



## Economic Development Treatment Capacity Bank Program Guidelines

### 1. PROGRAM OVERVIEW

The Sacramento Regional County Sanitation District (SRCSD) operates an Economic Development Treatment Capacity Bank (EDTCB) to encourage the economic development, affordable housing, infill residential development, and transit-oriented development, and to stimulate job creation within the SRCSD jurisdiction. The City of West Sacramento participates in the EDTCB to promote the creation of a strong, diverse local economy and to transform formerly distressed areas into vibrant, quality neighborhoods.

The governing board of the SRCSD enacted a District Treatment Capacity Buyback Ordinance on June 30, 1999 to purchase unused industrial wastewater treatment capacity. The unused capacity was placed in a Wastewater Treatment Capacity Bank to be sold at a discounted rate to encourage industrial and commercial development within the SRCSD jurisdiction. On July 23, 2003, the SRCSD expanded the program to include the utilization of wastewater treatment capacity credits for the construction of affordable housing. The program was amended again on March 23, 2005 to allow use for the construction of infill and transit-oriented housing. In addition, a participating jurisdiction may use up to 15% of its total credits towards unrestricted housing development.

On July 6, 2005, the West Sacramento City Council adopted resolution 05-65 approving an Agreement Regarding Allocation of Excess Wastewater Treatment Capacity between the City, other participating jurisdictions and SRCSD. The agreement allocates an initial 481 equivalent single-family dwelling unit (ESD) credits to the City of West Sacramento from the 1999 purchase of additional capacity and provides a method of distribution for any additional credits from additional purchases in the future. The City received an additional 69 ESD credits from a second SRCSD purchase of capacity in December 2004.

### 2. DEFINITIONS

*Catalyst Uses* – A project of any land use type that significantly advances City Council Strategic Plan goals and that is located in a Focus Area as defined in these Guidelines.

*City* – The City of West Sacramento.

*Craft Beverage Producer* – a business producing limited quantities of wine, beer, or distilled spirits for local consumption and which includes a tap or tasting room with associated retail, food-serving uses.

*Economic Development Treatment Capacity Bank* – the SRCSD Economic Development Treatment Capacity Bank.

*ESD credit* – One equivalent single-family dwelling unit credit from the SRCSD Economic Development Treatment Capacity Bank.

*Focus Area* – An area prioritized for revitalization and community investment by the West Sacramento City Council including the Bridge District Specific Plan Area, Washington Specific Plan Area, the Central Business District and Pioneer Bluff Transition Plan Area.

*Port Craft Brewing District* – Industrial area near the Port between Industrial Boulevard and the Capital City Freeway and between Terminal Street and Harbor Boulevard as shown in Figure 1.

*Restaurant, Casual Dining* – A restaurant providing table service, in a casual, relaxed atmosphere with an average check over \$10. Menu prices are moderate and dress is casual.

*Restaurant, Fast Food* – Restaurants where most customers order and are served their food at a counter or in a motor vehicle in packages prepared to leave the premises or able to be taken to a table or counter to be consumed.

*Restaurant, Fine* – An establishment where food and drink are prepared and served. Customer turnover rates are typically one hour or longer. Such establishments serve dinner but generally do not serve breakfast and may or may not serve lunch or brunch.

*Restaurant, Formula Fast Food* – A restaurant that both: a) is required by contractual or other arrangements to maintain any of the following substantially standardized menus, architecture, building appearance, signs, or similar standardized features; and b) Has two or more of the following characteristics: 1) Food to be consumed on the premises is served with disposable tableware; 2) food is not delivered to the table; 3) Orders are placed at a counter; and 4) Drive-through or walk-up windows. NOTE: Formula fast food restaurants shall not include ice cream shops, coffeehouses, bakeries, hot dog stands, or other businesses whose primary function is not the sale of full meals.

*Restaurant, Full Line* – A business selling a full line of prepared food and drinks using nondisposable plates, glasses and utensils for immediate consumption on the site. The business provides tables and chairs, table service, and is available to persons of all ages.

*Restaurant, Locally Owned* – A restaurant business which is a private, employee, community or cooperatively owned business, including a franchise, in which 50% or more of the business is owned by residents of West Sacramento with full decision-making functions vested with its owners and having a limited number of locations, all within a single city or region.

### **3. ELIGIBLE USES**

Eligible uses are craft beverage producers locating in the Port Craft Brewing District, fine dining, full line, casual dining, and locally owned restaurants, , and uses with retail or public food-serving components locating in Focus Areas, and catalyst uses locating in Focus Areas.

Restaurants and retail or public food-serving components are eligible for up to 5 credits each.

The City Manager may assign credits to eligible uses at the time of building permit issuance. Credit allocations for catalyst uses shall require the approval of the West Sacramento City Council.

Credits assigned to a project and not used within one year of the approved allocation may be reassigned by the City Manager in accordance with these Guidelines, unless the City Manager approves an extension to the credit allocation.

### **4. CREDITS REMAIN WITH THE PARCEL**

Once allocated, ESD credits are site-specific and remain with the parcel. For example, if the property is sold or the business receiving the ESD credits moves, the credits remain with the parcel. Assignment of ESD credits to a parcel may not be rescinded or revoked.

#### **5. INELIGIBLE USES**

Credits may not be used to lure businesses from another participating SRCSD jurisdiction. Fast food and formula fast food uses are not eligible for credits.

Figure 1: Map of Port Craft Brewing District and Focus Areas

