: Stockton Blvd RESEARCH CENTER
2. Address for which Credits sought: 2921 Stockton Blvd. Zip: 95817
3. Assessor's Parcel Number: \_\_\_\_\_
4. Legal Name of Business Owner: UNIVERSITY CALIFORNIA REGENTS (UCDMC)
5. Owner's Mailing Address: 4800 2<sup>ND</sup> AVE # 3010 Zip: 95817
6. Owner's Phone Number: (916) 734-7024 Fax Number: (916) 734-7751  
Owner's email address: Thomas.Rush@UCDMC.UGDAVIS.EDU
7. Brief Project Description: Building remodel for wet bench research
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 197
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:  Date: 7/5/07  
Print Applicant's Name: Thomas Rush

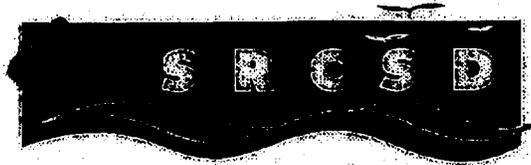
To be completed by City:

Prepared By: \_\_\_\_\_  
Micah Runner, Sr Project Manager

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

Notes and Project Information:  
• \_\_\_\_\_  
• \_\_\_\_\_

2006 - 068



SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT  
10545 ARMSTRONG AVE, SUITE 101  
MATHER, CALIFORNIA  
95655

MAY 17, 2007

RECEIVING EMAIL: Pastor Henry Y. Abejuela III  
[Pastor.Abejuela@jtsengineering.com]

To: TO WHOM IT MAY CONCERN

FROM: DOLORES ROSS  
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: SEWER IMPACT FEE  
2901 STOCKTON BLVD.

APN: 011-0200-056  
CASE No. SWD2006-00735

The Sewer Impact Fee for the **UCDMC Stockton Boulevard Research Center**, a change in use from office/warehouse to office/laboratory, near the intersection of Stockton and Broadway in Sacramento has been calculated as follows:

	<u>ESDs</u>	<u>RATE</u>	<u>FEES</u>
Impact:			
107,982 sq.ft. x 0.4 ESDs/1,000 sq.ft.	43.20		
Credit (from billing):			
113,749 sq.ft. x 0.1 ESDs/1,000 sq.ft.	11.38		
	31.82	\$2,725	\$86,710

This fee covers all phases of the work proposed at this site. No additional impact fees will be due.

Payment is 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.

Fees are subject to adjustment if the data supplied is changed.  
[www.srcsd.com](http://www.srcsd.com) / [www.csd-1.com](http://www.csd-1.com)  
E-mail: RossD@SacCounty.Net

**Attachment 3****CITY OF SACRAMENTO****ECONOMIC DEVELOPMENT DEPARTMENT  
ED/Commercial Sewer Credits**

Updated: 7/11/2007

<b>Date App</b>	<b>Project Name</b>	<b>Project Address</b>	<b>Project Type</b>	<b>Council District</b>	<b>Credits Awarded</b>	<b>Credits Balance</b>
6/30/2006	Pannu's Pizza Palace	4391 Gateway Park	ED/COMMERCIAL	1	3.42	1996.5
7/10/2006	Fins Market & Grill	1901 S Street	ED/COMMERCIAL	4	5	1991.5
8/1/2006	El Super Taco	6200 Mack Rd	ED/COMMERCIAL	8	4.9	1986.6
8/16/2006	Bangkok Garden	3230 Arena Blvd #21	ED/COMMERCIAL	1	2.574	1984.1
9/1/2006	Tuk Tuk Restaurant	4630 Natomas Blvd #150	ED/COMMERCIAL	1	5.7	1978.4
9/8/2006	Taste of Thai	2069 Arena Blvd #170	ED/COMMERCIAL	1	3.57	1974.8
10/16/2006	Armadillo Willy's BBQ	3620 N. Freeway, Suite 315	ED/COMMERCIAL	1	3.24	1971.5
10/23/2006	Division Nine	1812 Main Ave.	ED/COMMERCIAL	2	1.85	1969.7
11/2/2006	Beachhut Deli	3654 N. Freeway #325, 95834	ED/COMMERCIAL	1	2.3	1967.4
11/2/2006	L wine and Lounge	1801 L st. Suite 50, 95814	ED/COMMERCIAL	3	5.27	1962.1
12/5/2006	Pacific Adhesives	8670 23 <sup>rd</sup> Ave.	ED/COMMERCIAL	6	10.84	

Wednesday, July 11, 2007

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Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
						1951.3
12/26/2006	Frans Café	1616 Del Paso Blvd. Sacramento, CA	ED/COMMERCIAL	2	1.8	
						1949.5
1/2/2007	Sacramento Children's Home	2750 Sutterville Rd. Sacramento, CA	ED/COMMERCIAL	5	4	
						1945.5
1/5/2007	De Vere's Pub	1531 L Street	ED/COMMERCIAL	1	7.45	
						1938.0
1/11/2007	Gianni's	2728 J st., 95816	ED/COMMERCIAL	3	1.78	
						1936.3
1/11/2007	The Sandwich Spot	1630 18 <sup>th</sup> St., 95814	ED/COMMERCIAL	3	1.8	
						1934.5
1/24/2007	Parlare Euro Lounge	1009 10 <sup>th</sup> Street	ED/COMMERCIAL	1	6.4	
						1928.1
3/1/2007	All Star Kuts	6450 Folsom Blvd., 95819	ED/COMMERCIAL	3	0.56	
						1927.5
3/21/2007	Daphne's Greek Café	1831 S Street	ED/COMMERCIAL	4	3.1	
						1924.4
4/12/2007	Wingstop	2992 65 <sup>th</sup> Street	ED/COMMERCIAL	3	2.55	
						1921.8
4/23/2007	Quizno's	7501 Stockton Blvd.	ED/COMMERCIAL	8	2.7	
						1919.1
4/25/2007	Ella Dining Room	1131 K street	ED/COMMERCIAL	1	9.47	
						1909.7

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Date App	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
						1793.5
7/24/2007	Wingstop Restaurant	3541 North Freeway Blvd #115, 95834	ED/COMMERCIAL	1	2.42	
						1791.1
7/24/2007	Peet Coffee and Tea	3711 J street, 95816	ED/COMMERCIAL	3	2.5	
						1788.6
7/24/2007	UCD Medical Research Center	2921 Stockton Blvd. 95817	ED/COMMERCIAL	5	31.82	
						1756.8
7/25/2007	Big Spoon Yogurt	2281 Del Paso Rd. #130	ED/COMMERCIAL	1	2.34	
						1754.4
					<b>245.50</b>	

Thursday, July 26, 2007

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**Attachment 4**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

August 14, 2007

**AWARD SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT  
(SRCSD) CONNECTION FEE CREDITS FOR THE UNIVERSITY OF  
CALIFORNIA DAVIS (UCD) RESEARCH CENTER AT 2921 STOCKTON  
BOULEVARD (APN: 011-0200-056)**

**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, approving criteria for the granting of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects, and amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City.
- C. The City of Sacramento has been awarded a total of 8,727 sewer credits. As of July 2006, the City of Sacramento has issued 1445.56 sewer credits to eligible projects.

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

- Section 1. City Council finds that award of credits by this resolution meets the approved criteria for granting of credits pursuant to Resolution 2006-457 , and hereby awards a maximum of 31.82 new SRCSD sewer credits to the project known as UCD Research Project, located at 2921 Stockton Blvd. (APN #:011-0200-056).
- 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.

