



CITY MANAGER'S OFFICE
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DEPARTMENT OF
PLANNING AND DEVELOPMENT

August 9, 1989

City Council
Sacramento, California

Honorable Members in Session

SUBJECT: SAN JUAN CROSSING EIR

SUMMARY

The City has received an application for the San Juan Crossing Development project (formerly known as the Esplanade project). It is recommended that a contract be authorized with Jones and Stokes Associates, Inc. for \$58,945 to complete the EIR for this proposed project.

BACKGROUND

An initial assessment of the San Juan Crossing project has determined that an Environmental Impact Report is required. Current city policy is to have EIR's prepared by outside consultants.

The site is located within the South Natomas Community Plan area at the northwest corner of the intersection of Northgate Boulevard and San Juan Avenue. The proposed project is a shopping center development on a 16.64+ acre site. The development would consist of 211,759+ square feet of retail space and parking for 1,138 vehicles. Staff recommends that the firm of Jones and Stokes be selected by the City on a sole-source basis to prepare the EIR because of the consultant's familiarity with the project and the related issues. Jones and Stokes prepared the draft South Natomas Community Plan and related projects EIR, which included this site as one of the major projects. The applicant has requested that Jones and Stokes be chosen to prepare the EIR because their familiarity with the project issues will allow them to complete the EIR in a timely and cost effective manner. Staff feels that the Jones and Stokes proposal is reasonably and competitively priced.

POLICY CONSIDERATIONS

It is existing City policy to contract private development project EIR's. Staff have also been directed to prepare EIR's in a timely manner at the lowest possible cost to the applicant. The sole-source contracting of this EIR will allow for a timely EIR at less cost to the applicant.

CITY OF SACRAMENTO
CALIFORNIA

APPROVED
BY THE CITY COUNCIL

AUG 22 1989

OFFICE OF THE
CITY CLERK

AG 89031

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

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MBE/WBE

Jones and Stokes is not a MBE/WBE vendor. Competitive bidding (which would include consideration of proposals from MBE/WBE vendors) was not considered due to the time and cost of orienting a new firm regarding the information and issues associated with this site.

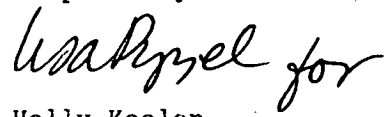
FINANCIAL INFORMATION

The consultant cost to prepare the EIR is projected to be \$53,586. A contingency of \$5,359 is recommended to provide additional analysis that may be required as the study progresses, which results in a total cost of \$58,945. This cost will be paid from a deposit by the developer. No additional appropriation of city funds is required.

RECOMMENDATION

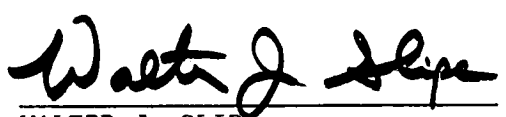
Staff and the Budget and Finance Committee recommend that the City Council adopt the attached resolution providing contract authorization for Jones and Stokes Association, Inc. to complete the San Juan EIR.

Respectfully submitted,



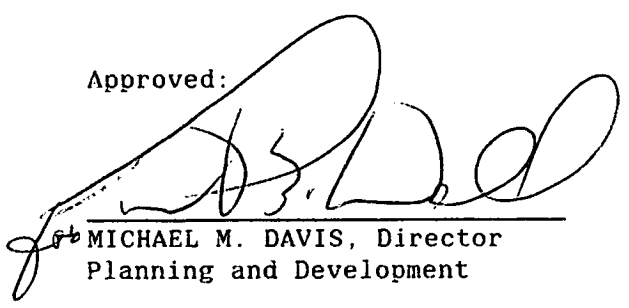
Holly Keeler
Associate Planner

Recommendation Approved:



WALTER J. SLIPE
City Manager

Approved:



MICHAEL M. DAVIS, Director
Planning and Development

Contact Person to
Answer Questions:

Holly Keeler, Associate Planner
449-2037, Ext. 42

August 22, 1989
District 1

RESOLUTION NO. 89-654

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL

AUG 22 1989

ON DATE OF _____
A RESOLUTION AUTHORIZING THE CITY MANAGER
TO EXECUTE A PROFESSIONAL SERVICES CONTRACT
WITH JONES AND STOKES ASSOCIATES TO PREPARE
THE SAN JUAN CROSSING EIR.

OFFICE OF THE
CITY CLERK

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 Professional Services Agreement with Jones and Stokes Associates to prepare the San Juan Crossing EIR for an amount not-to-exceed \$58,945.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____