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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

CITY PLANNING DEPARTMENT

DEC 31 1980

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 31, 1980

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

JAN 20 1981

SUBJECT: South Natomas Business Parks EIR

OFFICE OF THE
CITY CLERK

SUMMARY

The Environmental Coordinator has required the preparation of a single EIR on two proposed business parks in the South Natomas Community Plan area. City procedures require the applicants to pay the total cost of the EIR including staff and consultant time. Staff has estimated the total cost of the EIR. In order to implement the arrangement where the applicant pays the City who subcontracts to a consultant, staff requests that the Council designate the City Manager to execute the EIR consultant contract and amend the Planning Department's budget for the amount of the EIR preparation cost.

BACKGROUND INFORMATION

The Planning Department has received two applications for business parks totalling 270 acres and 3.4 million square feet of office and commercial space in South Natomas Community Plan area. Each business park proposed is a major deviation from the adopted residential land uses of that 1978 Community Plan. The locations of the business parks are indicated in Exhibit A. The projects are:

Natomas Eastside - a 180-acre office, commercial, and residential proposal consisting of 1.9 million square feet and 460 residential units located at the southwest quadrant of I-5 and I-880. The proposal would displace approximately 650 dwelling units.

Gateway Centre - a 90-acre office and commercial proposal consisting of 1.5 million square feet located at the northwest quadrant of Garden Highway and I-5. The proposal would displace approximately 1,200 dwelling units from the adopted Natomas Oaks PUD.

The Environmental Coordinator has reviewed the project proposals and has determined that each project may have a significant environmental impact. Consequently, the coordinator has required that a single EIR be prepared to assess the impacts of both projects. The preparation cost of the EIR is paid by the applicants. In preparing an EIR, the City utilizes a three party contract arrangement where the applicant pays the City, who subcontracts to an EIR consultant. The coordinator has conducted the consultant selection procedures and has selected the team of Wagstaff & Brady, LeBlanc & Company, and CH2M Hill to prepare the EIR. Staff will coordinate the preparation of the EIR, printing, and distribution.

At their regular meeting of October 16, 1980, the Planning Commission approved staff's outline of issues to be assessed in this EIR. The major issues to be assessed are: traffic generation, air quality, housing impacts, demand for business parks, effects to the CBD, and fiscal impacts.

FINANCIAL DATA

The City's Environmental Procedures provide that the full cost of an EIR be recovered from the applicants. Therefore, the applicants will pay the total cost of the EIR which includes the preparing and processing of the EIR, staff and consultant time, material and production cost. The applicants will deposit their share of the estimated cost of EIR preparation prior to the City beginning work on the document. If after accounting of expenditures, the actual cost of preparing and processing, the EIR is more than the deposit, the applicants will receive a bill for the difference which must be paid prior to the final hearing. If the actual cost is less than the deposit, a refund for the difference will be returned to the applicants after the final hearing.

The estimated cost of the EIR is:

Consultant	\$80,500	56,400
Staff	9,000	
Printing	1,500	
	<u>\$81,000</u>	66,900

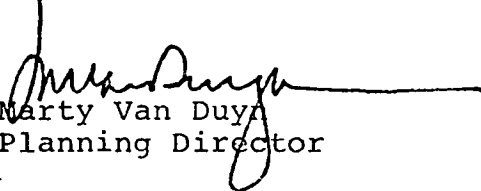
Although no City funds will be expended on this EIR, the Planning Department's budget must be amended for this amount in order to pay City staff and the consultant.

Staff requested the applicants negotiate the division of the EIR cost. The applicants have not been able to agree, therefore, staff believes the cost should be equally divided between the two applicants because the majority of the EIR consists of background research which is needed for each project assessment and the acreage for community plan amendments are nearly equal - 106 acres versus 90 acres.


RECOMMENDATION

The staff recommends that the City Council approve the attached resolutions to designate the City Manager to execute the EIR consultant contract and amend the Planning Department's budget for the amount of the EIR preparation cost.

Respectfully submitted,


Marty Van Duy
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

MVD:CC:jm
Attachments
P-9114
P-9145

January ²⁰8, 1980
District No. 1

CORRECTED

81-043

RESOLUTION No. ~~81-034~~

Adopted by The Sacramento City Council on date of

JANUARY 20, 1981

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT FOR CONSULTANT SERVICES TO PREPARE THE SOUTH NATOMAS BUSINESS PARKS EIR (P-9114 & P-9145)

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 that certain consultant services agreement for the preparation of an Environmental Impact Report on the South Natomas Business Parks an estimated amount of \$56,400.

MAYOR

ATTEST:

CITY CLERK

P-9114
P-9145

APPROVED
BY THE CITY COUNCIL
JAN 20 1981
OFFICE OF THE
CITY CLERK

CORRECTED

81-044

RESOLUTION No. ~~81-035~~

Adopted by The Sacramento City Council on date of

JANUARY 20, 1981

A RESOLUTION AMENDING THE FISCAL
YEAR 1980-81 CITY BUDGET FOR THE
CITY PLANNING DEPARTMENT

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

- 1) That the City Budget for fiscal year 1980-81 is hereby amended by transferring \$57,900 from the General Fund Administrative Contingency Budget 1-01-5070 to the City Planning Department Budget 1-01-2300-0000-4258 for the purpose of executing the South Natomas Business Park Environmental Impact Report/Agreement.
- 2) The above appropriation transfer is to be supported by additional estimated revenues of the same amount from the applicants of the South Natomas Business Parks Developments.
- 3) In addition to the above appropriation, the total estimated cost will be \$66,900, including staff time which is to be recovered from the applicant.

MAYOR

ATTEST:

CITY CLERK

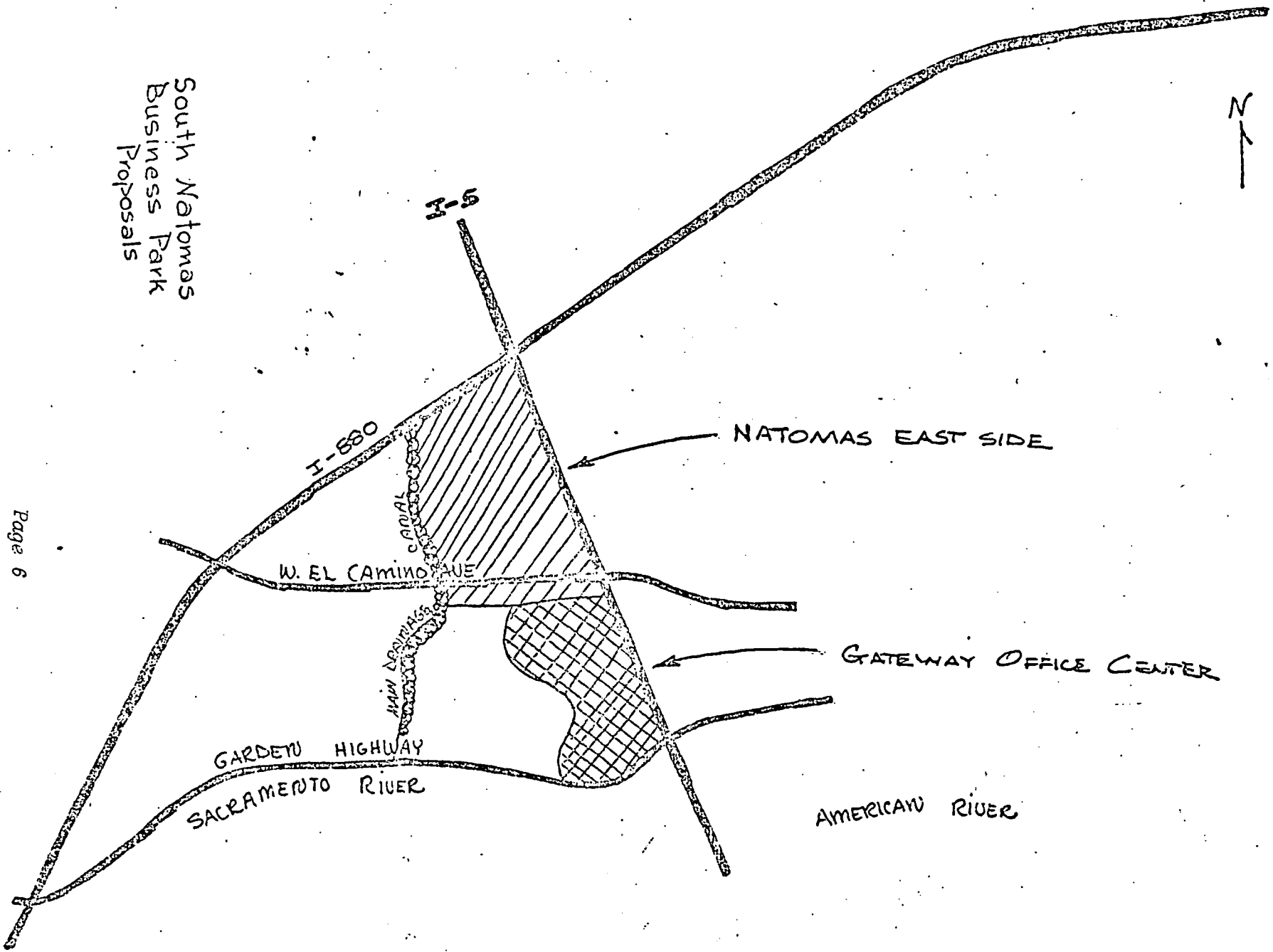
P-9114
P-9145

APPROVED
BY THE CITY COUNCIL

JAN 20 1981

OFFICE OF THE
CITY CLERK

South Natomas
Business Park
Proposals





CITY OF SACRAMENTO

29

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

December 31, 1980

Handwritten:
Habitat
Cons. to
1-20-81
Gusman Ret

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: South Natomas Business Parks EIR

SUMMARY

The Environmental Coordinator has required the preparation of a single EIR on two proposed business parks in the South Natomas Community Plan area. City procedures require the applicants to pay the total cost of the EIR including staff and consultant time. Staff has estimated the total cost of the EIR. In order to implement the arrangement where the applicant pays the City who subcontracts to a consultant, staff requests that the Council designate the City Manager to execute the EIR consultant contract and amend the Planning Department's budget for the amount of the EIR preparation cost.

BACKGROUND INFORMATION

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FINANCIAL DATA

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The estimated cost of the EIR is:

Consultant	\$50,500
Staff	9,000
Printing	1,500
	<u>\$61,000</u>

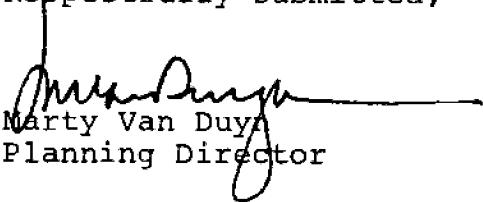
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RECOMMENDATION

The staff recommends that the City Council approve the attached resolutions to designate the City Manager to execute the EIR consultant contract and amend the Planning Department's budget for the amount of the EIR preparation cost.

Respectfully submitted,


Marty Van Duy
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

MVD:CC:jm
Attachments
P-9114
P-9145

January 6, 1980
District No. 1

RESOLUTION No.

Adopted by The Sacramento City Council on date of

JANUARY 6, 1981

RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT FOR CONSULTANT SERVICES TO
REPAIR THE SOUTH NATOMAS BUSINESS
PARKS EIR

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 that certain consultant services agreement for the preparation of an Environmental Impact Report on the South Natomas Business Parks an estimated amount of \$50,500.

MAYOR

ATTEST:

CITY CLERK

P-9114
P-9145

RESOLUTION No.

Adopted by The Sacramento City Council on date of

JANUARY 6, 1981

RESOLUTION AMENDING THE PLANNING DEPARTMENT'S
1980/81 BUDGET AND APPROPRIATING FUNDS IN THE
AMOUNT OF \$61,000 FOR THE PREPARATION OF THE
SOUTH NATOMAS BUSINESS PARKS ENVIRONMENTAL
IMPACT REPORT

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

That the City Planning Department's budget for fiscal year
1980/81 is hereby amended to receive approximately \$61,000 from
the applicants of the South Natomas Business Parks to prepare an
Environmental Impact Report by City staff and a consultant.

MAYOR

ATTEST:

CITY CLERK

P-9114

P-9145

South Natomas
Business Park
Proposals

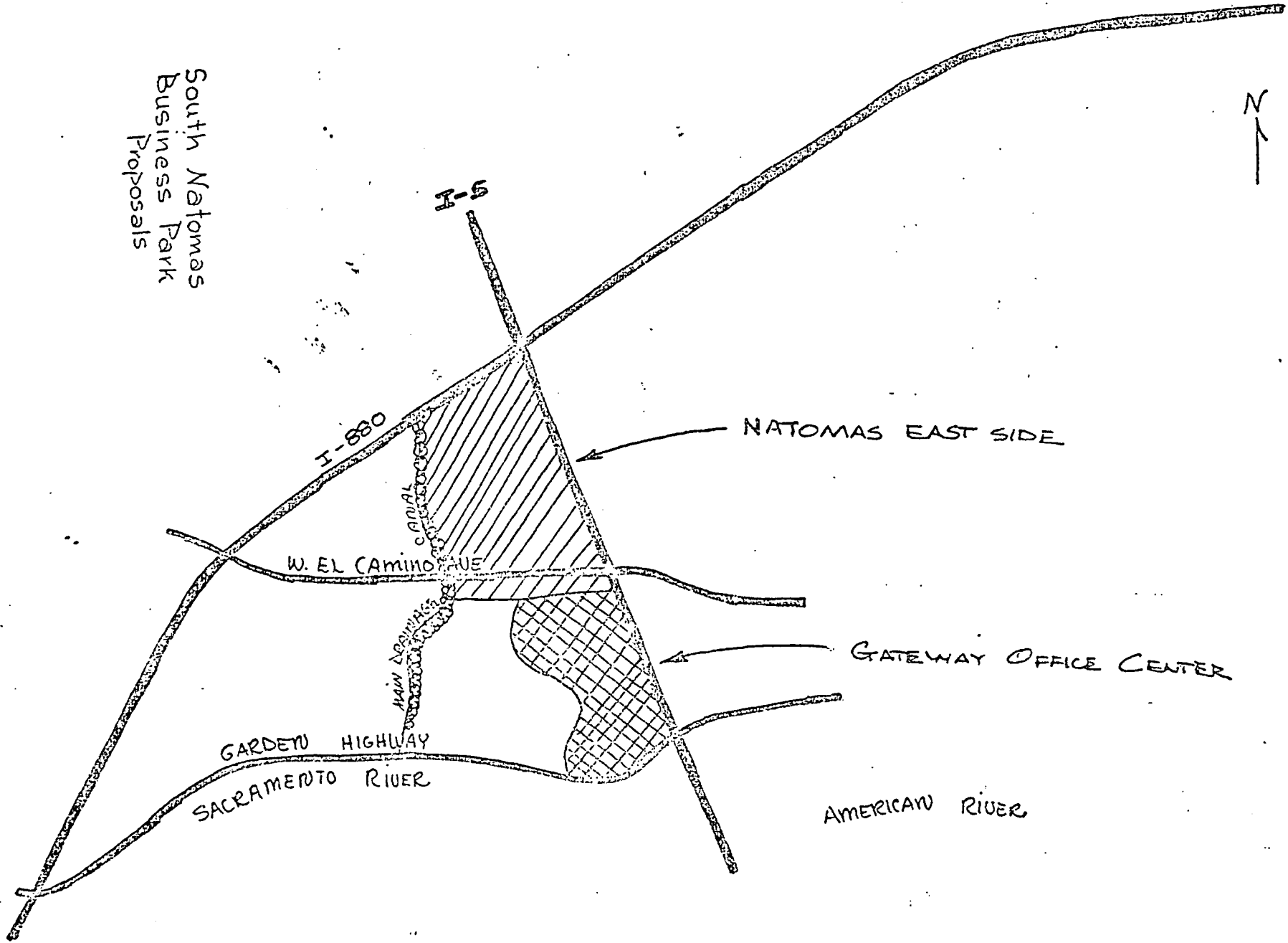


EXHIBIT A