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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

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

April 7, 1987

Transportation and Community Development
and Budget and Finance Committees

Honorable Members in Session:

SUBJECT: SOUTH NATOMAS COMMUNITY PLAN EIR (M87-039)

SUMMARY

A recent court decision invalidated the 1986 South Natomas Community Plan. A Supplemental EIR is recommended to satisfy the court order. This EIR and plan amendments will cost \$170,000 and will take until October 1987 until adoption. A consultant services agreement is needed to complete these tasks.

BACKGROUND

In February the Superior Court found that the Environmental Impact Report (EIR) certified for the 1986 South Natomas Community Plan did not meet the requirements of the California Environmental Quality Act. Staff has developed a program to achieve compliance with the Judge's decision that includes the preparation of a supplemental South Natomas Community Plan EIR and provides an opportunity to consider a South Natomas Community Plan. The proposed EIR will study 4 alternatives which vary in intensity of development and will further assess cumulative impacts from the adopted North Natomas Plan. The Plan anticipates Planning Commission and City Council hearings in October.

Staff proposes the use of Jones and Stokes as the consultant to prepare the EIR. This proposal will save time and costs due to the environmental research base established by Jones and Stokes in preparing the General Plan EIR.

FINANCIAL INFORMATION

The cost to prepare the amended Community Plan and the Supplemental EIR is summarized below:

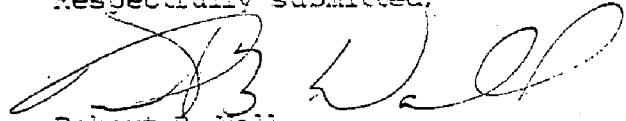
Staff costs		\$ 20,000
Consultant costs		
EIR preparation	\$ 31,700	
Traffic Analysis	40,300	
Printing, Noticing and Distribution	14,000	
Contingency	14,000	
Total Consultant		<u>\$ 150,000</u>
Total cost		<u>\$ 170,000</u>

This study can be financed from anticipated savings in the preparation of the General Plan and no additional appropriation will be required.

RECOMMENDATION

Staff recommends that the Joint Committee recommend that the City Council adopt the resolution giving the City Manager and City Clerk authorization to execute a contract with Jones and Stokes, Inc. for the preparation of the Supplemental South Natomas Community Plan EIR.

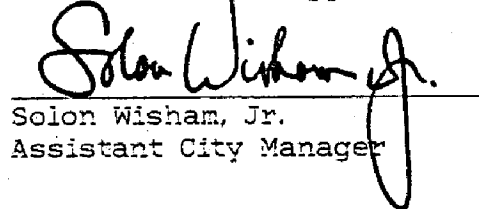
Respectfully submitted,



Robert B. Wall
Acting Director of
Planning and Development

RBW:om
Attachments

Recommendation Approved:



Solon Wisham, Jr.
Assistant City Manager

3-31-87
District 1



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City Council

Sacramento, California

Honorable Members in Session:

SUBJECT: SOUTH NATOMAS COMMUNITY PLAN EIR (M87-039)

SUMMARY

A recent court decision invalidated the 1986 South Natomas Community Plan. This report presents the program recommended by staff to satisfy the court decision, adopt the Community Plan and Environmental Impact Report, and to lift the court order restricting certain major development in South Natomas. The recommended process will take until October 1987 to complete and will cost approximately \$170,000. The completion of these tasks will require City Council approval of the EIR scope of work and a consultant services agreement.

BACKGROUND

On February 2 1987, the Superior Court found that the Environmental Impact Report (EIR) certified for the 1986 South Natomas Community Plan did not meet the requirements of the California Environmental Quality Act (CEQA). The court ruled that the EIR did not adequately assess the cumulative impact of the adopted North Natomas Community Plan on South Natomas and ordered the halt to major developments authorized by the 1986 South Natomas Community Plan. The court order allows minor development to proceed pursuant to court guidelines.

Based on a review of the court findings the City Attorney's Office and Planning and Development staff have developed a program to achieve compliance with the Judge's decision. This program includes the preparation of a Supplemental South Natomas Community Plan EIR and provides an opportunity to consider a South Natomas Community Plan.

The proposed EIR scope of work will study 4 alternatives which vary in intensity of development. These alternatives are:

- o The No Project Alternative - This alternative reflects existing conditions.
- o The 1978 SNCP as amended through January 27, 1986 - This alternative reflects existing and approved development and the land use designations on the amended 1978 South Natomas Community Plan through January 27, 1986.
- o The Draft Plan - This alternative reflects the adopted 1986 South Natomas Community Plan; specific land use recommendations and development standards for the Northgate Boulevard Special Planning District (SPD), the Fong Ranch Special Study Area and the undesignated parcels at the southwest corner of I-80 and West El Camino Avenue, and a light rail alignment.
- o The Increased Intensity Alternative - This alternative reflects the Draft Plan as modified by additional proposed and reasonably foreseeable probable future projects.

This study will include the assessment of the impacts related to South Natomas development and will further assess cumulative impacts of the adopted North Natomas Community Plan on South Natomas.

If the City Council approves the proposed study, a Notice of Preparation (NOP) outlining the detailed scope of work will be distributed for comment in April and May. This Draft Supplemental Environmental Impact Report will be completed in July 1987 and the final EIR will be completed in September 1987. Planning Commission and City Council hearings are anticipated to be in October 1987. The Attorney's Office and Planning Staff feel that the recommended program will respond to the court order and allow for development to continue in South Natomas.

To meet this schedule, staff will prepare a proposed draft 1987 Community Plan and the EIR will be prepared by a consultant. Staff proposes the use of Jones and Stokes, the local consultant that recently completed the General Plan EIR. Jones and Stokes will be able to utilize research completed for the General Plan EIR. This ability will allow staff to reduce the EIR preparation cost and to expedite processing time. Staff has negotiated a contract with Jones and Stokes for \$150,000 that will include the preparation, noticing, and distribution of the EIR. The contract includes a \$14,000 contingency that will only be utilized if additional work, beyond the scope of service, is required.

FINANCIAL INFORMATION

The cost to prepare the amended Community Plan and the Supplemental EIR is summarized below:

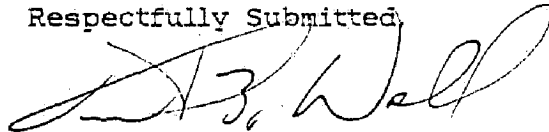
Staff costs		\$ 20,000
Consultant Costs		
EIR preparation	\$ 81,700	
Traffic Analysis	40,300	
Printing, Noticing and Distribution	14,000	
Contingency	<u>14,000</u>	
Total Consultant		<u>\$ 150,000</u>
Total Cost		<u>\$ 170,000</u>

This study can be financed from anticipated savings in the preparation of the General Plan and no additional appropriation will be required.

RECOMMENDATION

The Budget and Finance and Transportation and Community Development Committees, the Planning Commission and Staff recommend that the City Council adopt the resolution giving the City Manager and City Clerk authorization to execute a contract with Jones and Stokes, Inc. for the preparation of the Supplemental South Natomas Community Plan Environmental Report.

Respectfully Submitted,



Robert B. Wall
Acting Director of
Planning and Development

RBW:om

RECOMMENDATION APPROVED:

Walter J. Slipe, City Manager
ATTACHMENTS

3/31/87
District 1

RESOLUTION No.

Adopted by The Sacramento City Council on date of

APRIL 7, 1987

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT FOR
CONSULTANT SERVICES FOR DRAFT SOUTH NATOMAS COMMUNITY
PLAN SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT.

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

That the City Manager and the City Clerk are hereby authorized to execute on behalf of the City of Sacramento, a consultant services agreement with Jones and Stokes Associates, Inc. for the preparation of Draft Supplemental EIR on the South Natomas Community Plan for an amount not to exceed \$150,000.

Anne Rudin, Mayor

ATTEST:

Lorraine Magana, City Clerk