



7

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

February 2, 1988

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

Budget and Finance Committee  
Sacramento, California

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

Honorable Members in Session

Subject: Consultant Services Agreement for Price Club EIR (P87-448)

Summary

It has been determined that an Environmental Impact Report will be required on the application to construct a Price Club within the City. Staff is recommending that the City Council authorize the execution of an EIR consultant contract with Nichols-Berman for an amount not to exceed \$45,000. The cost of this project (including staff and consultant time) will be paid by the applicant.

Background Information

On October 27, 1987, the Planning Division received an application to allow development of a Price Club Retail Outlet at the southeast corner of Mack Road and Franklin Blvd. The Environmental Coordinator has reviewed the proposed project and has determined that it may create significant adverse impacts. As a result, the California Environmental Quality Act requires the preparation of an Environmental Impact Report that will provide a focused analysis on special issues regarding the project and will assist the public in understanding all of the project's effects. The Notice of Preparation is attached as Exhibit "A" to provide the scope of this review.

City procedures require the applicant to pay the total cost of EIR preparation and the City to utilize outside consultant services to conduct the environmental review. Due to the tight time constraints and high public interest regarding this project, staff only considered consultants that had previously completed City of Sacramento EIR's. After reviewing available firms and their capability to complete the EIR, staff is recommending that Nichols-Berman be selected to perform this study. The contract value is \$40,740; however, staff is requesting authority to execute the contract and possible amendments for an amount not to

exceed \$45,000. The additional amount (\$4,260) provides a contingency to require the consultant to perform additional work that may be identified during the processing of the EIR.

**Financial Information**

The City's environmental procedures provide that the full cost of an EIR be recovered from the applicant. The applicant will deposit the estimated cost of the environmental document prior to the City beginning work on the EIR. If the actual cost exceeds 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 provided to the applicant.

The estimated cost of the Price Club EIR is:


Consultant (Nichols-Berman)	\$40,740
Staffing	5,560
Printing	2,000
Noticing and Hearing	<u>1,000</u>
Total	\$49,300

Since this project is paid against the developers deposit there will be no impact on the General Fund and no additional appropriation required.

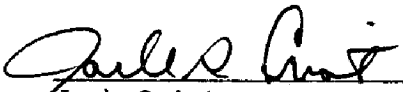
**Recommendation**

Staff recommends that the Budget and Finance Committee recommend that the City Council approve the attached Resolution to authorize the City Manager and City Clerk to execute the EIR Consultant Contract.

Respectfully submitted,

  
Michael M. Davis  
Director of Planning and Development

Recommendation Approved:

  
\_\_\_\_\_  
Jack Crist  
Deputy City Manager

P87-448  
District 7

## **RESOLUTION No.**

**Adopted by The Sacramento City Council on date of**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH NICHOLS-BERMAN TO PREPARE THE PRICE CLUB EIR.**

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

**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 Nichols-Berman to prepare the Price Club EIR for an amount not to exceed \$45,000.**

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

December 21, 1987

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL  
IMPACT REPORT FOR THE PRICE CLUB (P87-448)**

To Interested Persons:

The Sacramento City Planning Division is the lead agency for a focused Environmental Impact Report (EIR) on the Price Club. The subject site for the EIR is a 14.1+ acre property located at the southwest corner of the Mack Road and Franklin Boulevard intersection in the South Sacramento area of Sacramento (see Attachment A - vicinity map).

The proposed building is a 119,600+ square foot concrete "tilt-up" warehouse. The building will be 28 feet high and contain a 5,200 square foot office area, a 90,500 square foot sales area, a 2,600 square foot tire installation facility, a 13,600 square foot warehouse area and a 7,700 square foot loading area (see Attachment B - site plans). The site is currently zoned Office/Business - Review (OB-R) and is designated in the 1986 South Sacramento Community Plan for Residential-Office and in the Draft General Plan for Community/Neighborhood Commercial. The site is currently vacant.

The City is distributing the proposed scope of environmental issues that will be addressed in the draft EIR for a 30-day public review period (CEQA 15082) to all agencies and persons on the attached distribution list. A project description and environmental aspects to be analyzed is outlined in Attachment C. The City would appreciate receiving any additional considerations that you feel should be also addressed in the draft focused EIR. Please forward written comments to the City by January 19, 1988.

City of Sacramento  
Planning Division  
1231 I Street, Room 300  
Sacramento, California 95814  
ATTN: Lisa Pyzel

The City has retained the consulting firm of Nichols-Berman. This firm may contact you regarding your comments, and any assistance you can provide them is appreciated.

The City anticipates the Draft EIR will be circulated for public review in February 1988. Please contact me at 1231 I Street, Room 300, Sacramento, California, 95814 (phone (916) 449-2037) if you have any questions regarding this matter.

Thank you.



Lisa Pyzel  
Planner

LP:jg

NOTICE OF PREPARATION  
DISTRIBUTION LIST FOR PRICE CLUB  
P 87-448

Terry Kastanis  
Councilperson  
915 I Street, Rm. 205  
Sacramento, CA 95814

Business Journal  
ATT: Mike McCarthy  
2030 J Street  
Sacramento, CA 95814

Phil Brown  
7995 Newgate Sq.  
Sacramento, CA 95823

J. Kauffman  
40 Deerhill  
Sacramento, Ca 95823

Jim Bloodgood  
Supervising Engineer  
915 I St., Room 304  
Sacramento, CA 95814

Ida Maswell  
99 Decathalon Cr.  
Sacramento, CA 95823

J. & C. Perry  
19 Decathalon Cr.  
Sacramento, CA 95823

Tom Finley  
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Sacramento, CA 95814

Roy Nakashima  
7114 Alexandra Pl.  
Stockton, CA 95207

Mark Weathers  
4639 Mace Rd.  
Sacramento, CA 95823

Marilyn Kuntemeyer  
Traffic Division  
915 I St., Room 200  
Sacramento, CA 95814

K. & D. Shelby  
4580 San Sebastian  
Sacramento, CA 95823

Connie Chan  
4590 Valley Hi  
Sacramento, CA 95823

Jim Barclay  
Community Resources Section  
813 - 6th St.  
Sacramento, CA 95814

K. & P. Bardet  
7941 Orenza Wy.  
Sacramento, CA 95823

John Imboden  
5 Millport Way  
Sacramento, CA 95823

Ray Charles, Fire Chief  
1231 I St., Room 401  
Sacramento, Ca 95814

J. & L. Gardner  
4535 Montil Way  
Sacramento, CA 95823

Greg Truax  
3915 Deer Hill Dr.  
Sacramento, CA 95823

Calif. Air Resources Board  
P. O. Box 2815  
Sacramento, CA 95812  
ATT: Anne Gerazhty

J. & L. Patterson  
4247 Chinquapin  
Sacramento, CA 95823

Tom Lindholtz  
15 Kinghorn Way  
Sacramento, CA 95823

Regional Transit  
P. O. Box 2110  
Sacramento, CA 95810  
ATT: Pilka Robinson

Craig Longrigg  
7990 Caceres Wy.  
Sacramento, CA 95823

Ted Mandalla  
10 Kinghorn Way  
Sacramento, CA 95823

Mel Johnson, Director  
Public Works Dept.  
915 I St., Room 207  
Sacramento, CA 95814

Carol Gerhart  
4141 Armadale Way  
Sacramento, CA 95823

Bob Lee, Manager  
Transportation Div.  
I St., Room 304  
Sacramento, CA 95814

Luis Garcia  
4565 San Sebastian  
Sacramento, CA 95823

Lesley Fong  
4111 Armadale Wy.  
Sacramento, CA 95823

Timothy Lumsden  
4495 San Sebastian  
Sacramento, CA 95823

R. & B. Ross  
4485 San Sebastian  
Sacramento, CA 95823

Aaron Blagrove  
7983 Deer Lake  
Sacramento, CA 95823

W. L. Pratt  
18 Rosto Ct.  
Sacramento, CA 95823

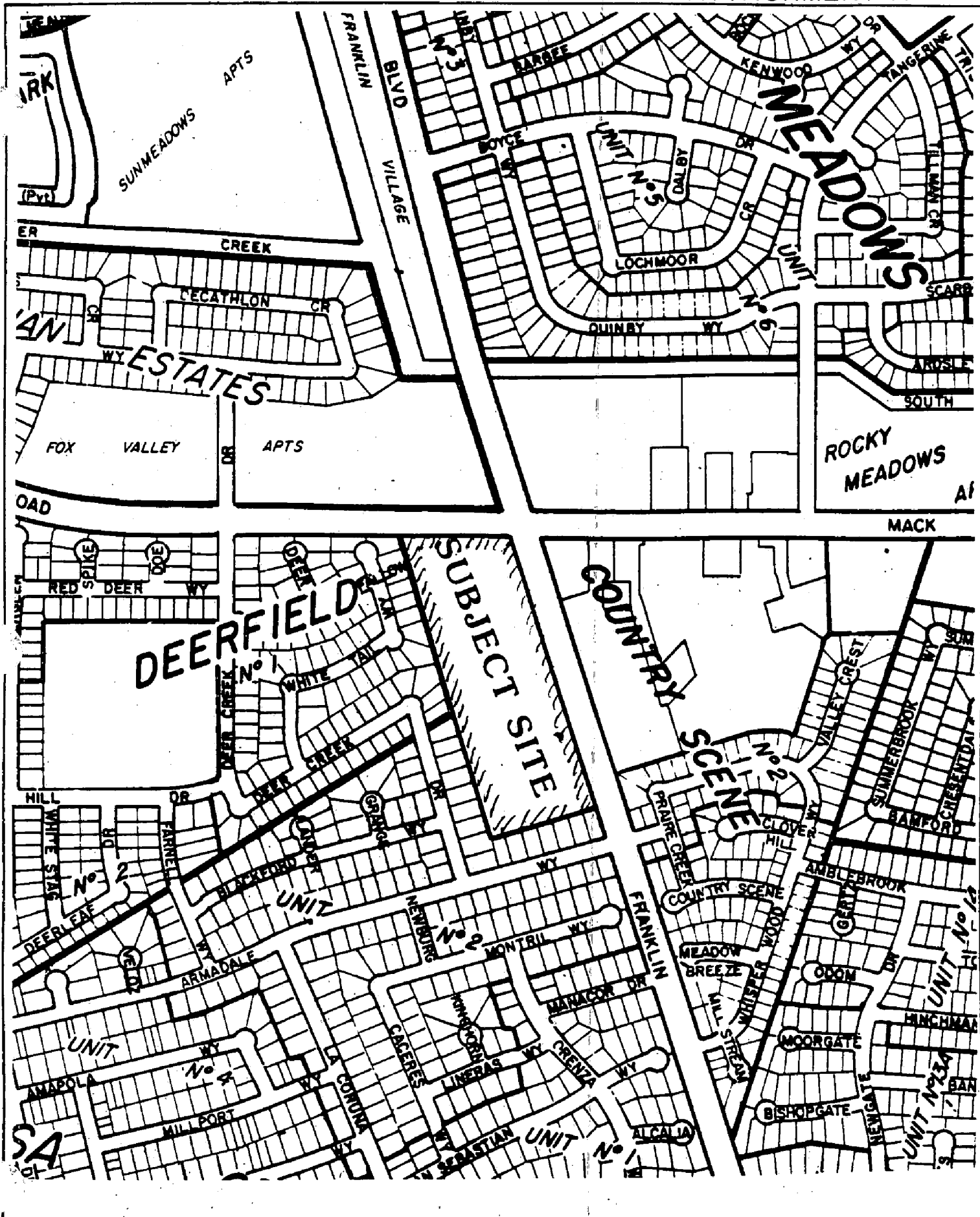
Rebecca Reinhardt  
7937 Orenza Wy.  
Sacramento, CA 95823

Richard Card  
7961 Orenza Wy.  
Sacramento, CA 95823

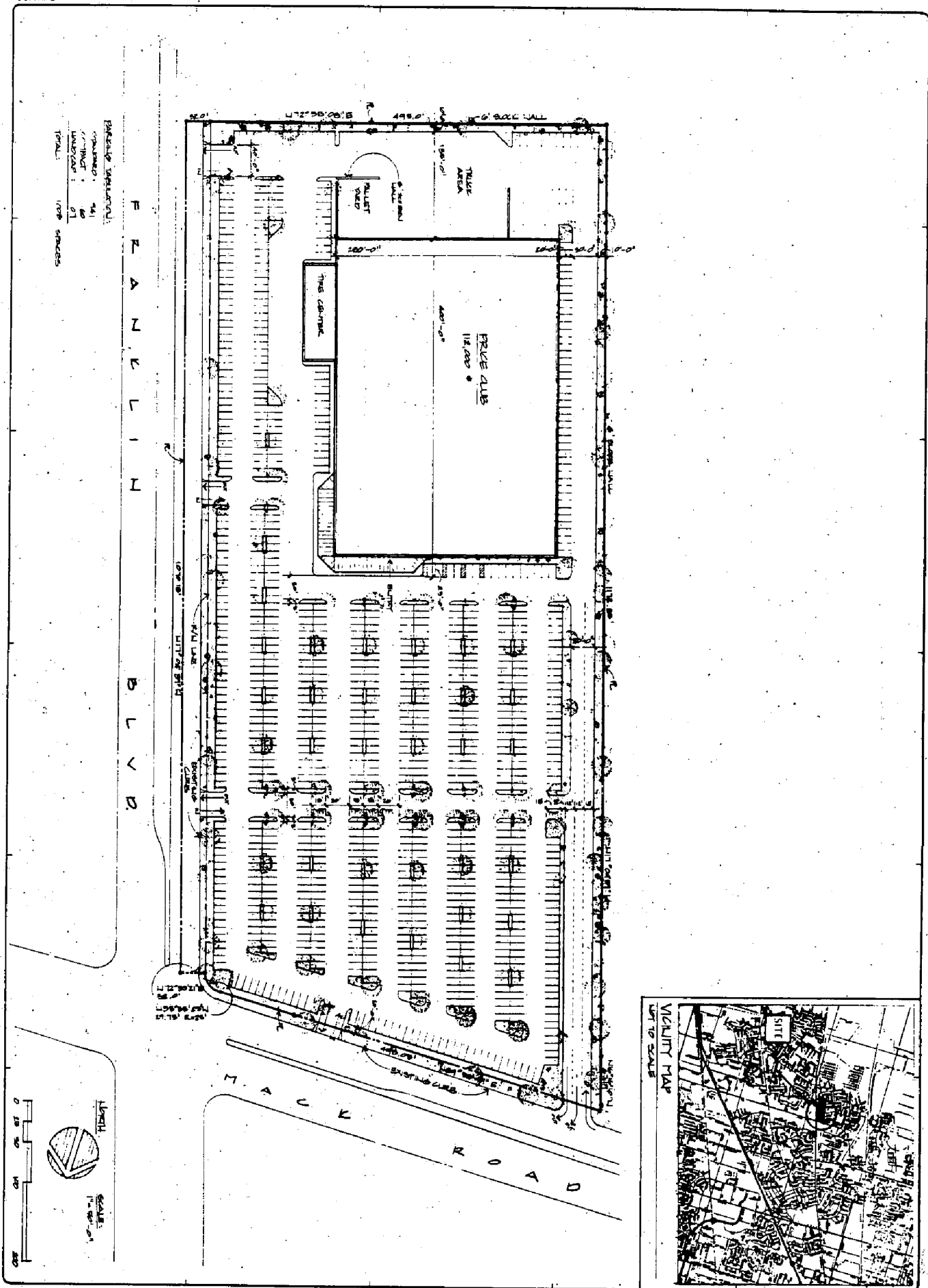
Michael Williams  
7805 Deer Creek Wy.  
Sacramento, CA 95823

Donna Bagley  
4245 Ardwell  
Sacramento, CA 95823



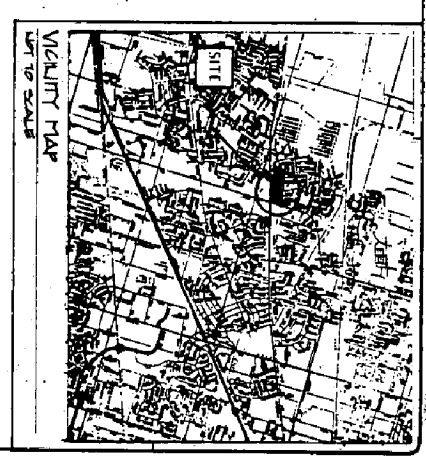
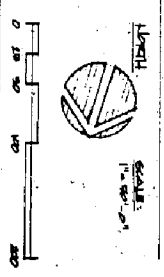


VICINITY MAP



PERMITS REQUIRED:

PERMIT #	DATE
TOTAL:	100 SPACES



IV

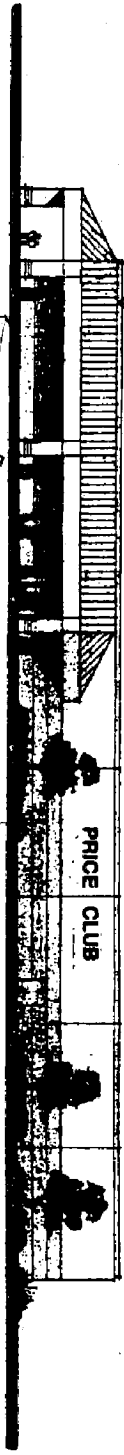
SITE PLAN.

PRICE CLUB  
SOUTH SACRAMENTO, CALIFORNIA

SCHUCARD ASSOCIATES

NORTH ELEVATION

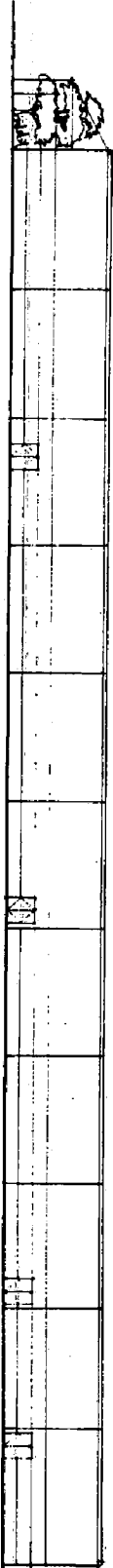
PRICE CLUB



OPTIONAL SOUTH TERRACE

PAINTED BRASS  
W/ 1/2" REVERALS

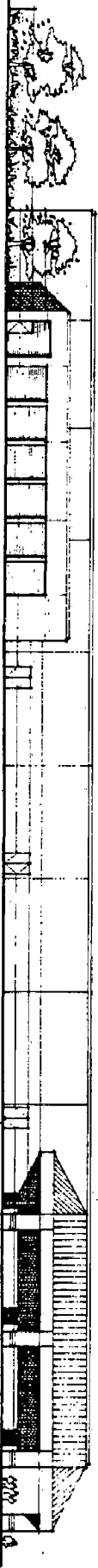
EAST ELEVATION



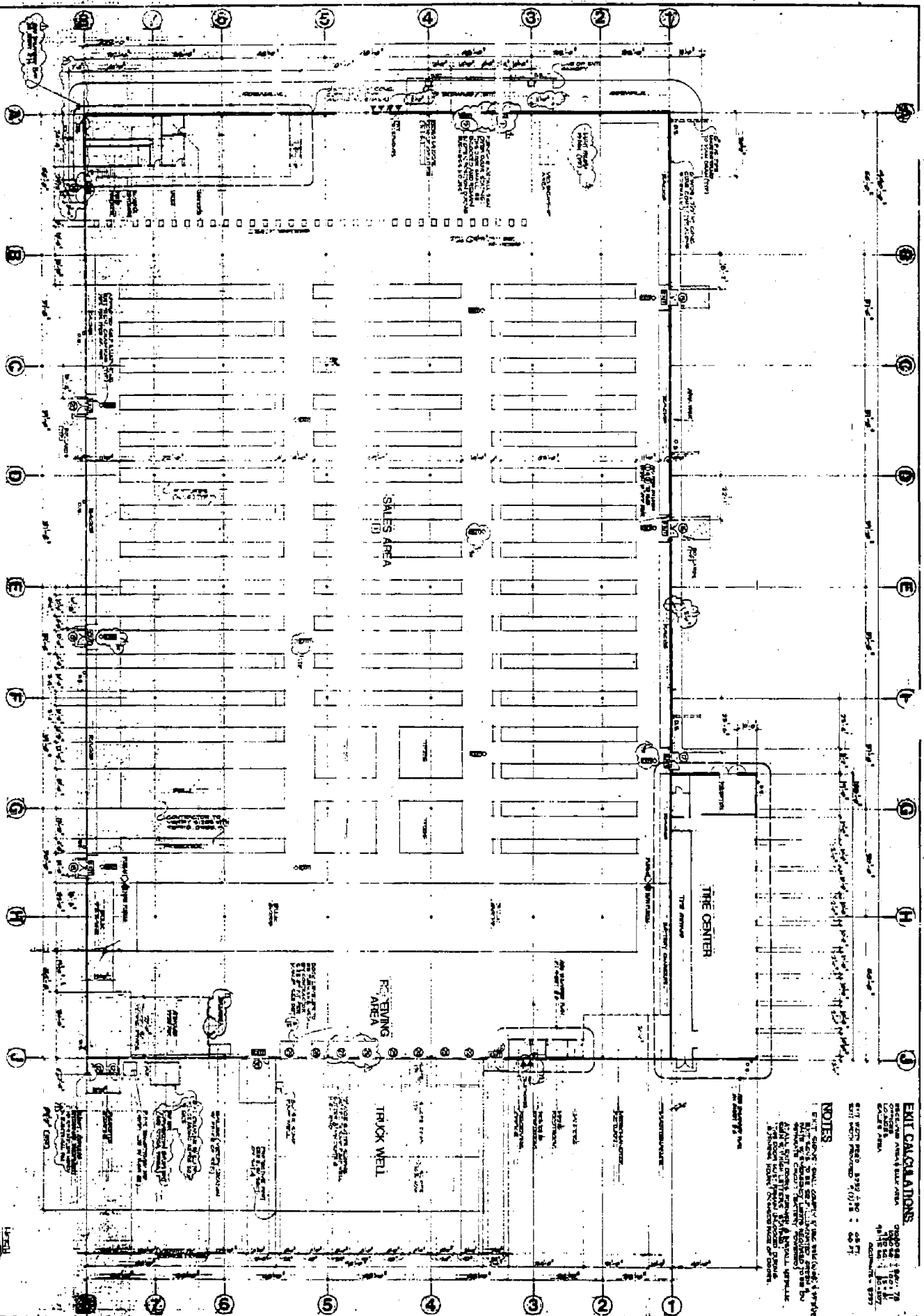
SOUTH ELEVATION



WEST ELEVATION



# FLOOR PLAN



**EXIT CALCULATIONS**

REGULATORY CODES: 90921.100 - 77  
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FLOOR PLAN

PRICE CLUB  
 SOUTH SACRAMENTO, CALIFORNIA

THE PRICE COMPANY

LYONS, WARREN & ASSOCIATES

A2

**ATTACHMENT C**  
**ENVIRONMENTAL ASSESSMENT OUTLINE FOR THE PRICE CLUB EIR**

Environmental Assessment

The EIR will assess potential impacts associated with the project pursuant to the California Environmental Quality Act (CEQA) and the City EIR Guidelines.

The proposed price club project will be evaluated in accordance with the following outline and any other environmental parameters necessary to comply with the requirements of CEQA Guidelines, Section 15126:

1. Significant environmental effects of the proposed project;
2. Significant environmental effects which cannot be avoided if the proposal is implemented;
3. Mitigation measures proposed to minimize the significant effects. NOTE: Mitigation measures will be developed that can reasonably be expected to reduce adverse impacts to a less than significant level for traffic generation, air quality, noise, land use and significant cumulative impacts. The expected reduction of impacts will be quantified in the report;
4. Alternatives to the proposed action
  - o No project: existing conditions or base conditions
  - o Mixed-use project: 7 acre multi-family development at a density of 25 dwelling units per acre and 7 acre medical office building of 130,000 square feet (65,000 sq.ft. per floor) with 650 parking spaces
  - o Shopping center project: a neighborhood shopping center with a 152,460 square foot shopping gallery, two 6,000 square foot detached building pads for fast food restaurants and a total of 690 parking spaces
  - o Project: 119,600 square foot retail/warehouse with 1,008 parking spaces as proposed

Alternatives will compare key impacts such as traffic generation and circulation, air quality, noise generation, land use and fiscal impacts.

5. The relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity;

6. Any significant irreversible environmental changes which would be involved in the proposed action should it be implemented; and
7. The growth-inducing impact of the proposed action.

#### Topics of Evaluation

Each of the following subject areas will be assessed utilizing the "existing conditions" situation as the base for comparison. The analysis will either be qualitative or quantitative for the alternatives, and will include mitigation measures for all impacts in each scenario.

#### Land Use, Zoning and Adopted Plans

Assess appropriate plans (i.e., City Draft General Plan, South Sacramento Community Plan) affecting existing and planned land uses in the area of the proposed project.

Identify and map projects which are approved and planned for the area. The analysis will address the cumulative effects of the following types of project: a) existing uses, b) approved projects; c) known projects; d) planned projects with formal applications; e) buildings under construction; and f) the proposed project.

#### Transportation

- Review existing traffic conditions through most current transportation reports available from the City. This information will serve as the baseline data for further analysis of traffic conditions in the vicinity.
- Determine the estimated trip generation of the proposed project. Include p.m. peak hour traffic potential from the mixed-use alternative, the shopping center alternative and the proposed project.
- Determine the directional distribution of site traffic estimated the City model for cumulative distribution based on the General Plan Year 2016 buildout.
- Provide transportation data for the project site vicinity through p.m. traffic counts for the following intersections:

- o Mack Road and Franklin Boulevard
- o Franklin Boulevard and Brookfield Drive
- o Mack Road and Brookfield Drive
- o Mack Road and Center Parkway
- o Mack Road and Tangerine Avenue
- o Franklin Boulevard and the project access
- o Franklin Boulevard and Valley Hi Road

Conduct analyses that include p.m. peak hour traffic counts and levels of service for each of the previously identified intersections showing a) existing conditions; b) existing conditions and project-induced traffic; and c) existing project and cumulative traffic from the City General Plan Year 2016 buildout for the area.

Analyze the proposed project ingress and egress traffic flows including stacking and queuing on-site.

#### Noise

Identify all sensitive noise receptors in the project vicinity.

Identify potentially significant noise sources (mobile and stationary) associated with the proposed project. Evaluate noise levels generated by the proposed project with respect to standards defined in the noise element of the draft General Plan and the City's Noise Ordinance as well as those established by other appropriate regulatory agencies (i.e., State, Federal).

Determine the compatibility of future noise levels with existing near and adjacent land uses to the project site. Discuss the impacts of the project on adjacent land uses.

Define project-related construction noise impacts with respect to duration, nature and level for various activities associated with the project development.

Recommend appropriate noise abatement measures for short-term construction noise and long-term noise levels resulting from daily business operations.

#### Air Quality

Estimate areawide smog precursor emissions (hydrocarbons, oxides and nitrogen) for the alternatives using VMT estimates from the traffic assessment and vehicle emission rates from EMFAC 6-D or EMFAC-7.

Caline 4 will be used to model carbon monoxide levels at buildout conditions for seven intersections as indicated in the traffic assessment. Air quality modeling shall be performed for each of the alternatives and shall reflect traffic volumes associated with each alternative to determine carbon monoxide generation.

Compare predicted carbon monoxide levels with the State and Federal standards, identify effects on the Non-Attainment Plan for carbon monoxide; prepare analyses of the projects relationship and conformity to adopted measures to achieve attainment of the Federal ambient air quality standards under the Clean Air Act as contained in the State Implementation Plan.

Outline feasible mitigation measures, including features such as mass transit which can reduce potential air quality impacts within the study area and regionally, and obtain State and Federal air quality standards. Develop feasible mitigation measures for air quality impacts, including those set forth in the Sacramento Air Quality Plan. Discuss the effectiveness and feasibility of each mitigation measure.

#### Employment, Population and Housing

Forecast jobs by job classification generated by proposed project. Comparisons shall be made with additional jobs that would be provided by each alternative. Employment densities for different worker classifications, based on estimates of how the subject site could develop under each alternative shall be applied to identify the employment generation potential. This employment potential shall be aggregated to determine a range of employment levels under each of the alternatives.

Briefly describe the existing population in the project area in terms of total population, household size, age by sex, ethnic mix, education, the distribution of the household income, employment by industry and employment locations.

Discuss the impact of each of the alternatives on the City's jobs/housing balance.

#### Fiscal Impacts

Describe the costs of providing the various municipal services for each development alternative. Compile the costs into a summary statement indicating total service costs for the development alternatives.



Determine the total revenues generated by the proposed development alternatives, including, but not limited to, changes in property tax revenues, sales taxes, and other sources of City revenue. Summarize the revenues which could be anticipated by the City from each of the development alternatives.

Summarize and compare the costs and revenues determined above. Calculate and discuss the net fiscal effect on the City from each of the development alternatives.