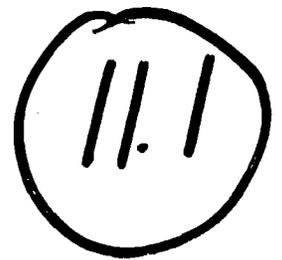


**APPROVED**  
BY THE CITY COUNCIL

**MAY 11 1999**

OFFICE OF THE  
CITY CLERK



NEIGHBORHOODS, PLANNING,  
AND DEVELOPMENT  
SERVICES DEPARTMENT

**CITY OF  
SACRAMENTO**

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-264-5567  
FAX 916-264-5328

May 11, 1999

City Council  
Sacramento, California

Honorable Members in Session

**SUBJECT: Staff Organization to Implement the North Natomas Community Plan**

**LOCATION AND COUNCIL DISTRICT:** North Natomas (District 1)

**RECOMMENDATION:**

Provide direction to staff concerning staffing organization to oversee the implementation of the North Natomas Community Plan. Staff is recommending the creation of a North Natomas Manager with dedicated support staff.

**CONTACT PERSON:** Gary L. Stonehouse, Planning Director (264-5567)

**FOR COUNCIL MEETING OF:** May 11, 1999

**SUMMARY:**

Staff recommends the creation of the position of North Natomas Manager to oversee the development of the Community of North Natomas. The Manager would report to a Deputy City Manager. The Manager would have a small dedicated staff that would focus on North Natomas issues. Infrastructure implementation will be coordinated with appropriate staff in the line departments.

**BACKGROUND INFORMATION:**

At build out, North Natomas will be the current size of Roseville with about 65,000 people. The community will be bigger than any current council district. The community will have a town center and fourteen villages; parks, schools, urban services and infrastructure. The development of a community of this size, just like the



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governance of a city, requires and deserves the oversight and guidance of a dedicated and focused professional group.

Staff is proposing the creation of a North Natomas Manager to oversee the implementation of the Community Plan and the creation of a community. In North Natomas we have an opportunity to build a community with neighborhoods, not just subdivisions, and with care to develop character as well as infrastructure. The Manager would have a small, high quality staff that is intended to coordinate and focus the work of line staff in implementing the community plan and developing a community. The Departments of Public Works and Utilities are implementing internal processes to support the Manager with the timely installation of infrastructure, and the management of financial resources. The Manager's staff will include, a senior planner, a neighborhood resource coordinator, a landscape architect, and clerical support. Some of the major responsibilities of the Manager's team will include:

- 1) Being the point person for information and communication about activities in North Natomas. The Manager is concerned about the development of neighborhood and community infrastructure (neighborhood associations, business associations, the TMA, etc.). The Manager is responsible for communication between city staff and the community, developers and Councilmembers.
- 2) Being the Go-to troubleshooter for the development community to solve problems in the implementation of the plan. The Manager will be responsible for proactively resolving disconnects in the development process before they become problems.
- 3) Establishing the working relationships between the Manager and all of the other departments. Currently these relationships are most clear with the development oriented departments. The concept of designated people in each department supporting the Manager is shown on the organization chart attached to this report.
- 4) Coordinating a comprehensive City staffing plan for serving North Natomas as the area develops. People will be living in new houses in North Natomas this summer. Perhaps 1200 houses will be built in the next year. These people will need city services immediately.

A significant portion of the manager's job will be to support excellent communications for all stakeholders, interest groups, and city leaders regarding the development of the community. The manager will organize regular meetings of a working group that will include the builders and developers, community and environmental groups, agency staff, and over time neighborhood and business leaders from North Natomas itself. The Manager will also coordinate monthly meetings of City Staff involved in the projects. The manager will also organize quarterly meetings of department heads and agency leaders (City departments, RT, RD 1000, school districts, TMA, etc.).

The manager's small core group staff is intended to develop and infuse North Natomas character through the work of traditional line staff. Many of the special tasks undertaken by the staff working group now, would be spearheaded by the Manager's Senior Planner, for example. This would allow the existing North Team planners to concentrate on processing applications. Similarly Public Works and Utilities departments are organizing themselves to implement projects in North Natomas have that North Natomas character and details (street light types, median treatment, etc.). The financial analysts in Public Works and Utilities will oversee

the collection and accounting of the development funds anticipated to provide for the infrastructure in the community. The community resource coordinator will provide communication and coordination services to the emerging community and neighborhood groups and Council members. The landscape architect would coordinate the timely development of the parks and trails that are anticipated in the Community Plan. The core staff would also have clerical support.

**FINANCIAL CONSIDERATIONS:**

The costs of this recommendation depend on the extent that currently budgeted positions will be allocated to undertake these responsibilities. Currently a number of staff people are working on North Natomas part time. To the extent these activities can be consolidated into full time, focused positions, there will be little added expense. It is anticipated that with Terry Moore's retirement, his position could become the North Natomas Manager. Terry Moore will be retained as a consultant to effect an orderly transition. Public Works has already allocated existing staff to serve the engineering and financial functions. The new positions appear to be a Senior Planner, a Neighborhood Resource Coordinator, a landscape architect and a clerical position.

The new annual staff costs would be approximately \$355,000 plus equipment and supplies. These costs will be included in the 1999-2000 budget.

**ENVIRONMENTAL DETERMINATION:**

Council direction on this item does not constitute a project under the California Environmental Quality Act.

**POLICY CONSIDERATIONS:**

Currently North Natomas is being managed by Terry Moore and a number of people who have other jobs. While these efforts have often been heroic, the increasing speed and size of activity in North Natomas seems to require another approach. The policy issue is whether this investment in North Natomas is worthwhile. Staff believes it is.

**ESBD:** None

Respectfully submitted:

  
\_\_\_\_\_  
Gary L. Stonehouse, Planning Director

Recommendation Approved:

  
\_\_\_\_\_  
Robert P. Thomas  
CITY MANAGER

Approved:

  
\_\_\_\_\_  
Jack Crist, Deputy City Manager  
Neighborhoods, Planning and  
Development Services

Attachment



CONTINUED  
TO 5/18/99 2:00 pm

NEIGHBORHOODS, PLANNING,  
AND DEVELOPMENT  
SERVICES DEPARTMENT

**CITY OF  
SACRAMENTO**

1231 I STREET  
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PLANNING  
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April 27, 1999

City Council  
Sacramento, California

Honorable Members in Session

**SUBJECT: Staff Organization to Implement the North Natomas Community Plan**

**LOCATION AND COUNCIL DISTRICT:** North Natomas (District 1)

**RECOMMENDATION:**

Provide direction to staff concerning staffing organization to oversee the implementation of the North Natomas Community Plan. Staff is recommending the creation of a North Natomas Manager with dedicated support staff.

**CONTACT PERSON:** Gary L. Stonehouse, Planning Director (264-5567)

**FOR COUNCIL MEETING OF:** April 27, 1999

**SUMMARY:**

Staff recommends the creation of the position of North Natomas Manager to oversee the development of the Community of North Natomas. The Manager would report to a Deputy City Manager. The Manager would have a small dedicated staff that would focus on North Natomas issues. Infrastructure implementation will be coordinated with appropriate staff in the line departments.

**BACKGROUND INFORMATION:**

At build out, North Natomas will be the current size of Roseville with about 65,000 people. The community will be bigger than any current council district. The community will have a town center and fourteen villages; parks, schools, urban services and infrastructure. The development of a community of this size, just like the governance of a city, requires and



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deserves the oversight and guidance of a dedicated and focused professional group.

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**FINANCIAL CONSIDERATIONS:**

The costs of this recommendation depend on the extent that currently budgeted positions will be allocated to undertake these responsibilities. Currently a number of staff people are working on North Natomas part time. To the extent these activities can be consolidated into full time, focused positions, there will be little added expense. It is anticipated that with Terry Moore's retirement, his position could become the North Natomas Manager. Terry Moore will be retained as a consultant to effect an orderly transition. Public Works has already allocated existing staff to serve the engineering and financial functions. The only new positions appear to be a Senior Planner, a Neighborhood Resource Coordinator and a clerical position.

The new annual staff costs would be approximately \$280,000 plus equipment and supplies. These costs will be included in the 1999-2000 budget.

**ENVIRONMENTAL DETERMINATION:**

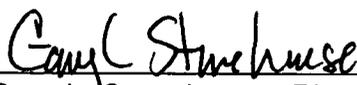
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**POLICY CONSIDERATIONS:**

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**ESBD: None**

Respectfully submitted:

  
Gary L. Stonehouse, Planning Director

Recommendation Approved:

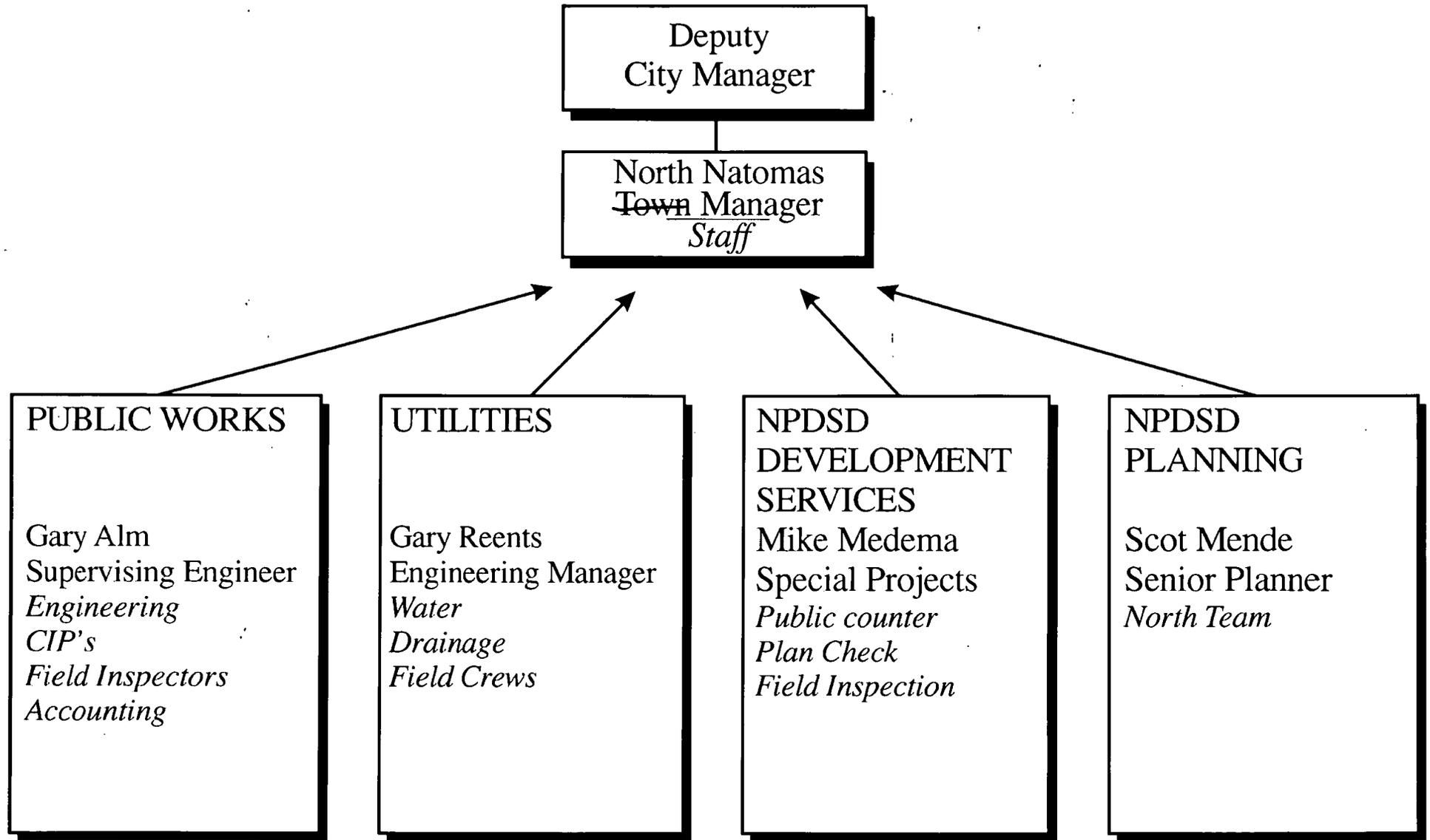
  
Robert P. Thomas  
CITY MANAGER

Approved:

  
Jack Crist, Deputy City Manager  
Neighborhoods, Planning and

# NORTH NATOMAS DEVELOPMENT

## Support Organization Chart



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