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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
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SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE
RECEIVED
MAR 2 1983

MARTY VAN DUYN
PLANNING DIRECTOR

March 1, 1983

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Consultant Services For Community Plan EIR's (M-487, M-675)

SUMMARY

The Environmental Coordinator has required the preparation of EIR's for the proposed North Sacramento Community Plan and Airport-Meadowview Community Plan. The Environmental Coordinator selected Larry Seeman Associates to prepare the North Sacramento Community Plan EIR and Nichols.Berman to prepare the Airport-Meadowview Community EIR. To implement these arrangements, staff requests that the Council amend the Planning Department's budget for the additional cost of preparing the EIR's and designate the City Manager to execute the EIR Consultant contracts.

BACKGROUND INFORMATION

The Planning Department will soon complete a draft community plan for North Sacramento and Airport-Meadowview. The State CEQA Guidelines require that if any aspect of a project either individually or cumulatively may significantly affect the environment then an EIR must be prepared and distributed for public review. In addition, the State General Plan Guidelines advise that an EIR should be prepared for community plans. Many aspects of the proposed community plans may either individually or cumulatively significantly affect the environment.

North Sacramento

Major changes envisioned in the plan are increased densities on vacant land and transportation improvements which will increase capacity, reduce congestion, and support transit, pedestrian, and bicycle forms of travel. The plan will also reduce the oversupply of commercial land and encourage the development of employment opportunities through labor intensive uses.

APPROVED
BY THE CITY COUNCIL

MAR - 8 1983

OFFICE OF THE
CITY CLERK

AG 82099 (N. SACTO.)
AG 82099A (Meadowview)

The Environmental Coordinator has reviewed the proposed plan and has determined that it may result in significant environmental impacts from increased residential and employment densities resulting in potentially substantial adverse impacts on traffic, air quality and noise; a possibility that public services capacities will be exceeded; and the potential for serious public controversy. Consequently, the Environmental Coordinator has required the preparation of an Environmental Impact Report for this community plan.

On November 4, 1982, the Planning Commission concurred with the staff's identification of the issues and scope of the EIR which is attached for the Council's information.

The staff distributed 63 Request for Proposals to all qualified consultant firms on the Planning Department consultant list. The Planning Department received six proposals with bids ranging from \$26,630 to \$37,120. A City Committee consisting of a Councilperson, a Planning Commissioner, a representative from the North Sacramento Citizens Advisory Committee, and the Environmental Coordinator selected Larry Seeman Associates, in conjunction with JHK and Associates and Angus McDonald and Associates, to prepare the EIR.

Airport-Meadowview

The major changes envisioned in this plan are transportation/circulation, housing, development of vacant land, and Delta Shores. The Environmental Coordinator has reviewed the preliminary plan and has determined that it may result in significant environmental impacts from increased development resulting in potentially substantial adverse impacts on traffic, air quality, noise and the potential for serious public controversy. Consequently, the Environmental Coordinator has required the preparation of an Environmental Impact Report for this community plan.

The Environmental Coordinator selected Nichols.Berman to prepare the EIR under the flexible consultant selection adopted by the City Council in August 1981. This selection allows the Environmental Coordinator to directly select a consultant without having to distribute Request For Proposals and conduct interviews. This firm was directly selected because it has recently prepared the Delta Shores Village EIR and the SMUD Negative Declaration for a 69 KV power line to Delta Shores. This firm has the background data, is familiar with the area, issues and City procedure resulting in being the most qualified to prepare this EIR.

FINANCIAL DATA

As a matter of policy during the 1981-82 and the current fiscal year, funding for major consultant services and printing projects has not been included in the Planning Department's budget submittal or approved budget. When major projects occur that include consultant services and printing costs, a budget amendment has been submitted for approval. To date, no funding has been provided for the North Sacramento and Airport-Meadowview Community Plans EIR's.

The additional funding for these projects is outlined below:

<u>Account</u>	<u>North Sacramento</u>	<u>Airport-Meadowview</u>
Other Professional Services (Consultant)	\$29,000	\$20,000
Printing and Binding	4,500	3,500
Total	<u>\$33,500</u>	<u>\$23,500</u>

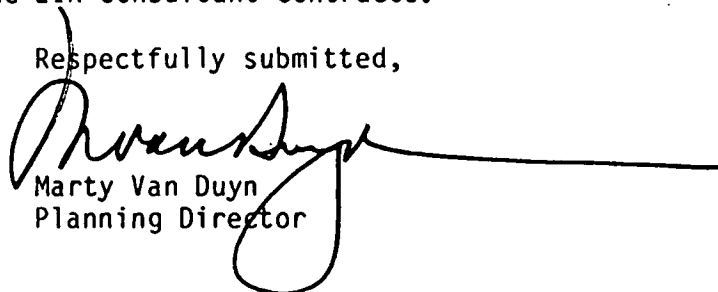
Planning Department staff time and other services and supplies cost can be accommodated in existing budget levels. A budget transfer of \$57,000 from Administrative Contingency to the Planning Department Budget (Org. 2300) will be required to complete these projects.

At this time no offsetting revenue is generated by EIR's for community plans. However, the City could charge for the EIR equal to the printing cost resulting in an appropriate per copy cost of \$11 for the Draft and \$9 for the Final. In addition, some cities and counties are now collecting surcharges on new tentative map applications or building permits to recover EIR preparation costs. This concept is currently being investigated by staff. A report on this subject will be made to the Budget and Finance Committee prior to completion of the EIR's.

RECOMMENDATION

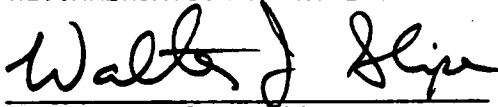
Staff recommends that the City Council approve the attached resolution to designate the City Manager to amend the Planning Department's budget for the total cost of preparing the EIR's and to execute the EIR consultant contracts.

Respectfully submitted,



Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:



Walter J. Slife, City Manager

MVD:GZ:cp/7n
Attachments
M-487
M-675

March 8, 1983
Districts 1,2,4,7,8

RESOLUTION No. ~~83-164~~ 83-165

Adopted by The Sacramento City Council on date of

A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT FOR CONSULTANT SERVICES TO PREPARE THE NORTH SACRAMENTO COMMUNITY PLAN EIR AND AIRPORT-MEADOWVIEW COMMUNITY PLAN EIR (M-487, M-675)

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 consultant services agreements for the preparation of an Environmental Impact Report for the North Sacramento Community Plan for an amount not to exceed \$29,000 and the Airport-Meadowview Community Plan for an amount not to exceed \$20,000.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL
MAR - 8 1983
OFFICE OF THE
CITY CLERK

M-487
M-675

GZ:cp/7n

RESOLUTION No. 83-166

Adopted by The Sacramento City Council on date of

A RESOLUTION AMENDING THE CITY BUDGET FOR FISCAL YEAR 1982-83 FOR THE PREPARATION OF THE NORTH SACRAMENTO COMMUNITY PLAN EIR AND THE AIRPORT-MEADOWVIEW COMMUNITY PLAN EIR (M-487, M-675)

BE IT RESOLVED BY THE CITY OF SACRAMENTO:

- 1. That the City budget for fiscal year 1982-83 is hereby amended by transferring \$57,000 from the General Fund Administrative Contingency Budget 1-01-5070 to the City Planning Department accounts with the distribution being:

<u>Account #</u>	<u>Title</u>	<u>Amount</u>
1-01-2300-0000-4258	Other Professional Services	\$49,000
1-01-2300-0000-4213	Printing and Binding	8,000
	Total	\$57,000

MAYOR

ATTEST:

CITY CLERK

*as amended
see attached*

M-487
M-675

7n

APPROVED
BY THE CITY COUNCIL

MAR - 8 1983

OFFICE OF THE
CITY CLERK

PREFACE

Summary of why the EIR is being prepared, the purpose of the EIR, and how the EIR fits within the community planning process.

PROJECT DESCRIPTION

Description of the proposed community plan, including adopted goals and objectives.

SUMMARY OF FINDINGS

Discussion of the seven questions required by CEQA, Section 15143:

Significant impacts which cannot be avoided.

Significant environmental affects.

Mitigation measures.

Develop and evaluate mitigation measures that could reasonably be expected to reduce adverse impacts. In the cases of traffic generation, vehicle miles traveled, air quality, residential development threats to endangered animal species, noise, impacts on public service capacities, and significant cumulative impacts. The expected reduction of impacts should be quantified in the text of the report.

Growth inducing impacts.

Relationship between short-term uses and long term productivity.

Alternatives

1. No project - assess adopted land uses for comparative purposes.
2. Staff Alternative.
3. Citizens Committee Alternative

Alternatives will compare key impacts such a roadway capacity, traffic generation and circulation, air quality, increased densities, public service capacities, and major costs and revenues to the City as well as to relevant special districts.

LAND USE

Discuss the relationship of the proposed plan to historical and existing land use, adopted City growth policies and the existing General Plan, the American River Parkway Plan, zoning, and to Rio Linda Airport and McClellan AFB.

POPULATION AND EMPLOYMENT

From information provided by City staff, describe existing and future population growth in terms of aggregate numbers and age. Also describe future employment broken down by industry. This section should describe how new population and employment growth will affect the community, economically and environmentally.

HOUSING

Analyze the community plan's effectiveness in correcting adverse housing conditions and increasing general affordability. This analysis should give particular attention to policies which increase densities beyond existing plans, provide a mixture of housing types, and policies which reduce physical and visual blight.

SOILS & GEOLOGY

Determine the proposed community plan's adverse impacts on soils, geologic conditions, and agricultural production. Emphasis should be on what limitations the above factors will have on implementing the plan's recommendations.

HYDROLOGY AND WATER QUALITY

Determine the proposed community plan's impact on water supply, water treatment and distribution facilities and costs, water conservation, flooding, and drainage and storm water runoff.

PLANT AND ANIMAL COMMUNITIES

Describe the proposed community plan's impact on plant and wildlife habitats and endangered species.

TRANSPORTATION

Determine the land use plan's impact on current and proposed major streets, intersections, and interchange capacities in North Sacramento and identify where congestion will occur. Quantify the regional traffic demand between North Sacramento and the South Natomas and Arden-Arcade communities. Also describe the plan's effect on both bus and light rail transit. The analysis of traffic volumes should be based on methodologies acceptable to Traffic Engineering.

AIR QUALITY

Determine the community plan's impact on local and regional ambient air quality.

NOISE

Analyze the impacts of noise (existing and future) from major arterials, freeways, railroads, and airports (Rio Linda and McClellan AFB) on adjacent land uses, especially on proposed high-technology and industrial uses located next to McClellan AFB.

PUBLIC FACILITIES

Assess the community plan's impact on local and regional sewer treatment and sewer line capacities, in addition to the impact on drainage system capacities. Assess the impact of the community plan on other public services and utilities. Provide a general assessment of the level of service provided by facilities located in the community versus facilities located in other communities.

ECONOMICS & PUBLIC FINANCE

Assess the community plan's impact on land values, unemployment, identified marginal commercial activities, and opportunities for local industrial and labor intensive growth. Analyze the cost/revenue impacts of the community plan at ultimate buildout on the ability of the City to provide services, districts to operate schools, and special districts to continue their services.

HISTORIC FEATURES

Determine the impact on identified historically significant structures and archaeological sites.

AESTHETIC CONDITIONS

Investigate the aesthetic impacts of freeways, non-residential uses adjacent to residential areas, and mixed housing types and land uses. Also assess the impact of the plan on reducing and correcting aesthetic problems associated with trash, litter, and deteriorating structures.

83-166

corrected

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION AMENDING THE CITY BUDGET FOR FISCAL YEAR 1982-83 FOR THE PREPARATION OF THE NORTH SACRAMENTO COMMUNITY PLAN EIR AND THE AIRPORT-MEADOWVIEW COMMUNITY PLAN EIR (M-487, M-675)

BE IT RESOLVED BY THE CITY OF SACRAMENTO:

1. That the City budget for fiscal year 1982-83 is hereby amended by increasing revenues to Fund 2-05 (Housing and Redevelopment Agency - Block Grant) by \$57,000, and by appropriating \$57,000 from Fund 2-05 to the City Planning Department accounts with the distribution being:

<u>Account #</u>	<u>Title</u>	<u>Amount</u>
1-01-2300-000-4258	Other Professional Services	\$49,000
1-01-2300-000-4213	Printing and Binding	<u>8,000</u>
	Total	\$57,000

MAYOR

ATTEST:

CITY CLERK



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

815 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 448-5428

LORRAINE MAGANA
CITY CLERK

April 26, 1983

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

RE: AGREEMENT NO. 82099

Dear Sir or Madam:

On March 9, 1983, the Sacramento City Council adopted a resolution authorizing the execution of an agreement for consultant services to prepare the North Sacramento Community Plan EIR and Airport-Meadowview Community Plan EIR, and amending the City budget for fiscal year 1982/1983 for the preparation of same.

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

Sincerely,

Lorraine Magana
City Clerk

LM:smi:7

Enclosures

cc: Planning
Risk Management

June 22, 1983

NICHOLS BERMAN
519 Mission Street
San Francisco, CA 94105

RE: CITY AGREEMENT NO. 82099-A

Dear Mr. Berman:

On March 8, 1983, the Sacramento City Council adopted a resolution authorizing execution of an agreement for consultant services to prepare a North Sacramento Community Plan EIR and Airport-Meadowview Community Plan EIR (M-487, M-675).

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

Sincerely,

Lorraine Magana,
City Clerk

LM:sm1:7

Enclosures

cc: Risk Management
Planning