



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



*Pub. Hearing*  
**42**

September 27, 1988

City Council of the  
City of Sacramento  
Sacramento, California 95814

**APPROVED**  
BY THE CITY COUNCIL

**SEP 27 1988**

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

SUBJECT: Certification of the Final Environmental Impact Report for the Oak Park/Florin-Perkins Employment and Economic Incentive Area and Filing of Respective Notice of Determination

SUMMARY

This transmits the proposed Final Environmental Impact Report (EIR) for the Oak Park/Florin-Perkins Employment and Economic Incentive Area (Enterprise Zone). Staff recommends certification of the Final EIR, approval of the project, and filing of a Notice of Determination.

BACKGROUND

Upon authorization by the City Council and Board of Supervisors, on June 28, 1988 a final application for Employment and Economic Incentive Area designation, along with the Draft Environmental Impact Report for the Oak Park/Florin-Perkins Area was submitted to the State Department of Commerce for review.

On June 17, 1988, the Agency Environmental Coordinator released the Draft Environmental Impact Report for public comment. California Environmental Quality Act (CEQA) guidelines provide for a 45-day comment period during which time interested citizens and agencies may submit written comments on the Draft Environmental Impact Report. The written comment period ended on August 1, 1988.

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In response to certain comments received, revisions were made to the Draft EIR. The responses to all comments on the Draft EIR were prepared and are included in the Final EIR.

Although traffic and circulation as well as air quality impacts stemming from the development of the Enterprise Zone area may be potentially significant, substantial mitigation measures are available to reduce impact levels. These are outlined in Exhibit "A".

Additionally, the identified impacts which may occur are not solely attributable to the Enterprise Zone. The Enterprise Zone should only marginally effect the rate of growth in the targeted area.

## FINANCIAL DATA

Local incentives will be offered as part of the Employment and Economic Incentive Area Program. Most of these incentives are incorporated into existing City and County programs and services. Additional costs may be incurred to fund building permit fee reductions. Community Development Block Grant (CDBG) funds (\$100,000) have previously been approved for these permit fee reductions and there are no additional administrative costs anticipated as existing staff will be responsible for the new programs. This was budgeted previously in the CDBG budget.

## ENVIRONMENTAL REVIEW

Public comment and the Commission's consideration of those comments along with the content of the Environmental Impact Report is consistent with SHRA environmental policy and procedure.

- CEQA: Section 15153 (use of existing EIR)
- CEQA: Section 15087 (public review of Draft EIR)
- NEPA: Exempt (no federal funds involved)

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RECOMMENDATION

The staff recommends adoption of the attached resolution certifying that the Final Environmental Impact Report is adequate and complete, approving the project subject to findings set forth in Exhibit A, and that the respective Notice of Determination be filed with the County Clerk of the County of Sacramento and the Secretary of Resources of the State of California, in accordance with the provisions of the California Environmental Quality Act.

Respectfully submitted,

*William H. Edgar*

WILLIAM H. EDGAR  
Executive Director

Contact Person: Norv Struckman  
440-1322

TRANSMITTAL TO COUNCIL:

*Walter J. Slipe, Jr.*

for: WALTER J. SLIPE  
City Manager

3744J

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# RESOLUTION NO. 88-837

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

CERTIFYING THE COMPLETION OF FINAL ENVIRONMENTAL  
IMPACT REPORTS FOR THE OAK PARK/FLORIN PERKINS  
EMPLOYMENT AND ECONOMIC INCENTIVE AREA,  
APPROVING THE PROJECT AND FILING  
THE RESPECTIVE NOTICE OF DETERMINATION

APPROVED  
BY THE CITY COUNCIL  
SEP 27 1988  
OFFICE OF THE  
CITY CLERK

WHEREAS, an Environmental Impact Report (the "EIR") on the Oak Park/Florin-Perkins Employment and Economic Incentive Area (the "projects") was prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") on behalf of the City and the County of Sacramento pursuant to the California Environmental Quality Act (14 Cal. Adm. Code Section 15000 et. seq., hereinafter the "State CEQA Guidelines") and local procedures adopted by the Agency pursuant thereto; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR was published in a newspaper of general circulation; and

WHEREAS, the Draft EIR was thereafter revised and supplemented to adopt changes suggested, to incorporate comments received and the City's and County's response to said comments, and as so revised and supplemented, a Final EIR was prepared and submitted to the City Council of the City of Sacramento, and the Board of Supervisors of the County of Sacramento; and

WHEREAS, public hearings were held by the City and County of Sacramento on September 27, 1988, following notice duly and regularly given as required by law, and all interested persons expressing a desire to comment thereon or object thereto having been heard, and said Final EIR and all comments and responses thereto having been considered; and

WHEREAS, the Final EIR consists of the Draft EIR, as revised and supplemented, incorporating all comments received and the response of the City and the County thereto as of the date hereof.

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

Section 1: The City Council hereby certifies that the Final Environmental Impact Report for the Oak Park/Florin-Perkins Employment and Economic Incentive Area has been completed in compliance with the California Environmental Quality Act and local procedures adopted by the Agency pursuant thereto, and that the Council has reviewed and considered the information contained in the Final Environmental Impact Report.

Section 2: The Council has evaluated all comments, written and oral, received from persons who have reviewed the Draft EIR.

Section 3: The Council hereby makes the written findings set forth in Exhibit "A" attached hereto and incorporated by reference herein, for each of the significant effects in traffic and air quality as set forth in said Exhibit "A" and further approves the statement of facts in said Exhibit "A" based on such findings and statements of facts, the Council hereby finds that said significant environmental effects are acceptable due to overriding concerns in that the purpose of Oak Park/Florin-Perkins Area Employment and Economic Incentive Area, the subject of the EIR, is to provide a stimulus to the depressed economy of these project areas, thus providing jobs (EIR Reference Page 4) and economic development. Development of both projects is justified by the creation of new jobs and economic development within the areas to an extent sufficient to override the negative impacts to traffic and air quality projects.

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MAYOR

ATTEST:

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CITY CLERK

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## EXHIBIT A

### FINDING ON SIGNIFICANT EFFECTS OAK PARK/FLORIN-PERKINS EMPLOYMENT AND ECONOMIC INCENTIVE AREA

#### A. Description of Significant Effect:

Traffic and Circulation: Build out of the proposed Employment and Economic Incentive Area, which encompasses approximately 4,000 acres, of which 1,600 acres (40%) are vacant, will have a progressively significant negative effect on surface street and freeway traffic.

The Council and Board find that as to such significant effect identified above: The Final EIR recommends fifteen (15) partial mitigating measures that reduce the above-mentioned negative environmental impact on traffic and circulation. Therefore, the necessary changes and alterations have been required in, or incorporated into, the Project in order to substantially lessen the significant environmental effect as identified in the Final EIR.

The facts supporting the finding are as follows:

- 1) Mitigation measures for traffic impacts include widening and redesign of major streets, a grade separated intersection, and other transportation improvements. The road improvements identified as mitigation measures are improvements that are desirable at build out to maintain acceptable levels of service on roadways and intersections within the proposed Area.
- 2) The County Major Street and Highway Plan and the City Major Streets Plan, identify the future improvement status of key roadways within the proposed Area. The major streets traversing the proposed Area are classified as either arterials or thoroughfares. Improvements in these classifications are generally scheduled on the City or County five-year Capitol Improvement Program. The improvements are made based on set priorities, of which increased area development is a critical factor in allocation of improvement funds.
- 3) Some improvement measures cannot be implemented without additional sources of funding. Steps have been initiated to secure funds through development fees and/or sales tax increases. Should either sources of funding become available, new plans and priorities for roadway improvement projects will be formulated. (Foust, May 22, 1987.)

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## B. Description of Significant Effect:

Air Quality: The proposed Area would contribute to significant negative impact on said air quality.

The Council and Board find that as to such significant effect identified above: Changes or modifications have been required in, or incorporated into, the Project which substantially lessen the significant environmental effect as identified in the Final EIR. The Council and Board maintain that air quality impacts would be unavoidable even under a No-Project alternative.

The facts supporting the finding are as follows:

- 1) Implementation of the measures adopted by the City and County of Sacramento to comply with the Air Quality plan are, by virtue of design, intended to lessen this negative impact.
- 2) The Sacramento Area Council of Governments (SACOG) recommendations developed in 1982 should continue to be followed, further lessening this negative impact.