



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

December 30, 1985

City Council
Sacramento, California

Honorable Members in Session:-

SUBJECT: Resolution Authorizing a Consultant Services Agreement with Larry Seeman Associates not to Exceed \$34,905 for the Northgate Station Office Complex EIR (P85-388)

APPROVED
BY THE CITY COUNCIL

JAN 7 1985

OFFICE OF THE
CITY CLERK

AG 85/06

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

SUMMARY

The Environmental Coordinator has required the preparation of an EIR to assess potential environmental impacts associated with the proposed Northgate Station Office Complex at the northeast corner of Northgate Boulevard and Interstate 80. City procedures require that the applicant pay the total cost of the EIR, including staff and consultant time.

Because the City prepares EIRs under three-party contract, the applicant pays the City who then subcontracts to a consultant. To implement the arrangement, staff requests that the Council authorize the City Manager to execute the EIR consultant contract by adopting the attached resolution.

BACKGROUND INFORMATION

On September 20, 1985, the Planning Division received an application to allow development of the Northgate Station Office complex.

The Northgate Station Office Complex is a mixed land use proposal on 28 acres and includes 528,000+ square feet of hotel, office, day care, and commercial uses. City of Sacramento entitlements that have been applied for are: 1) a rezone from Industrial to General Commercial; 2) a variance to exceed the 45 foot height limit in the General Commercial Zone for the proposed six story hotel. The applicant has applied to LAFCO for annexation of the County portion of the site into the City. This proposed project is being processed independent from the North Natomas Community Plan study.

The Environmental Coordinator has reviewed the proposed project and has determined that there may be potentially significant adverse environmental impacts on traffic and circulation, public services, aesthetics, and noise. A typical cost/revenue analysis will be included in the EIR to assess potential financial impacts on the City.



The consultant selection process utilized has been approved by the City Council for Environmental Consultants. As a result of this process, Larry Seeman and Associates (LSA) was selected by the evaluation panel.

FINANCIAL DATA

The City's Environmental Procedures provide that the full cost of an EIR be recovered from the applicant. Therefore, the applicant will pay the total cost of the EIR, including staff and consultant time, materials and production costs. The applicant will deposit the estimated cost of the environmental document prior to the City beginning work on the EIR. If after accounting of expenditures, the actual cost of preparing and processing the EIR is more than the deposit, the applicant will receive a bill for the difference. If the actual cost is less than the deposit, a refund for the difference will be returned to the applicant following the final public hearing.

The estimated cost of the EIR is:


Larry Seeman and Associates	\$29,905
Staff	9,450
Printing	1,000
Contingency	5,000

The anticipated cost of the contract with LSA is \$29,905; however, authority to execute contract(s) totaling \$34,905 is requested to give the City the ability to contract for unanticipated needs without additional Council action.


RECOMMENDATION

Staff recommends that the City Council approve the attached Resolution to authorize the City Manager to execute the EIR consultant contract.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slape, City Manager

MVD:SD:lr
Attachment
P85-388

January 7, 1986
District No. 1

RESOLUTION No. 86-003

Adopted by The Sacramento City Council on date of

**A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
FOR CONSULTANT SERVICES TO PREPARE THE
NORTHGATE STATION OFFICE COMPLEX EIR (P85-388)**

That the City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento a consultant services agreement with Larry Seeman and Associates for the preparation of an Environmental Impact Report on the Northgate Station Office Complex EIR for an amount of \$29,905 and be authorized to execute an amount not to exceed \$5,000 in contract amendments or other contracts associated with this project.

MAYOR

ATTEST:

CITY CLERK

P85-388

APPROVED
BY THE CITY COUNCIL

JAN 7 1985

OFFICE OF THE
CITY CLERK

April 30, 1986

Larry Seeman Associates, Inc.
2606 Eighth Street
Berkeley, CA 94710

Dear Gentlemen:

On January 7, 1986, the Sacramento City Council adopted a Resolution No. 86-003 authorizing the execution of Agreement No. 85106 for preparation of an Environmental Impact Report on the Northgate Station Office Complex.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Janice Beaman
Deputy City Clerk

JB/dah/22
Enclosure

cc: Planning Division
Risk Management Division