



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
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MARTY VAN DUYN
PLANNING DIRECTOR

CITY MANAGER'S OFFICE
RECEIVED
SEP 15 1982

September 15, 1982

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

SEP 21 1982

AG
82030

SUBJECT: Capitol Center EIR (P82-132)

OFFICE OF THE
CITY CLERK

SUMMARY

The Environmental Coordinator has required the preparation of an EIR on a proposed 26-story office and 15-story hotel complex at 12th and "L" Streets. City procedure requires that the applicant pay the total cost of the EIR, including staff and consultant time. Because the City prepares EIR's under a three-party contract, the applicant pays the City who then subcontracts to a consultant. To implement this arrangement, staff requests that the Council designate the City Manager to execute the EIR consultant contract.

BACKGROUND INFORMATION

The Capitol Center project includes three structures: a 26-story office tower with a gross floor area of 510,653 square feet; a 15-story, 480-room Mariott Hotel; and a 5-story parking structure with two levels below ground, providing 1070 parking spaces. In addition, the project provides 29,200 square feet of ground floor retail commercial space along "K" Street Mall as part of the parking structure.

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 the EIR, the City will utilize a three-party contract arrangement whereby the applicant pays the City who then subcontracts to a consultant. The Coordinator has selected the firm of Jones and Stokes to prepare the EIR. Staff will coordinate the preparation of the EIR, including printing and distribution.

On September 2, 1982, the City Planning Commission concurred with staff's identification of the issues to be addressed in the EIR. The major issues include: vehicular traffic, parking, air quality, and noise; visual impacts; glare and reflective heat; wind tunnel; and archaeology.

FINANCIAL DATA

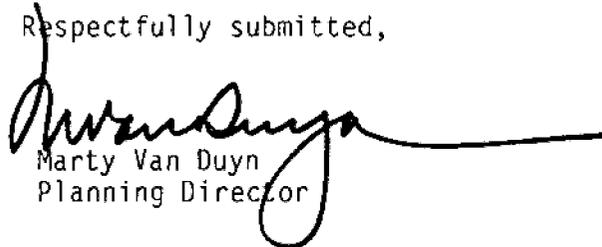
The City's Environmental Procedures provide that the full cost of an EIR be recovered from the applicant. Therefore, the applicant will pay the total cost of the EIR, including staff and consultant time, materials and production costs. The applicant will deposit the estimated cost of the environmental 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 anticipated cost of the contract is \$36,500; however, authority to execute contracts totaling \$51,500 is requested to give the City the ability to meet unanticipated needs without additional Council action.

RECOMMENDATION

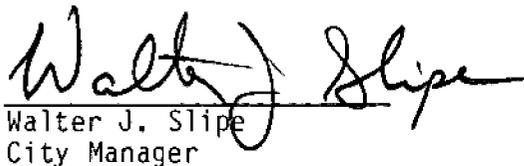
Staff recommends that the City Council approve the attached resolution to designate the City Manager to execute the EIR consultant contract.

Respectfully submitted,



Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:



Walter J. Slipe
City Manager

MVD:CC:cp/wp#1
Attachments
P82-132

September 21, 1982
District 1

RESOLUTION NO. 82-657

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT FOR CONSULTANT SERVICES TO PREPARE THE CAPITOL CENTER EIR (P82-132)

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 the Captitol Center project for an estimated amount of \$51,500.

MAYOR

ATTEST:

CITY CLERK