



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 22, 1981

CITY MANAGER'S OFFICE
RECEIVED
JUL 22 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Creekside Office Park EIR (P-9317)

APPROVED
BY THE CITY COUNCIL

JUL 28 1981

AG 81015

OFFICE OF THE
CITY CLERK

SUMMARY

The Environmental Coordinator has required the preparation of an EIR for a proposed office park in the South Natomas Community Plan area. City procedure requires the applicant to pay the total cost of the Environmental Impact Report, including staff and consultant time. Because the City prepares EIRs under a three-party contract, the applicant pays the City who then subcontracts to a consultant. To implement the arrangement, staff requests that the Council designate the City Manager to execute the EIR consultant contract and to amend the Planning Department's budget for the amount of the EIR preparation cost.

BACKGROUND INFORMATION

The Planning Department has received an application for a 52-acre office park development located east of Interstate 5, south of West El Camino Avenue, north of Garden Highway, and west of Bannon Slough (see Exhibit A).

The proposed office park, containing 614,000 square feet, represents a major deviation from the adopted residential land uses designated on the 1978 South Natomas Community Plan and approved on the 1980 Creekside Residential Planned Unit Development.

The Environmental Coordinator has reviewed the project proposal and has determined that the project may have significant environmental impacts. Consequently, the Coordinator has required the preparation of an Environmental Impact Report. In preparing an EIR, the City will utilize a three-party contract arrangement whereby the applicant pays the City who subcontracts to an EIR consultant. The Coordinator has selected Jones and Stokes Associates to prepare the EIR. Staff will coordinate the preparation of the EIR, including printing and distribution.

The City Planning Commission, on July 16, 1981, concurred with staff's identification of the issues to be assessed in the EIR. The major issues include: traffic impacts, residential displacement, growth inducing impacts on adjacent residentially designated property, and fiscal impacts.

FINANCIAL DATA

The City's Environmental Procedures provide that the full cost of an EIR be recovered from the applicant. Therefore, the applicant will pay the total cost of the EIR, including staff and consultant time, materials and production costs. The applicant will deposit the estimated cost of the environmental document prior to the City beginning work on the EIR. If after accounting of expenditures, the actual cost of preparing and processing the EIR is more than the deposit, the applicant will receive a bill for the difference which must be paid prior to the final hearing. If the actual cost is less than the deposit, a refund for the difference will be returned to the applicant following the final public hearing.

The estimated cost of the EIR is:

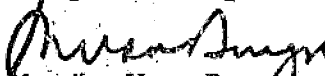
Consultant	\$31,900
Staff	3,000
Printing	1,500
	<u>\$36,400</u>

Although City funds will not be expended on this environmental document, the Planning Department's budget must be amended for the above stated amount in order to pay City staff and the consultant.


RECOMMENDATION

Staff recommends that the City Council approve the attached resolutions to designate the City Manager to execute the EIR consultant contract and to amend the Planning Department's budget for the amount of the EIR preparation cost.

Respectfully submitted,


Marty Van Duyen
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slape, City Manager

MVD:DP:jm
Attachments
P-9317

July 28, 1981
District No.1

RESOLUTION NO. 81-569

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 28, 1981

A RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT FOR CONSULTANT SERVICES TO
PREPARE THE CREEKSIDE OFFICE PARK EIR
(P-9317)

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 that certain consultant services agreement for the preparation of an Environmental Impact Report on Creekside Office Park an estimated amount of \$31,900.

MAYOR

ATTEST:

CITY CLERK

P-9317

RESOLUTION NO. 81570

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 28, 1981

A RESOLUTION AMENDING THE FISCAL YEAR
1981-82 CITY BUDGET FOR THE CITY PLANNING
DEPARTMENT

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

1. That the City Budget for Fiscal Year 1981-82 is hereby amended by transferring \$33,400 from the General Fund Administrative Contingency Budget 1-01-5070 to the City Planning Department Budget 1-01-2300-5391-4258 for the purpose of executing the Creekside Office Park Environmental Impact Report/Agreement.
2. The above appropriation transfer is to be supported by additional estimated revenues of the same amount from the applicant of Creekside Office Park.
3. In addition to the above appropriation, the total estimated cost will be \$36,400, including staff time which is to be recovered from the applicant.















MAYOR






ATTEST:




CITY CLERK

P-9317

2217

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-3AV 4
-  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-7AV*
-  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-12AV*
-  RESIDENTIAL - 11 THRU 21 UNITS /ACRE
-  RESIDENTIAL - 11 THRU 29 UNITS /ACRE-22 AV*
-  RESIDENTIAL - 22 THRU 29 UNITS /ACRE
-  NORTHGATE BLVD DISTRICT
-  COMMERCIAL - SHOPPING CENTER
-  BUSINESS AND PROFESSIONAL OFFICES
-  PARKS - OPEN SPACE
-  HIGHWAY, COMMERCIAL
-  HEAVY COMMERCIAL & INDUSTRIAL
-  RIVERFRONT DISTRICT
-  100' CORRIDOR STUDY AREA

-  ELEMENTARY SCHOOL
-  JUNIOR HIGH SCHOOL
-  SENIOR HIGH SCHOOL
-  FIRE STATION
-  LIBRARY

-  MAJOR OR DIVIDED MAJOR STREET
-  COLLECTOR STREET
-  MINOR COLLECTOR STREET

* Denotes overall required minimum average net density

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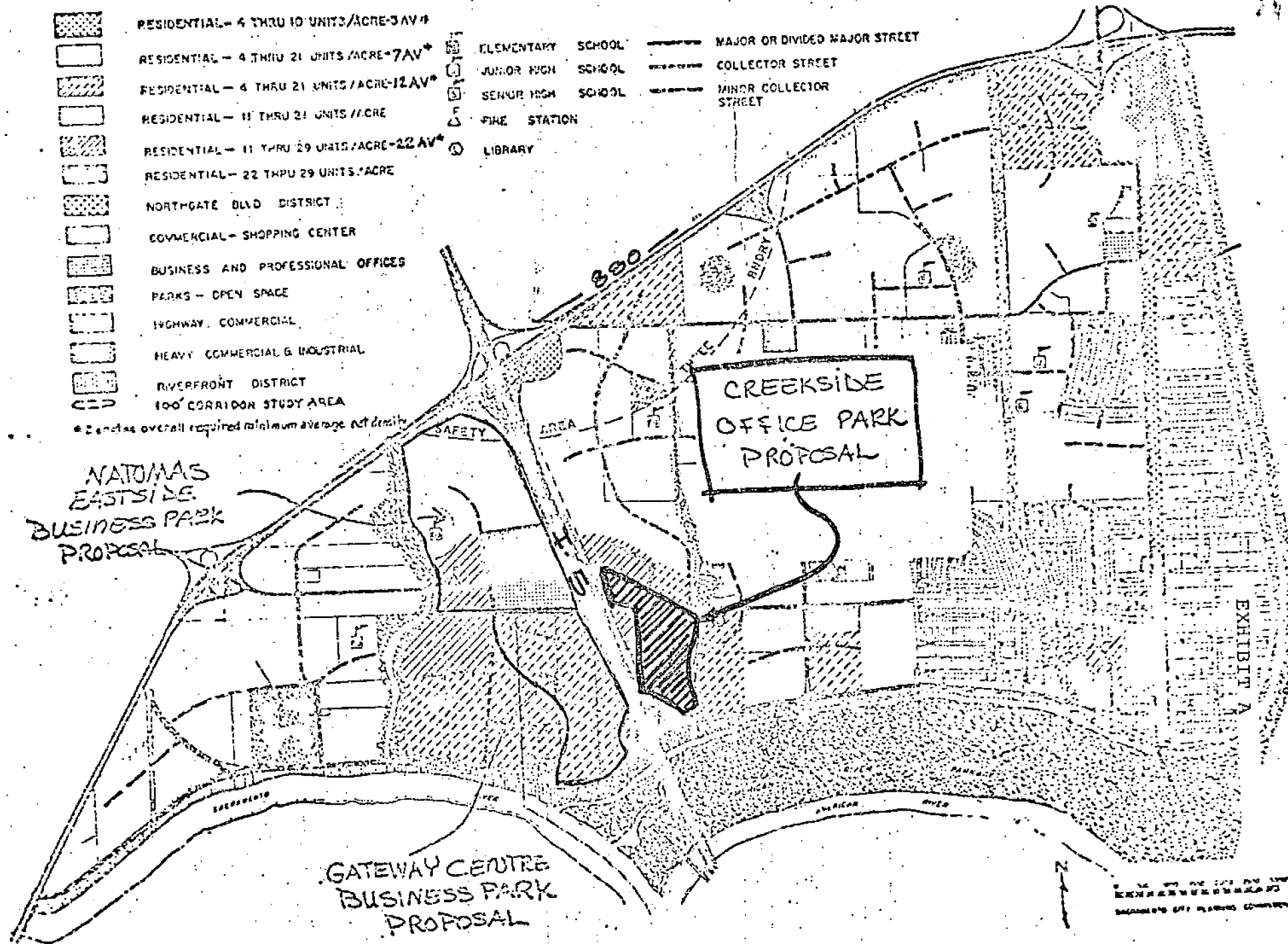


EXHIBIT A

SOUTH NATOMAS COMMUNITY PLAN

DATE: 10/1/88
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1" = 100'