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DEPARTMENT OF NEIGHBORHOODS
PLANNING AND DEVELOPMENT
SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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November 25, 1998

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: CROWN CORPORATE CENTER (P97-109)
AGREEMENT TO PAY SNCIF FEES

LOCATION: Metro Center PUD at 2890 Gateway Oaks Dr. and Weald Way
South Natomas Community Plan Area
APN: 225-0230-084
Council District 1

RECOMMENDATION: Planning Staff recommends that the City Council adopt the attached Resolutions to adopt an agreement to pay SNCIF fees.

CONTACT PERSON: Scot Mende, Senior Planner 264-5894
Tom Pace, Assistant Planner 264-6848

FOR CITY COUNCIL MEETING OF: December 1, 1998 (afternoon)

SUMMARY: This is a follow-through on a condition of approval of a special permit which requires the applicant to pay SNCIF fees in-lieu of FBA fees for a 2-story office building in the Office Building (OB-PUD) zone.

APPROVED
BY THE CITY COUNCIL

DEC 1 1998

OFFICE OF THE
CITY CLERK

AG 98-205

BACKGROUND: In January 1983 the Metropolitan Center PUD was approved for office development. In addition, a Development Agreement for the Metropolitan Center PUD was adopted which required the payment of South Natomas Community Infrastructure Funds (SNCIF). In 1990, the City adopted the Facilities Benefit Assessment (FBA) District which required all developments not under development agreement to pay FBA fees. These fees are to be used for roadways, bridges, bikeways, a fire station, and the South Natomas Community Center. Subsequently, on January 13, 1993, the Metropolitan Center Development Agreement expired. In-lieu of annexing into the FBA District the properties formally under development agreement, each project has executed an agreement with the City to pay SNCIF funds at the FBA rate of \$3.76 per gross square foot of building.

VOTE OF THE PLANNING COMMISSION: On December 18, 1998, the City Planning Commission voted to approve a Special Permit to construct a 2-story office building consisting of 63,160 gross square feet..

ENVIRONMENTAL REVIEW: A Negative Declaration for the project was ratified on December 18, 1997, by the Planning Commission.

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 applicant pre-paid these fees on November 16, 1998; hence, the attached resolution adjusts the fees based on a COLA index.

POLICY CONSIDERATIONS: The proposal is compatible with the General Plan land use designation for Regional Commercial & Offices.

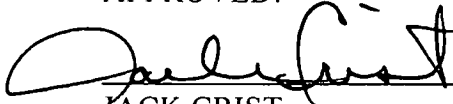
MBE/WBE EFFORTS: None.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

APPROVED:



JACK CRIST

Deputy City Manager, Dept. of Neighborhoods, Planning &
Development Services.

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
CITY MANAGER

APPROVED
BY THE CITY COUNCIL

DEC 1 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-597

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION RELATING TO THE APPROVAL OF AN AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND BTV CROWN EQUITIES, INC. 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 IN THE METROPOLITAN CENTER PLANNED UNIT DEVELOPMENT (P97-109)APN: 225-0230-084

WHEREAS, the City Planning Commission approved a Special Permit on December 18, 1997 for a 63,160 square foot office 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 \$237,482.00 to be deposited into the SNCIF fund, which payment is in lieu of a requirement that the applicant annex the property to the South Natomas FBA; and the sum of \$35,536.97 (plus any adjustment to reflect the current cost index) for pro rata share of certain infrastructure facilities;

WHEREAS, the October 1998 Engineering News Record - Construction Cost Index indicates a cost increase of 6.7% above the December 1996 basis, which results in a \$37,917.95 pro-rata share of certain infrastructure facilities to be divided as follows:

• Bridge Widening at West El Camino Avenue	\$9, 833.49
• New Bridge at Gateway Oaks Drive	\$19,666.99
• Traffic Signal @ Grasslands / West El Camino Avenue	<u>\$8,417.47</u>
TOTAL PRO-RATA SHARE FOR CERTAIN INFRASTRUCTURE	\$37,917.95

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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 Planning Commission on December 18, 1997.

ATTEST:

MAYOR

CITY CLERK
P97-109

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____