



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
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CITY MANAGER'S OFFICE
RECEIVED
JAN 25 1984

MARTY VAN DUYN
PLANNING DIRECTOR

January 23, 1984

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

AG 83127

JAN 24 1984

OFFICE OF THE
CITY CLERK

SUBJECT: Projected Cost for Processing Gateway Point/North Natomas
General Plan Amendment (P83-424)

SUMMARY

The Department of Community Development has received the Gateway Point/North Natomas General Plan Amendment application. Following initial review and consultation with the applicant, the attached budget for proposal processing was developed. This budget does not include EIR costs. The applicant and staff concur in the estimate. This report recommends that the Council approve the project budget and authorize the City Manager to execute contracts with the project planner and project technician.

BACKGROUND INFORMATION

On December 13, 1983, the City Planning Division received the 1,620 acre Gateway Point/North Natomas General Plan Amendment which is the largest application ever submitted to the City. The City Council on December 13, 1983 requested staff to report on January 3, 1984 with an estimated schedule and cost for the project. On January 3, 1984, staff provided a tentative time schedule and stated that the Council's request for a cost estimate could be prepared when the project scope was better defined.

On January 5, 1984, a meeting was held with representatives of the applicants that assisted in defining the scope of the project, proposed EIR and processing schedule. On January 9, 1984, sufficient information had been developed to prepare an estimated City cost for processing.

As a result of recent discussions with the applicant, staff has an understanding of the magnitude of the project and the applicant's

processing requirements. The applicant needs an EIR with sufficient detail to support Council's decisions on the initial phase of the project, as well as subsequent applications for PUD designation (submitted on January 6, 1984), future rezoning phases, and special permits. At the applicant's request, the EIR will not be prepared to be used for any future environmental clearances for State or Federal actions such as approval of new freeway interchanges.

PROJECTED CITY PROCESSING COSTS

Due to the staffing shortages previously reported to the Council, the Gateway Point/North Natomas General Plan Amendment application necessitates contracting for a project planner as of mid-December and a project technician as of last week. The estimated City cost for processing this application is:

Planner Time	\$ 64,894
Consultant Assistance (Processing)	47,670
Project Technician	24,561
Services, Supplies, Equipment	35,319
Overhead	22,344
Traffic Engineering	33,600
Public Works	<u>15,000</u>
 TOTAL	 \$243,388

The estimate reflects many assumptions regarding the proposed project. Several factors could alter this cost estimate which cannot be predicted at this time, but may include:

1. Alteration of the proposed project or amendment of the application submitted to the City on December 13, 1983 beyond those changes explored by the applicant and staff as of January 9, 1984.
2. Receipt of additional applications for large scale development in North Natomas.
3. The inability of the applicant, the City or the consultant team to comply with the estimated processing schedule.

EIR PREPARATION COSTS

An estimate for the EIR cost will not be available until a Request for Proposal (RFP) has been prepared and circulated as indicated in our report to Council dated December 28, 1983. The size and complexity of the subject application prohibits even the roughest

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estimate at this time. Several qualified local EIR consulting firms were contacted to obtain a rough estimate but all indicated that they are unable to respond until reviewing the RFP for the project. In the event that additional applications are received for other projects in North Natomas, costs for preparing the EIR probably will be apportioned on a per acre basis.

On January 19, 1984, a 128 acre MRD and commercial land use application (Fong Ranch) at the northwest quadrant of I-80 and Truxel was submitted to the Planning Division. A determination of its impact on the cost and distribution of funds between it and the Gateway Point Project has not been completed.

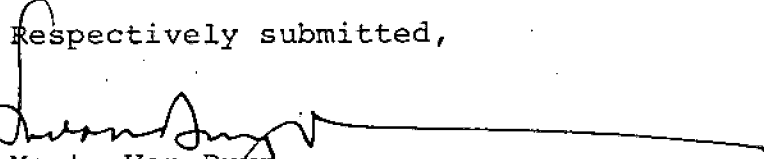
FINANCIAL INFORMATION

City policy is for full cost recovery from the applicant for processing development proposals including staff time, consultant services and associated project costs. Representatives of the applicants have reviewed the estimated City cost, have indicated their concurrence and have made an initial \$5,000 deposit to cover cost already incurred by the City.

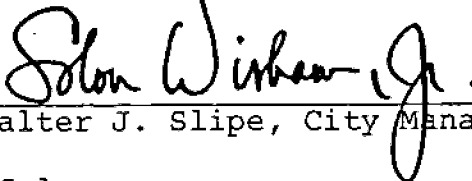
The estimated City costs for processing the Gateway Point/North Natomas applications as described in this report is submitted as an informational item.

RECOMMENDATION

It is recommended that the City Council approve the attached resolution authorizing the City Manager to execute contracts with a project planner and project technician and contract traffic engineer to process this application.

Respectively submitted,

Marty Van Duren
Planning Director

RECOMMENDATION APPROVED:


for: Walter J. Slipe, City Manager

CC:lr
Attachment
P83-424
wp Gateway Pt/No Nat

RESOLUTION No. 84-066

Adopted by The Sacramento City Council on date of

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENTS FOR CONSULTANT SERVICES TO COORDINATE THE PREPARATION OF THE GATEWAY POINT/NORTH NATOMAS EIR AND PROCESSING OF THE REQUESTED LAND USE ENTITLEMENTS (P83-424)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento, Consultant services agreements for the coordination of and staff work and technician assistance associated with the Gateway Point/North Natomas EIR and processing of the requested land use entitlements for an amount not to exceed \$105,831.

MAYOR

ATTEST:

CITY CLERK

P83-424

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BY THE CITY COUNCIL

JAN 24 1984

OFFICE OF THE
CITY CLERK