

Preliminary Summary of the Costs and Timelines for the Major Items of Work at the Proposed Pudding Creek and Original Highway 20 Sites

Item of Work	Pudding Creek	Highway 20	Comments
Property	Ex. 9 ac. site	4 ac. ops + 1 ac. buffer, 5 ac. total	Ex. Caspar uses 3 ac.
Acquisition	(\$44,000/ac.), land + \$200,000 improvements \$700,000 total Acquire before public transfer sta.	(\$30,000 - 40,000/ac.) Original Hwy 20 site	Assume mid-grade, timber land.
Appraisal + Admin.	\$5,000	\$5,000	
Total Cost	\$600,000	\$155,000 - \$205,000	
Time	6 mos.	6 mos.	
Land Use	City jurisdiction	Mendocino Co. jurisdiction	Both sites outside coastal zone
Rezone	Use Permit 7-13 may need some modification. Also, new franchise agreement necessary.	New zoning, GP amend.	Pudding Ck. est., per City staff
Use Permit	Modify, 6 mos., \$50,000	New	Assumes an appeal
Total Cost	\$50,000	\$200,000	
Time	6 - 8 mos.	18 mos.	
Regulatory/Permits			3 mos. (eg. solid waste) to 18 to 24mos. (for biological w/ studies)
ROWD	Revise	New	
Solid Waste Facil. Pmt. (MC Environ Hlth.)	Revise	New	
Timberland Convert (Cal Fire)	N/A	New	
Air Quality (MCAQMD)	Probably OK	New	
NPDES, storm water	Revise	New	
Cal Fish & Wildlife	Probably OK	New	
Miscellaneous	Cost included in construction	Cost included in construction	Water well, septic, building, C-T encroachment, etc.

Item of Work	Pudding Creek	Highway 20	Comments
Regulatory/Permits (continued)			
Total Cost	\$200,000	\$200,000	per Diversion Strategy pro-forma
Time	12 - 18 mos.	18 - 30 mos.	
Environmental	City jurisdiction	County jurisdiction	
EIR	New (minimal biology)	Update biological, traffic (VMT), air quality (GHG) at least	
Total Cost	\$100,000	\$200,000	Hwy 20 update incl. costly biological studies
Time	12 - 18 mos.	18 - 30 mos.	Appeals, probable, would add at least an additional year.
Design/Engineering (15% of constr. est.)			
Total Cost	\$450,000	\$1,000,000	
Time	12 - 18 mos.	18 - 24 mos.	Incl. time for bid & award
Construction			
Site	\$2,000,000, per Diversion Strategy	\$4 – 5,000,000 (2016 est.) per EIR \$5 – 6,000,000 (2021 est.)	5 yr, +20% (per Cal DGS constr. infl.)
Off-Site	Traf. Sgnl., \$1,000,000	Hwy 20 improve., \$700,000	
Inspect./Constr.Mgmt. (15% of constr. Est.)	\$450,000	\$1,000,000	
Total Cost	\$3,450,000	\$6,700,000 - \$7,700,00	
Time	18 mos.	18 mos.	Incl. time for bid & award
Total All Costs	\$4,850,000	\$8,500,000 - \$9,500,000	
Total Schedule			Assumes moderate number of appeals and no litigation
Range	36 – 54 mos. (3 – 4-1/2 yrs.)	54 – 72 mos. (4-1/2 – 6yrs.)	
Approx. Average	45 mos. (4 yrs. +/-)	63 mos. (5-1/2 yrs. +/-)	

NOTES:

Pudding Creek site zoned "Light Industrial". The site and operation are permitted under Use Permit 7-13 and is considered generally applicable to the proposed use. Staff believes that any modifications needed to the Use Permit can be done administratively.

The Pudding Creek and Highway 1 traffic signal have been included in the costs for the Pudding Creek site. However if this becomes the preferred site, the amount of increased traffic that may occur may not be large enough to meet traffic signal warrants. Construction of this signal may not be necessary.