



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



15

October 25, 1988

Budget and Finance Committee  
of the City Council  
Sacramento, CA

Honorable Members in Session:

**SUBJECT:** Approval of a Contract with EIP Associates for a  
Subsequent Environmental Impact Report Related to the  
Central Library Expansion Project

SUMMARY

The attached report is submitted to you for review and  
recommendation prior to consideration by the Redevelopment  
Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution  
approving the contract.

Respectfully submitted,

*William H. Edgar*

WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COMMITTEE:

*Jack R. Crist*  
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JACK R. CRIST  
Deputy City Manager

Attachment



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



October 25, 1988

Redevelopment Agency of the  
City of Sacramento  
Sacramento, CA 95814

Honorable Members in Session:

**SUBJECT:** Approval of a Contract with EIP Associates for a  
Subsequent EIR Related to the Central Library Expansion  
Project

SUMMARY

The Library Plaza Group (LPG) has proposed to increase the size of the office building which is part of the Central Library Expansion Project from approximately 300,000 to approximately 400,000 square feet. The proposed increase requires an environmental impact report pursuant to the California Environmental Quality Act. This report recommends that a contract with EIP Associates for preparation of the environmental assessment be approved. The Agency would contract with EIP, but the developer would fund the entire contract.

BACKGROUND

On August 4, 1987, an Environmental Impact Report (EIR) for the Central Library Expansion Project was certified by the City Council and the Redevelopment Agency of the City of Sacramento.

The project identified in the EIR included the construction of the following: (1) a new five-story library wing extending from the existing Central Library along "I" Street; (2) a parking structure located on the corner of 8th and "J" Streets; and

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(3) an eleven-story office tower with approximately 280,000 square feet of office space along with 16,500 square feet of retail space on the corner of 9th and "J" Streets. Since the project was approved, LPG has reassessed its decision regarding the size of the office tower, and has decided to pursue the development of an 18-story structure of approximately 385,000 square feet of office space and 16,500 square feet of retail space. The proposed change in the scale of the project requires an environmental assessment, termed a "subsequent" EIR by CEQA, which identifies the environmental impacts related to the change in the project. The proposed change in the project would additionally require the approval of the Agency. This action will be submitted for your consideration once the environmental assessment process is complete, probably in February of 1989.

At this time, we are requesting authorization to enter into a contract with EIP Associates for the preparation of the subsequent EIR. EIP Associates prepared the original project EIR, and is therefore best equipped and the logical choice to prepare the Subsequent EIR. The Agency environmental coordinator has reviewed the project proposal submitted by EIP Associates, and believes the proposed scope of work will provide a sufficient environmental assessment pursuant to CEQA requirements.

## FINANCIAL DATA

EIP Associates has proposed to complete the Subsequent EIR for \$39,865. Since the EIR will be prepared for the benefit of LPG, the Agency will require that LPG deposit the entire amount of the contract with the Agency prior to execution of the contract between LPG and the Agency.

## POLICY IMPLICATION

Staff has elected not to issue a request for proposals for the subject EIR contract since consistency and continuity between the approved EIR and the Subsequent EIR is imperative, and because use of another consultant would result in a needless duplication of work and probably increased cost.

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The Agency does not, generally, enter into contracts for EIR preparation for the benefit of private development. This instance is unique, however, as the Agency is the lead agency for the preparation of the Subsequent EIR, according to CEQA, and because it is the lead agency for the overall project. Staff proposes, therefore, to employ the method utilized by the City Planning Department, which is to enter into the contract and require that the developer deposit the entire amount of the contract with the Agency for disbursement.

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of October 17, 1988, the Sacramento Housing and Redevelopment Commission voted to approve the attached resolution. The vote was as follows:

AYES: Amundson, Simon, Simpson, Strong, Wiggins, Wooley,  
Yew, Moose

NOES: None

ABSENT: Pettit, Sheldon

## RECOMMENDATION

The staff recommends approval of the attached resolution which authorizes the Executive Director to enter into a contract with EIP Associates for the preparation of a Subsequent EIR for the Central Library Expansion Project.

Respectfully submitted,

*William H. Edgar*

WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: Thomas V. Lee, 440-1355

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# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO  
ON DATE OF

AUTHORIZING A CONTRACT WITH EIP ASSOCIATES FOR  
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR  
THE LIBRARY EXPANSION PROJECT

WHEREAS, a subsequent environmental impact report is required to assess the impacts of a proposed increase in the size of the office structure which is a part of the Central Library Expansion Project; and

WHEREAS, the Agency desires the preparation of a subsequent Environmental Impact Report ("EIR") for the Central Library Expansion Project; and

WHEREAS, EIP Associates prepared the EIR for said project and is equipped to prepare the subsequent EIR for the project.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Executive Director is authorized to enter into an agreement with EIP Associates for the preparation of a subsequent EIR for the proposed increase in the size of the office component of the Central Library Expansion Project.

Section 2: The Executive Director is authorized to enter into an agreement with the Library Plaza Group for the payment of EIP Associates' agreement for the subsequent environmental impact report.

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CHAIR

ATTEST:

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SECRETARY

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