



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5804

MARTY VAN DUYN  
PLANNING DIRECTOR

December 19, 1983

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: South Natomas Community Plan Budget Funding and Contracts (M-719)

SUMMARY

The City has started the processing of the South Natomas Community Plan Update and the development applications for the South Natomas area. To proceed on the accelerated time schedule, a number of consultant contracts must be executed and budget amendments implemented. The total cost of this project is \$588,400. The processing will require a minimum of four contracts and a budget transfer from the South Natomas Community Improvement Fund.

BACKGROUND INFORMATION

On December 13, 1983, the City Council approved the process for updating the South Natomas Community Plan and evaluating the South Natomas Development proposals. With the approval, the determination of the tasks that must be accomplished, how they will be accomplished, their costs, and the funding sources has been made. These tasks have been broken out to differentiate the Community Plan Update from the environmental assessments.

Community Plan Update

As approved by the Council, an abbreviated consultant selection process for the update of the Community Plan has been accomplished. The consultant selection committee interviewed the consulting firms on December 16, 1983 and has made a selection. We are currently negotiating the contractual terms with the consultant. The costs of this service will be approximately \$57,500.

RECEIVED  
City Council  
December 20, 1983

Cont. 40  
12-27-83  
DEC 20 1983

APPROVED  
BY THE CITY COUNCIL

DEC 27 1983

OFFICE OF THE  
CITY CLERK

AG 83114  
AG 83114A  
AG 83115 = VOID per [unclear]  
AG 83116  
AG 83117

In addition, approximately 2500 planning staff hours will be needed to coordinate this project and provide information needed by the consultant. These hours can only be provided by enhancing the planning staff. An additional \$16,600 will be needed to finance this staffing level for this fiscal year and \$13,800 for the 1984-85 fiscal year. Public noticing costs will be \$2,500.

The total costs for the focused update, excluding the environmental impact report, will be \$90,400. There is currently \$48,470 remaining in the South Natomas Community Improvement Fund for this purpose. The completion of this update will require \$41,930 in additional funding. There are four possibilities available for funding this shortfall.

1. Additional funds from the South Natomas Community Improvement Fund.
2. General Fund - Administrative Contingency.
3. Charging those who have submitted development applications.
4. Community Development Block Grant Funds.

Staff recommends that this additional amount be charged against the companies that have submitted development applications. This decision is based on the need to complete a more complex and costly community plan due to the magnitude of development applications. This cost will be distributed between the thirteen projects based on the project acreage.

#### Environmental Impact Reports

The processing of the environmental impact reports for the South Natomas area falls in two groups: 1) the two projects "grandfathered" by the City Council, and 2) the other eleven projects submitted prior to the freeze. The developers will pay all costs associated with processing their proposals and the costs of the community plan environmental impact report. There will be no General Fund expenditures for these activities.

"Grandfathered" Projects - The Jones and Stokes consulting firm began work on the environmental impact report for the Creekside Oaks and Gateway Centre projects in November. On December 19, 1983, this agreement was formalized by the execution of a \$5,000 City Manager's agreement. Staff has been meeting frequently with Jones and Stokes to insure a rapid start up of their activities. The projected cost of this environmental impact report is listed below:

Environmental Consultant	\$103,900
Public Works (Traffic)	\$ 6,154
Planning Costs	\$ 13,233
	<u>\$123,287</u>

The costs will be applied to the two projects on the basis of their acreage as indicated below:

<u>Projects</u>	<u>EIR Processing Costs</u>	<u>Community Plan Costs</u>	<u>Total</u>
Creskide Oaks	87,904	4,954	92,858
Gateway Center	35,383	1,994	37,377

The Other Projects - On December 13, 1983, the City Council approved the selection of Jones and Stokes to perform the environmental impact reports for all of the South Natomas projects. Staff has met with Jones and Stokes and identified the other work that must be performed to complete these EIR's. The budget for these projects is listed below:

Environmental Consultant	\$248,100
Public Works (Traffic)	\$ 33,846
Planning Cost	\$ 72,767
	<u>\$354,713</u>

These costs will also be applied to the projects based on their acreage. Utilizing this criteria the cost per project is:

<u>Project</u>	<u>EIR Processing Costs</u>	<u>Community Plan Costs</u>	<u>Total</u>
Capitol Business Parks	\$ 52,142	5,136	57,278
Natomas Corp. Center	\$ 1,064	121	1,185
Samms Tech Center	\$ 63,139	6,223	69,362
Willow Creek Dev.	\$ 68,105	6,406	74,511
Cook Co. Northgate	\$ 4,257	423	4,680
Capitol/80 Properties	\$ 25,185	2,477	27,662
Mercy Natomas	\$ 24,475	2,779	27,254
Community Hospital	\$ 4,966	483	5,449
Fong Ranch	\$ 75,909	7,430	83,339
River View Oaks	\$ 22,702	2,235	24,937
Park El Camino	\$ 12,770	1,269	14,039

The total cost of the Community Plan and the EIR's is anticipated to be \$588,400. This project is the largest and most complex task ever assumed by the Planning Division. The completion of this project in an effective and timely manner will be extremely taxing on the consultants, the staff, the South Natomas Community, the applicants, the Planning Commission and the City Council. To help its orderly completion the staff will work to maintain open lines of communication with the applicants and the community and will make frequent progress reports to the Planning Commission and City Council.

FINANCIAL INFORMATION

The total cost for these projects is projected to be \$580,400; \$519,930 will be funded by payments from the 13 development applicants, \$48,470 will be funded from the South Natomas Community Improvement Fund and \$20,000 will be financed by existing Community Development Department budget appropriations.

Listed below is the breakdown of projected expenditures by funding source:

	<u>Total</u>	<u>Applicants</u>	<u>South Natomas Community Improvements Fund</u>	<u>Existing General Fund Appropriation</u>
Consultant Services	\$409,500	\$393,930	\$ 15,570	
Public Works Costs	40,000	40,000		
Planning Costs	<u>138,900</u>	<u>86,000</u>	<u>32,900</u>	<u>20,000</u>
TOTAL	\$588,400	519,930	48,470	20,000

The consultant services costs are broken out in the following manner:

<u>Community Plan Consultant</u>	
Blaney-Dyett	\$ 57,900
	<hr/>
TOTAL	\$ 57,900

<u>Environmental Consultants</u>	
Jones & Stokes (Prime Contractor)	\$221,500
<u>Sub Contractors</u>	
Keyes-Marston (Economic and Marketing)	60,200
Cham-Hill (Traffic)	<u>70,300</u>
TOTAL	\$352,000

The completion of these projects will also require 6,600 hours of Planning staff time. This time is distributed in the following categories:

	<u>Hours</u>	<u>Costs</u>
1. Utilization of Existing Staff	1,800	\$ 41,000
2. Limited Term Staff (1 - Assoc. Planner)	1,800	30,400
3. Contract Staff (1 - Planner, 1 - Tech.)	3,000	60,000
	<u>6,600</u>	<u>\$131,400</u>

In addition, \$7,500 will be required for public noticing, equipment and additional supplies.

A transfer of funds from the South Natomas Community Improvement Fund to the Planning Division budget is needed to finance this endeavor. The balance of the costs will be funded by existing General Fund appropriations and applicant deposits.

RECOMMENDATION

Staff recommends that the City Council approve the resolutions necessary to implement the South Natomas Community Plan update and the procesing the development applications:

1. Designating the City Manager to execute two EIR consultant contracts with Jones and Stokes.
2. Designating the City Manager to execute the Community Plan Consultant Contract with Blyney-Dyett.
3. Designating the City Manager to execute contracts with a contract planner and contract technician to coordinate EIR procesing.
4. Authorizing the transfer of funds from the South Natomas Community Improvement Fund to the Planning Division's budget.

Respctfully submitted,

Mac Mailes  
Assistant City Manager/Community Development

RECOMMENDATION APPROVED:

Walter J. Slipe  
City Manager

JK:hi:lao  
attachments  
M-719  
wp 1K

December 20, 1983  
All Districts

**RESOLUTION No. 83-1028**

**Adopted by The Sacramento City Council on date of**

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENTS FOR CONSULTANT SERVICES TO PREPARE THE CREEKSIDE OAKS AND GATEWAY CENTER EIR AND SOUTH NATOMAS ENVIRONMENTAL IMPACT REPORTS (P's 83-124, 83-152, 83-328, 83-333, 83-391, 83-939, 83-396, 83-401, 83-398, 83-397, 83-399) (M-719)

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 with Jones and Stokes for the preparation of an Environmental Impact Report for the Creekside Oaks and Gateway Center projects for an amount not to exceed \$103,900, and the preparation of an Environmental Impact Report for Capitol Business Park, Natomas Corporate Center, Sammis Technical Center, Willow Creek, Cook Company - Northgate, Capitol/80 Properties, Mercy Natomas, Community Hospital, Fong Ranch, Riverview Oaks, and Park El Camino, for an amount not to exceed \$248,100.

MAYOR

ATTEST:

**APPROVED**  
BY THE CITY COUNCIL

DEC 27 1983

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CITY CLERK

CITY CLERK

**RESOLUTION No. 83-1029**

**Adopted by The Sacramento City Council on date of**

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENTS FOR CONSULTANT SERVICES TO COORDINATE THE PREPARATION OF THE SOUTH NATOMAS ENVIRONMENTAL IMPACT REPORTS (P's 83-124, 83-152, 83-328, 83-333, 83-391, 83-939, 83-396, 83-401, 83-398, 83-397, 83-399)

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 associated with the South Natomas Environmental Impact Reports for an amount, not to exceed \$60,000.

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MAYOR

ATTEST:

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CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

DEC 27 1983

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**RESOLUTION No. 83-1030**

**Adopted by The Sacramento City Council on date of**

**A RESOLUTION AMENDING THE CITY BUDGET FOR FISCAL  
YEAR 1983-84 FOR THE PREPARATION OF THE SOUTH  
NATOMAS COMMUNITY PLAN**

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

That the City budget for Fiscal Year 1983-84 is hereby amended by transferring \$48,470 from the South Natomas Community Improvement Fund 7-95-7012-0000-4399 to the Community Development Account 1-01-3522-6339-4258.

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MAYOR

ATTEST:

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CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

**DEC 27 1983**

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CITY CLERK



**RESOLUTION No. 83-1031**

**Adopted by The Sacramento City Council on date of**

**A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT  
FOR CONSULTANT SERVICES TO PREPARE THE SOUTH NATOMAS  
COMMUNITY PLAN UPDATE (M-719)**

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 a consultant services agreement  
with Blayney-Dyett for the preparation of the South Natomas Community Plan  
Update for an amount not to exceed \$57,500.

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MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

DEC 27 1983

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OFFICE OF THE  
CITY CLERK

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 TENTATIVE SCHEDULE: SOUTH NATOMAS COMMUNITY PLAN AND PROJECTS EIR

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER
- Preparation & Distribution of NOPS	[Horizontal line across January]								
- Baseline & Worst Case Analysis (LU, TR, H, B)	[Horizontal line across January and February]								
- Market Study	[Horizontal line across January and February]								
- Noise & Air Quality Analysis (Baseline & Worst Case)	[Horizontal line across February and March]								
- Individual Project Analysis	[Horizontal line across March and April]								
- Environmental Assessment of Draft Community Plan	[Horizontal line across April and May]								
- Staff Review DEIR	[Horizontal line across May and June]								
- Public Review of Draft EIR	[Horizontal line across June and July]								
- Staff Review FEIR	[Horizontal line across July and August]								
- Public Review of Final EIR	[Horizontal line across August and September]								
- Preparation of Staff Reports	[Horizontal line across September]								

\* CPC Hearing

TENTATIVE SCHEDULE: CREEKSIDE OAKS AND GATEWAY CENTER EIR

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER
Market Study	-----								
Traffic Analysis	-----								
Air Quality Noise Analysis Staff Review of DEIR		-----							
Public Review of DEIR			-----		-----*				
Staff Review of FEIR						-----			
Public Review of FEIR							-----		
Hearings on Projects and FEIR									

\* CPC  
\*\* CC

TENTATIVE SCHEDULE: SOUTH NATOMAS COMMUNITY PLAN

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	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER
Review & Collect Data. Community Meeting - Issues	•								
Community Meeting - Issues & Options		•							
Prepare Land Use Alternatives			•						
City Staff review alternatives									
Revisions, if necessary									
Land Use Alternatives to EIR Consultant				*•					
Prepare Text									
Public Review of Draft Plan									
Public Study Sessions									
• Community Mtg. * CPC Meeting									

bl

SOUTH NATOMAS COMMUNITY PLAN  
AND ENVIRONMENTAL IMPACT REPORTS BUDGET

47,500

TOTAL BUDGET BY FUNDING SOURCE

	<u>TOTAL</u>	<u>GENERAL FUND EXPENDITURE</u>	<u>SOUTH NATOMAS COMMUNITY IMPROVEMENT FUND</u>	<u>GRANDFATHERED PROJECTS</u>	<u>OTHER PROJECTS</u>
Consultant Services	\$409,500	--	\$15,570	\$110,848	\$283,082
Public Works Costs	40,000	--	--	6,154	33,846
Planning Costs	91,400	\$20,000	\$32,900	5,955	32,545
<b>TOTAL</b>	<b>\$540,900</b>	<b>\$20,000</b>	<b>\$48,470</b>	<b>\$122,957</b>	<b>\$349,473</b>

COMMUNITY PLAN BUDGET BY FUNDING SOURCE

	<u>TOTAL</u>	<u>GENERAL FUND EXPENDITURE</u>	<u>COMMUNITY IMPROVEMENT FUND</u>	<u>GRANDFATHERED PROJECTS</u>	<u>OTHER PROJECTS</u>
Consultant Services	\$57,500	--	\$15,570	\$6,948	\$34,982
Public Works Costs	--	--	--	--	--
Plannint Costs	52,900	\$20,000	32,900	--	--
<b>TOTAL</b>	<b>\$110,400</b>	<b>\$20,000</b>	<b>\$48,470</b>	<b>\$6,948</b>	<b>\$34,982</b>

"GRANDFATHERED" PROJECTS EIR  
(Cost to be paid by Applicants)

Consultant Services	\$103,900
Public Works Costs	6,154
Planning Costs	5,955
<b>TOTAL</b>	<b>\$116,009</b>

OTHER PROJECTS EIR  
(Cost to be paid by Applicants)

Consultant Services	\$248,100
Public Works Costs	33,846
Planning Costs	32,545
<b>TOTAL</b>	<b>\$314,491</b>

SOUTH NATOMAS FUNDING SOURCES

	<u>Total</u>	<u>General Fund Expenditures</u>	<u>Community Improvement Fund</u>	<u>APPLICANT PAYMENTS</u>	
				<u>Grandfathered Projects</u>	<u>Other Projects</u>
Community Plan Update	\$110,400	\$20,000	\$48,470	\$6,948	\$34,982
Grandfathered Projects EIR	116,009	--	--	\$116,009	--
Other Projects EIR	314,491	--	--	--	\$314,491
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL	\$540,900	\$20,000	\$48,470	\$122,957	\$349,473

December 27, 1983

Mr. Mac Mailes  
Assistant City Manager  
City of Sacramento  
927 Tenth Street  
Sacramento, CA 95814

Dear Mr. Mailes:

This letter transmits detailed maximum cost estimates for preparing two Environmental Impact Reports (EIRs), one for Creekside Oaks/Gateway Centre, and one for the revised South Natomas Community Plan and 11 individual development applications. The attached estimates reflect our best professional judgement as to maximum costs for the EIRs if the scope of work requested by the City is to be achieved. The estimates reflect our experience in preparing a number of EIRs for the City, including that for the Creekside Office Park in South Natomas two years ago.

We would like to identify a number of factors contributing to the cost of the SNCP/11 applications EIR. First, the EIR must provide early and ongoing traffic, economic, and environmental input to the planning consultant who will be preparing the revised SNCP. Second, the EIR must evaluate comprehensively 3 to 5 SNCP plan alternatives. Third, project-specific "mini-EIRs" are to be prepared for each of the 11 development applications because the developers and City are likely to be interested in the environmental effects of each project standing alone. Fourth, there is considerable coordination time required for the EIR consultant, given the need to coordinate with 13 applicants and their consultants, the City's planning consultant, and numerous interested individuals, groups, and agencies.

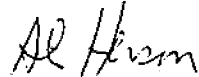
The question may arise as to whether existing information in past EIRs on the 1978 SNCP and the 4 recently-approved South Natomas office parks could reduce the estimated costs of the new EIRs. Jones & Stokes Associates is well aware of all existing information on South Natomas through past work in the community, and our cost estimates reflect use of existing information to the maximum extent practicable.

No one, least of all Jones & Stokes Associates, wants to "reinvent the wheel" by duplicating work already done. We plan to use existing data to the extent it is valid and usable for the 2 new EIRs. We should, however, point out a number of limitations in the existing data base: 1) the EIR for the 1978 SNCP was prepared six years ago, and many conditions have changed since that time; 2) the EIRs on the 4 recently-approved office parks were prepared 2 years ago, and thus have more useable data, but are limited because: a) they focus on sites along the I-5 corridor, as opposed to new sites currently proposed for development and the entire community, b) they provide no information on the impacts of the considerable scale of non-residential development currently proposed in South Natomas, and c) they provide no information on the impacts of some of the different types of development currently proposed for South Natomas (e.g., research and development parks, light industrial uses, 2 hospitals).

We are confident that the attached maximum cost estimates are reasonable to complete the scope of work for the 2 EIRs requested by the City. We can work with City staff in modifying the scope of work to reduce costs, if this is felt to be necessary.

Jones & Stokes Associates has enjoyed working with the City over the past several years on a number of EIRs. We appreciate the City's continued trust in our ability to produce high-quality EIRs on time and within budget.

Sincerely,



Al Herson  
Project Manager

cc: Marty van Duyn  
Clif Carstens  
John Kreft  
Art Gee



Detailed Estimate of Maximum Costs:  
Creekside Oaks/Gateway Centre EIR & South Natomas Community Plan/11 Applications EIR

	<u>CREEKSIDE OAKS/GATEWAY CENTRE EIR (\$)</u>	<u>SNCP/11 APPLICATIONS EIR (\$)</u>
<b>A. COSTS BY TASK</b>		
1. Orientation/review applications	3,000	5,300
2. Notice of Preparation/ Initial Studies	1,000	3,900
*3. Environmental Setting	3,900	10,600
*4. Develop "No Project" and "1983 Application" Alternatives	600	3,700
*5. Evaluate "No Project" and "1983 Applications" Alternatives		
a. Traffic	1,400	8,300
b. Other Impact Areas	1,400	8,000
*6. Market Study	3,500	20,000
7. Administrative Draft EIR		
a. Traffic	4,000	23,700
b. Market/Fiscal	3,900	20,000
c. Air Quality/Noise	2,000	8,500
d. Infrastructure/Services	2,600	7,000
e. Land Use/Demographics	2,200	6,500
f. Other Impact Areas	4,700	14,100
g. Report Preparation	11,900	22,900
8. Draft EIR	2,600	2,600
9. Final EIR	9,200	18,300
10. Responses to Final EIR	1,700	3,400
11. Meetings	8,800	12,300
** Direct Costs	13,700	22,000
Fee for Subconsultants (6%)	1,800	6,000
<b>TOTAL***</b>	<b>83,900</b>	<b>228,100</b>

Detailed Estimate of Maximum Costs (Cont'd)

	<u>CREEKSIDE OAKS/GATEWAY CENTRE EIR (\$)</u>	<u>SNCP/11 APPLICATIONS EIR (\$)</u>
<b>B. COSTS BY FIRM</b>		
1. Jones & Stokes Associates (Prime Contractor)	53,400	128,100
2. Kayser/Marston (Market/Fiscal Subconsultant)	12,800	47,400
3. CH2M Hill (Traffic Subconsultant)	17,700	52,600
TOTAL***	83,900	228,100

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\* These tasks are common to both EIRs

\*\* Include report printing and mailing, computer time, travel, graphics

\*\*\* Excludes \$20,000 contingency/EIR requested by City

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February 6, 1984

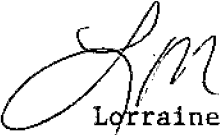
Mr. John A. Blayney  
BLAYNEY-DYETT  
70 Zoe Street  
San Francisco, CA 94107

Dear Mr. Blayney:

On December 27, 1983, the Sacramento City Council adopted Resolution No. 83-1031 authorizing the execution of Consultant Services Agreement No. 83117 to prepare the South Natomas Community Plan Update (M-719).

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/sl/19D

Enclosure

cc: Planning Department  
Risk Management