



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
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MARTY VAN DUYN  
PLANNING DIRECTOR

December 28, 1983

City Council  
Sacramento, California

Honorable Members in Session:

APPROVED  
BY THE CITY COUNCIL

JAN 3 1984

OFFICE OF THE  
CITY CLERK

SUBJECT: Estimated Timeline for Processing Gateway Point/North Natomas General Plan Amendment Application (P83-424)

SUMMARY

At its meeting on December 13, 1983, the City Council adopted a motion requesting staff to report back on January 3, 1984 regarding:

1. The identification of an estimated time schedule for processing the application;
2. The identification of extraordinary problems, studies, constraints and costs which may be associated with the application; and
3. The identification of funding sources for the program.

On December 20, 1983, the City Council concurred in a request by Councilman Shore directing staff to determine whether the City should hire a separate firm as part of the program for processing the Gateway Point/North Natomas applications to:

1. Evaluate the fiscal impact of the project on the City; and
2. Evaluate the market impact of the project on other areas of the City and vice versa.

This report responds to the various requests of the City Council, and provides an estimated time schedule for the processing of the subject application.

BACKGROUND

Application

On December 13, 1983, the Planning Department received an application for a General Plan Amendment involving a 1,620 acre site in North Natomas - the single largest application in City history. Proposed development would include approximately 850 acres of industrial, 140 acres of commercial, 140 acres of residential, 170 acres of quasi-public facilities (sports stadium, arena and parking), 110 acres of open space, and 210 acres of public streets.

Under the provisions of State planning law, City staff has thirty days from receipt of the application to determine whether it is deemed complete, or to notify the applicant that additional information will be necessary before the application can be processed. Staff is reviewing the application at this time and will be meeting with the applicant to discuss various questions regarding the adequacy of the information which has been submitted.

Identification of Problems, Costs and Funding Sources

Because of the size and complexity of the subject application, staff is unable to respond in detail to the Council's request for an identification of problems, constraints, costs and funding sources at this time. Only after the completion of our review of the adequacy of the application and discussion with the applicant, will we have a better idea of the precise project description and alternatives to be analyzed by the EIR, the level of detailed information available for the project, and the process which will be followed.

As an example, the level of project information normally available for a General Plan Amendment is very sketchy and requires the preparation of a very generalized EIR - not adequate to meet the site specific impact analysis required for a Rezoning, PUD, Special Permit or the detail analysis required by Caltrans and the FHWA for interchange projects. As a result, one or more subsequent EIR's may be required to meet the provisions of State and Federal law. On the other hand, an adequate detailed analysis at this time could avoid the necessity for preparing additional EIR's at a later time.

Following discussions with the applicant to address these issues, staff will report back to the Council with a budget estimate and recommended funding sources to undertake the required City involvement in processing the application. A budget estimate for the preparation of the required EIR and related consultant studies will be available when an RFP has been prepared and circulated.

Market Studies and Fiscal Analysis

Because of the size of the proposed project and magnitude of potential economic impacts throughout the City, a market study and fiscal analysis will be required as part of the EIR process for the project. Details of the Scope of Work will be included in the RFP which is prepared for the EIR. Although the study will evaluate the fiscal impact of the project on the City, and the market impact and demand associated with the project, it is staff's intent to coordinate the study with similar studies prepared for Downtown, the South Natomas Update and other high tech/office projects to the extent possible.

Estimated Time Schedule

Exhibit A presents the estimated time schedule necessary to process the Gateway Point/North Natomas General Plan Amendment application submitted on December 13, 1983. Due to the many uncertainties associated with the application, the level of

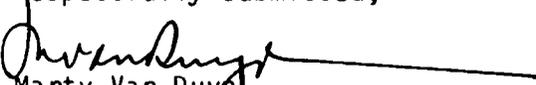
detail to be contained in the EIR, and the possible involvement of Caltrans and the FHWA in processing the required interchange approvals, the schedule reflects staff's best estimate at this time. The schedule is based on actual experience gained in processing similar large projects and assumes (at the direction of the City Council) that all parties will act in an expeditious manner. However, the schedule does not represent an accelerated process and does not assign either a higher or lower priority to required City staff time associated with the processing of this application compared with other applications which have been filed with the Planning Division.

Several factors could result in alterations and re-evaluation of the time schedule attached as Exhibit A. The magnitude of these alterations cannot be estimated at this time, but may include:

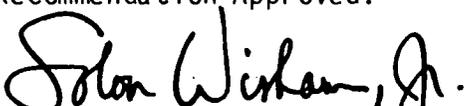
1. Alteration of the proposed project or amendment of the application submitted to the City on December 13, 1983;
2. Receipt of additional applications for large scale development in the North Natomas area;
3. The nature of information requested to be included in the EIR by other responsible agencies such as Caltrans/FHWA (interchange approval), EPA/State Water Quality Control Board (sewer extensions), RD-1000 (drainage improvements), etc;
4. The ability of the applicant, the City or the consultant team to provide any such additional information in a timely manner.
5. The availability of cumulative impact data to be developed in association with the South Natomas applications (especially traffic data) for inclusion in the required EIR.

RECOMMENDATION

This report is submitted as an informational item to the City Council and does not require that any action be taken. Staff will report back at a later date with a report on budgetary and funding considerations associated with the proposed project.

Respectfully submitted,  
  
Marty Van Duyen  
Planning Director

Recommendation Approved:

  
For: Walter J. Slipes, City Manager

SJ:lao  
attachments  
P83- 424  
wp Gateway Pt/No Nat

January 3, 1984  
District No. 1

ESTIMATED PROCESSING TIME SCHEDULE  
GATEWAY POINT/NORTH NATOMAS  
DECEMBER 28, 1983

	<u>TIME</u>
Application received December 13, 1983 30 days to determine if application complete	
Notify applicant of additional information Applicant prepares information	
Staff determines application complete	Time clock begins
Staff prepares and distributes N.O.P. CPC to hold hearing on N.O.P.	4 weeks
Staff prepares RFP for EIR preparation based on responses to N.O.P.	2 weeks
Staff distributes RFP and awaits responses conduct info. briefing for firms	4 weeks
Review responses to RFP includes notification and interview process	2 weeks
Negotiate and prepare contracts for EIR firm	2 weeks
Consultant prepares admin. draft EIR	12-16 weeks
City staff, responsible agencies and applicant review admin. draft EIR	2 weeks *
Consultant revisions	3 weeks
City staff, responsible agencies and applicant review revisions	1 week *
Consultant revisions	1 week
Print and distribute draft EIR	1 week
Draft EIR public review period includes CPC hearing on draft EIR	7 weeks
Consultant prepares admin. final EIR	4 weeks
City staff, responsible agencies and applicant review admin. final EIR	2 weeks *

Consultant revisions	2 weeks
Print and distribute final EIR	1 week
Final EIR public review period	2 weeks
Consultant prepares response to comments	2 weeks
City staff, responsible agencies and applicant review response	1 week *
Prepare staff report on project	2 weeks
Planning Commission hearings	2 weeks
Prepare staff report to Council	3 weeks
City Council hearings	----
TOTAL	62-66 weeks

\* Based on previous experience, actual review time will depend on obtaining a timely review and response from responsible agencies and the applicant.

NOTE:

This estimated time schedule is based on the application submitted to the City on December 13, 1983. Several factors could result in alterations to the schedule, including:

1. Alteration of the proposed project or amendment of the application submitted to the City on December 13, 1983;
2. Receipt of additional applications for large scale development in the North Natomas area.
3. The nature of information requested to be included in the EIR by other responsible agencies such as CalTrans/FHWA (interchange approval), EPA/State Water Quality Control Board (sewer extensions), RD-1000 (drainage improvements) etc.;
4. The ability of the applicant, the City or the consultant team to provide any such additional information in a timely manner;
5. The availability of cumulative impact data to be developed in association with the South Natomas applications (especially traffic data) for inclusion in the regional EIR.



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

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LORRAINE MAGANA  
CITY CLERK

### MEMORANDUM

TO: WALTER J. SLIPE, CITY MANAGER  
JAMES P. JACKSON, CITY ATTORNEY  
MARTY VAN DUYN, PLANNING DIRECTOR

FROM: LORRAINE MAGANA, CITY CLERK

SUBJECT: COUNCIL ACTION OF JANUARY 3, 1984 RE NORTH NATOMAS

DATE: JANUARY 6, 1984

The City Council took the following actions:

1. Feasibility of separating out the arena from rest of application and the consequences of doing so from a negative and positive standpoint and the legal implications. **VERBAL REPORT DUE 1-10-84**
2. Status report forthcoming on 1-17-84 re funding and specific details.
  - A. Environmental guarantees from the developer to provide a greenbelt at the top of North Natomas of at least 1,500 acres and no more than 2,000 acres.
  - B. That there be contiguous development along the City limits (adjacent to Del Paso Blvd. and from east to west). This is to be discussed with applicants by staff.
3. Report re urban growth policy and council determine what to do with North Natomas in view of that policy and what the City's options are under the present policy. **REPORT DUE 1-17-84**
4. MOTION: Request Regional Sanitation Board to defer the proposed decision at their 1-10-84 meeting on waiving penalty fees until the background material can be furnished to the City Council for a policy decision; report to be done in time for Council decision and the next Board meeting. **ADOPTED**
5. MOTION: Direct City Manager to meet with County Executive and Board of Supervisors on the feasibility of developing a joint task force to review planning growth on a county-wide basis. **ADOPTED**

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Further instruction: If County disagrees, the City Manager is requested to at least propose a joint task force for the North Natomas Area.

6. Without objection, the City Manager was requested to explore the feasibility of a joint agreement between the City and County for the distribution of property and sales tax revenues and to report back on the discussions.