



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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MARTY VAN DUYN
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5804

February 10, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Delta Shores Village EIR (P-9572)

APPROVED
BY THE CITY COUNCIL

FEB 16 1982

OFFICE OF THE
CITY CLERK

AC 81111

SUMMARY

The Environmental Coordinator has required the preparation of an EIR on a proposed residential/office/hi tech development east of the town of Freeport. City procedure requires that the applicant pay the total cost of the EIR, 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 700 acre project known as Delta Shores Village. The Delta Shores Village application proposes to: amend the 1974 General Plan from residential to commercial and offices for a portion of the subject site and to eliminate several elementary school sites; amend the 1965 Meadowview Community Plan from residential to office, shopping commercial to residential for a portion of the subject site and to eliminate several school sites; amend the circulation pattern indicated on the Community Plan; amend the name of the established Delta Shores PUD to Delta Shores Village PUD, to establish an additional 100+ acres as PUD; to initiate rezonings from Agriculture (A) to Office Building (OB-PUD), Limited Commercial (C-1 PUD), General Commercial (C-2 PUD), and Highway Commercial (HC-PUD), and Townhouse (R-1A PUD). The proposed land uses are 352 acres for hi tech, 54 acres for garden office, 43 acres for commercial, 28 acres for low density residential, 135 acres for medium density residential, 54 acres for roads and 34 acres for flood control.

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 conducted the consultant selection procedure and the team of Nichols and Berman, Wilbur Smith and Associates, and Lord and Associates has been selected to prepare the environmental document. Staff will coordinate the preparation of the EIR, including printing and distribution.

On December 3, 1981, the City Planning Commission concurred with staff's identification of the issues to be addressed in the EIR. The major issues include: traffic volumes and circulation, job/housing relationships and fiscal impacts. The staff report to the Planning Commission outlining the scope of the EIR is attached for the Council's information.

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	\$60,000
Staff	6,000
Printing	5,000
Potential Additional Expenses	<u>20,000</u>
	\$91,000

As the total cost of these activities will be paid by the applicants, this project will not use any City funds. Of the \$91,000 to complete the project, the staff salaries expenditures (\$6,000) have been previously budgeted. To finance the other \$85,000 in expenditures will require an increase in the Planning Department's budget.


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 Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe
City Manager

MVD:CC:10
Attachments
P-9572

February 16, 1982
Districts 7 & 8

RESOLUTION No. 82-110

Adopted by The Sacramento City Council on date of

FEBRUARY 16, 1982

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT FOR CONSULTANT SERVICES TO PREPARE THE DELTA SHORES VILLAGE EIR (P-9572)

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 Delta Shores Village an estimated amount of \$80,000.

MAYOR

ATTEST:

CITY CLERK

P-9572

APPROVED
BY THE CITY COUNCIL
FEB 16 1982
OFFICE OF THE
CITY CLERK

RESOLUTION No. 82-109

Adopted by The Sacramento City Council on date of

FEBRUARY 16, 1982

A RESOLUTION AMENDING THE CITY BUDGET FOR FISCAL YEAR 1981-82 FOR THE PREPARATION OF THE DELTA SHORES VILLAGE ENVIRONMENTAL IMPACT REPORT BY \$85,000 (P-9114, P-9145, P-9317)

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

That the City budget for fiscal year 1981-82 is hereby amended by transferring \$85,000 from the General Fund Administrative Contingency Budget 1-01-5070 to the City Planning Department's budget Other Professional Services Account, 1-01-2300-4258, for \$78,000 and Printing and Binding Account, 1-01-2300-4213, for \$7,000.

MAYOR

ATTEST:

CITY CLERK

P-9114, P-9145, P-9317

APPROVED
BY THE CITY COUNCIL
FEB 16 1982
OFFICE OF THE
CITY CLERK

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Delta Shores Village EIR - Notice of Preparation (P-9572)

SUMMARY

The Planning Department has received a preliminary application for a 700 acre residential, commercial, office and hi-tech project known as Delta Shores Village, east of the town of Freeport. The City is fast tracking the EIR consultant selection process to have an EIR consultant under contract when the formal application is received. An outline of the major issues to be assessed in the EIR is provided in the attached Notice of Preparation. This matter is being provided to the Planning Commission for review but does not require any action; however, staff will include any Commission comments on the scope of this EIR.

BACKGROUND INFORMATION

The Delta Shores Village proposes different land uses than the previous project for that area known as Delta Shores which consisted predominantly of residential land uses with some shopping/commercial areas. The Delta Shores Village involves a request to: amend the 1974 General Plan from residential to commercial and offices for a portion of the subject site and to eliminate several elementary school sites; amend the 1965 Meadowview Community Plan from residential to office, shopping commercial to residential for a portion of the subject site and to eliminate several school sites; amend the circulation pattern indicated on the Community Plan; amend the name of the established Delta Shores PUD to Delta Shores Village PUD; to establish an additional 100+ acres as PUD; to initiate rezonings from Agriculture (A) to Office Building (OB-PUD), limited Commercial (C-1 PUD), General Commercial (C-2 PUD), and Highway Commercial (HC-PUD), and Townhouse (R-1A PUD).

The Notice of Preparation was distributed November 6, 1981. The EIR will be prepared by a consultant through a three-party contract. The applicant will pay the full preparation cost of the EIR to the City, who will retain the consultant. The City is currently negotiating a contract with the firm of Nichols-Berman. Staff anticipates that a draft EIR will be distributed for public review in April 1982.

Attached is the Notice of Preparation which provides the project's tentative time schedule, location maps, site plan, Statement of Intent and the scope of the EIR.

RECOMMENDATION

This report is for the Commission's information and does not require any action; however, the Commission can take the opportunity to make comments on the scope of the EIR.

Respectfully submitted,



Clifford Carstens
Senior Planner

CC:bw
Attachments



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 6, 1981

Subject: Notice of Preparation - Delta Shores Village EIR (P-9572)

To All Interested Parties:

The City of Sacramento Planning Department is preparing an outline of the impacts to be addressed in the Delta Shores Village EIR. The department is interested in your concerns with regard to the project. Any comments submitted will be pursuant to State EIR Guidelines, Section 15085b1. The City requires the EIR consultant to contact all responsible agencies, interested groups and individuals pursuant to Section 15066c. An EIR consultant has not yet been retained.

The applicant is proposing to: amend the 1974 General Plan from residential to commercial and offices for a portion of the subject site and to eliminate several elementary school sites; amend the 1965 Meadowview Community Plan from residential to office, shopping commercial to residential for a portion of the subject site and to eliminate several school sites; amend the circulation pattern indicated on the Community Plan; amend the name of the established Delta Shores PUD to Delta Shores Village PUD; to establish an additional 100± acres as PUD; to initiate rezonings from Agriculture (A) to Office Building (OB-PUD), limited Commercial (C-1 PUD), General Commercial (C-2 PUD), and Highway Commercial (HC-PUD), and Townhouse (R-1A PUD).

Please forward your comments no later than December 21, 1981. Feel free to contact me or Randy Lum if you have any questions regarding this matter.

Cordially,

Clif Carstens
Senior Planner

CC:jf
Attachments

TENTATIVE PROCESSING TIME SCHEDULE
FOR
DELTA SHORES VILLAGE
P-9572

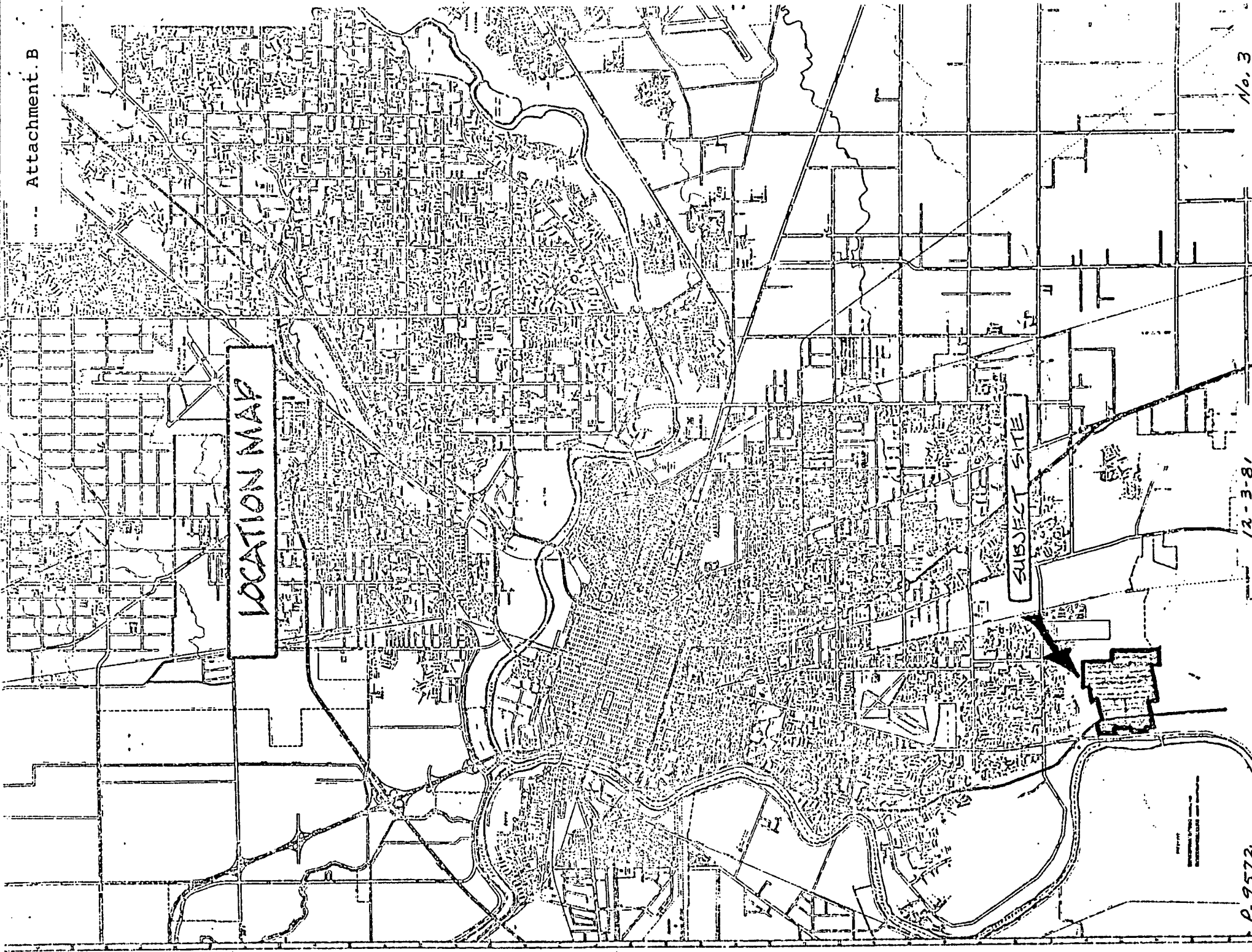
<u>Procedure</u>	<u>Time in Weeks</u>	<u>Date</u>
Proponent Submits Consultant Selection Fee and Preliminary Plans		Oct 7
City Prepares and Distributes RFP	2	Oct 15
Consultants Prepare Proposals	3	
City Prepares and Distributes Notice of Preparation (45 days)* Review with Planning Commission		Nov 9
Interview/Selection Procedures	2	Nov 20
City Prepares Contract Determine City & Consultant Cost	2	
Proponent submits application and EIR deposit fee		Feb 1, 1982 fee
Council Amends Department Budget and approves contract	2	Feb 16
City & Consultant Determines Application Complete (30 days)* Determine Entitlement Request Additional Information & Fees or Starts One Year Time Requirement.	2	
Environmental Determination (45 days)* Consultation to Prepare I.S. Letter Requiring EIR		
Consultant Prepares EIR	10	
City Reviews Preliminary EIR	2	
Consultant Makes Revisions	2	
City Review Revisions	1	
City Publishes and Distributes Draft EIR	1	
Draft EIR Review Period (45 days)* (CPC Hearing Within Review Period)	7	
Consultant Prepares Preliminary Final EIR	3	
City Reviews Preliminary Final EIR	2	
City Publishes and Distributed Final EIR	1	
Final EIR Review Period (7 days)*	2	
Receive Comments and Prepare Staff Reports	2	
Planning Commission Hearing on Final EIR & Project (Recommendation)		
Council Hearing on Final EIR & Project (Final Action)		

49 Weeks

*Mandatory Time Frame

LOCATION MAP

SUBJECT SITE



P-9572

12-3-81

No. 3

TABULATIONS:

NOTE: ALL LAND AREAS ARE APPROXIMATED UNTIL PRECISE PLAN DEVELOPMENT

HIGH-TECH/RESEARCH & DEVELOPMENT:

PARCEL A:	72 AC	
PARCEL B:	80 AC	
PARCEL C:	30 AC	
PARCEL D:	70 AC	
PARCEL E:	100 AC	352 AC

GARDEN OFFICE:

54 AC

COMMERCIAL:

PARCEL F:	10 AC	
PARCEL G:	8 AC	
PARCEL H:	16 AC	
PARCEL I:	3 AC	
PARCEL J:	6 AC	43 AC

LOW DENSITY RESIDENTIAL/SUPPORT RECREATION:

28 AC

RESIDENTIAL:

PARCEL K:	94 AC	
PARCEL L:	41 AC	135 AC

LEVEE/FLOOD CONTROL:

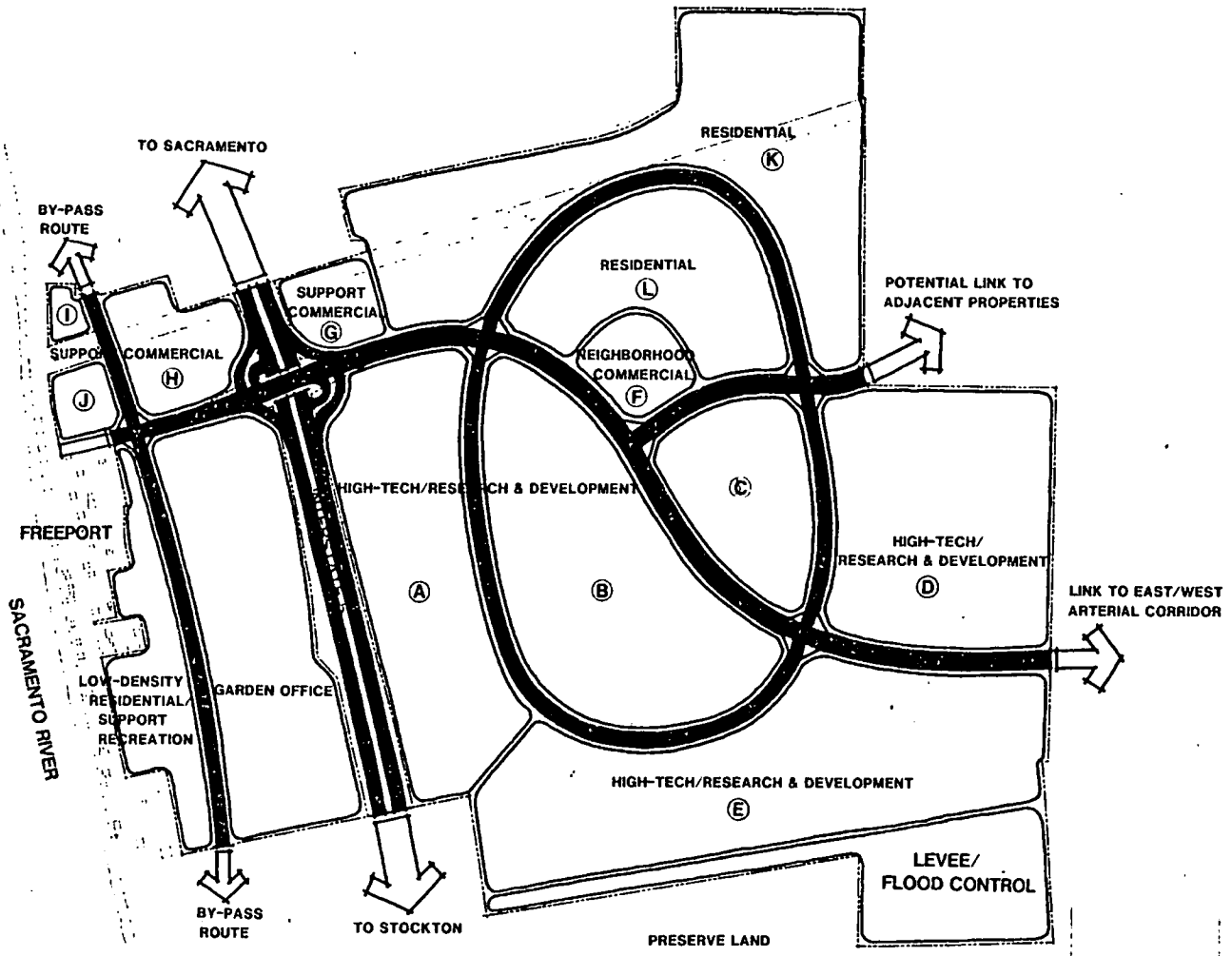
34 AC

MAJOR CIRCULATION:

54 AC

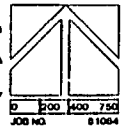
TOTAL:

700 AC



DELTA SHORES VILLAGE
SACRAMENTO, CA

MOSS LAND COMPANY



Attachment D

STATEMENT OF INTENT
DELTA SHORES VILLAGE

Moss Land Company and Freeport Development are currently proposing development of Delta Shores Village, a 700-acre (approx.) planned unit development adjacent to U.S. Highway 5, near the community of Freeport, within the City of Sacramento.

It is the intent of the developers to provide Sacramento with a high quality campus-like environment High-Technology Research and Development Park, as an integral part of an overall planned unit development consisting of residential, commercial, office/business-professional, and recreational land uses. The estimated acreage and densities for such uses are as follows:

<u>USE</u>	<u>LAND USE</u>	<u>BLDG. SITE COVERAGE</u>	<u>BUILDING AREA</u>
High-Tech/ Research & Development	352 AC.	23%	3,527,000 s.f.
Garden Office	54 AC.	35%	823,000 s.f.
Commercial	43 AC.	20%	375,000 s.f.
Low-Density Residential/ Support Recreation	28 AC.	25% (6 units/acre)	305,000 s.f.
Residential	135 AC.	35% (10 units/acre)	2,058,000 s.f.
Levee/Flood Control	34 AC.	----	----
Major Circulation	54 AC.	----	----
TOTALS	700 AC.	23.2 %	7,088,000 s.f.

Approximately 250 acres of the project, primarily planned for residential development, is currently under option to Home Savings and Loan by Blumenfeld Enterprises. While Home Savings and Loan has declined at this time to jointly develop the project, they support this application as presented for planning purposes.

The 1973 City General Plan and the 1965 Meadowview Community Plan designate the project site for urban development. The Delta Shores planned unit development, which is the same site as Delta Shores Village, was approved by the Sacramento City Council on June 19, 1979. The portion of property west of Interstate 5 was withdrawn from the application on May 29, 1979, and was not part of the approved development.

Accordingly, it is anticipated that a General Plan Amendment, Community Plan Amendment and inclusion of the property west of Interstate 5 in a planned unit development classification affecting the entire site will be necessary for development. Certain entitlements will then be requested so as to accommodate the specific land uses.

On September 25, 1981, the City of Sacramento issued a Growth Concept Issue Paper which commented on the Delta Shores site:

The Delta Shores area has been discussed (somewhat less visibly) as having some potential for high tech development. The area is adjacent to I-5, close to major housing areas, has access to necessary facilities, and is designated for urban development. Some thing between 200 and 300 acres is likely to be available for high tech development.'

The developers of Delta Shores Village feel that its time has come. If the City of Sacramento is to receive any benefits from the high quality growth projected for the Sacramento region in the years to come, then Delta Shores Village must play an integral part. Short of opening up new areas for development, Delta Shores Village is the only site capable of providing a free-standing, self-supporting community providing homes, jobs and recreation within the City of Sacramento.

SCOPE OF THE EIR FOR
DELTA SHORES VILLAGE

PROJECT DESCRIPTION:

- See applicant's statement of intent and site plan, Attachment D.

SUMMARY (CEQA, Section 15143):

- Any significant environmental effects which cannot be avoided if the proposal is implemented.
- Any significant irreversible environmental changes which would be involved in the proposed action should it be implemented.
- The significant environmental effects of the proposed project.
- Mitigation measures proposed to minimize the significant effects.
- The growth inducing impact of the proposed action.
- The relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity.
- Alternatives:
 1. No project (adopted land uses pursuant to the Community Plan. See Attachment C.)
 2. A 200± acre office building/high tech/research and development land use with the remaining 500± acres in residential, nodal highway commercial, and neighborhood commercial. (Note: Alternative to be provided by City staff).
 3. The project, Delta Shores Village (400± acres high tech/research and development/garden offices, 43± acres commercial, 170 ± acres residential).

The alternatives will compare key impacts, including: street and interchange capacity, traffic generation and circulation, air quality, residential displacement, and major costs and revenues for public services.

GEOLOGIC CONDITIONS:

- Determine geologic hazard potential.
- Assess sediment and erosion impact.

HYDROLOGY AND WATER QUALITY:

- Analyze potential drainage problem(s).
- Assess ability of existing channels to handle projected runoff surface water.
- Assess impact on water quality of Beach Stone Lake.

PLANT AND ANIMAL COMMUNITIES:

- Assess impacts on rare and endangered species, including Beach Stone Lake.

HISTORICAL AND ARCHEOLOGICAL RESOURCES:

- Identify historic structures and archeological sites.

AESTHETIC AND NUISANCE:

- Assess the visual conditions along the Sacramento River, Freeport Boulevard, and the town of Freeport.

LAND USE:

- Determine consistency of proposed projects with 1974 General Plan, the 1965 Meadowview Community Plan, the 1975 Sacramento River Parkway Master Plan, and the 1979 Delta Shores Schematic Plan.
- Assess compatibility with existing and future land uses, including the freeway and the river.

POPULATION, HOUSING, AND EMPLOYMENT:

- Project the number and job categories of employees, including construction employment.
- Determine the number of housing units displaced and assess the effect of reducing the housing stock.

TRANSPORTATION:

- Determine roadway, street, intersection, and interchange capacity in the Meadowview area (e.g.: Freeport Boulevard, I-5, proposed major collector).
- Develop an origin and destination model.

- Analyze vehicular generation, trip length and vehicle miles traveled.
- Assess street widths and improvements, including the number, size, and improvements of interchanges, and corresponding construction costs.
- Assess vehicular and pedestrian circulation.
- Analyze parking requirements.
- Provide a preliminary concept design for location of Route 148, a light rail line, and park 'n' ride facilities.

AIR RESOURCES:

- Evaluate projected air quality emissions for Meadowview area for each alternative.
- Quantify both mobile and stationary source emissions.

NOISE:

- Analyze existing and future noise sources.

PUBLIC FACILITIES:

- Analyze demand for and ability to provide required public services (e.g.: sewerage, schools, police, etc.), including possible public and private funding mechanisms.

ENERGY SUPPLY:

- Electrical, natural gas - distribution network capacity.
- Transportation fuels - consumption.

FISCAL:

- Identify costs (capital, on-going, and maintenance) and revenues (one-time and recurring) for public services.
- Assess alternative revenue mechanisms, specifically: how can all the necessary infrastructure (roadways, interchanges, water, sewer, and drainage facilities) be developed in a comprehensive and financially affordable manner.