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DEPARTMENT OF
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

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December 6, 1999

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: GATEWAY CENTRE OFFICE (P99-097)

A. **Agreement to pay SNCIF Fees.**

LOCATION: S of West El Camino Ave. / Gateway Oaks Dr. / Venture Oaks Dr.
APN: 274-0320-076, -077, -078, -079, -080, and -083
South Natomas Community Plan Area; Council District 1

RECOMMENDATION: Staff and Planning Commission recommend that the City Council adopt the attached Resolution which executes an agreement that the applicant shall pay exaction fees into the South Natomas Community Infrastructure Fund account.

CONTACT PERSON: Scot Mende, Senior Planner 264-5894
Phil Reed, Junior Planner, 264-8287

FOR CITY COUNCIL MEETING OF: December 14, 1999 (afternoon)

SUMMARY: The subject entitlements for a schematic plan amendment and special permit for a 65,000 square foot office building were approved by the City Planning Commission on November 18, 1999. A condition of approval required the applicant to enter into a legal agreement to pay fees. The attached Resolution satisfies that condition.

BACKGROUND: The project is within the Gateway Centre PUD. The project area had been required, by development agreement, to pay SNCIF fees. At the time that the South Natomas Facilities Benefit Assessment District was formed, areas under development agreement were excluded from the District. In January 1993, the development agreement expired. In-lieu of annexing the property into the FBA District, projects have been conditioned to enter into an agreement to pay SNCIF fees at the FBA rate.

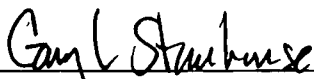
ENVIRONMENTAL REVIEW: The Environmental Services Manager determined that the proposed action does not constitute a project and is exempt from CEQA review.

FINANCIAL CONSIDERATIONS: As a condition of the Special Permit, the applicant has agreed to pay into the South Natomas Community Infrastructure Fund in lieu of the Facilities Benefit Assessment District. The attached Resolution directs the City Manager to execute this agreement. The fee, to be paid at building permit, shall be paid at the rate of \$3.76 per gross square foot of building area. Assuming a 65,000 square foot building, the fee would be in the amount of approximately \$244,400; if the building consists of fewer square feet, than the fee would be correspondingly lower. Subsequent buildings, also covered by this legal agreement, will also pay, at the time of building permit, \$3.76 per gross square foot.

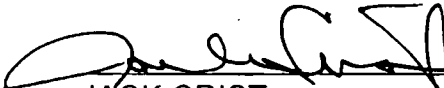
POLICY CONSIDERATIONS: The proposed action is consistent with City policy to require all South Natomas developments to pay fees towards community projects (primarily transportation improvements).

MBE/WBE EFFORTS: None.

Respectfully submitted,


GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
CITY MANAGER

APPROVED:

JACK CRIST
Deputy City Manager

RESOLUTION NO. 99-726

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION RELATING TO THE APPROVAL OF AN AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND NATOMAS WEST INVESTORS TO ACCEPT PAYMENT OF SOUTH NATOMAS COMMUNITY INFRASTRUCTURE FUND FEES IN-LIEU OF A REQUIREMENT FOR ANNEXATION TO THE SOUTH NATOMAS FACILITIES BENEFIT ASSESSMENT DISTRICT FOR PROPERTY LOCATED AT SOUTH OF WEST EL CAMINO AVENUE BOUNDED BY VENTURE OAKS WAY AND GATEWAY OAKS DRIVE

(P99-097) (APN: 274-0320-076, -077, -078, -079, -080, and -083)

WHEREAS, the City Planning Commission approved a Special Permit for the Gateway Centre Phase I building, calling for the property owner to enter into an agreement with the City, in a form satisfactory to the City Attorney, which sets forth the property owner's obligations to pay, prior to issuance of any building permit, the sum of approximately \$244,400 (65,000 square feet @ \$3.76 per gross square foot of building structure) to be deposited into the SNCIF fund, which payment is in-lieu of a requirement that the applicant annex the 25± acres of property to the South Natomas FBA;

WHEREAS, the City Attorney has negotiated with the property owner and approved as to form the Agreement attached as Exhibit A.

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

The City Manager is hereby authorized to execute and direct the City Clerk to record said Agreement on behalf of the City of Sacramento. This approval and authorization is based upon the condition of Special Permit adopted by the City Council on November 18, 1999.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____