



CITY OF SACRAMENTO

34

CITY PLANNING DEPARTMENT

725 "J" STREET

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TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

July 22, 1981

City Council
Sacramento, California

CITY MANAGER'S OFFICE
RECEIVED
JUL 22 1981

Honorable Members in Session:

SUBJECT: Laguna Creek Amendment EIR (P-9392)

SUMMARY

The Environmental Coordinator has required the preparation of an EIR on a proposed residential/office/commercial development in the vicinity of Laguna Creek in the Valley Hi Community Plan area (see Exhibit A). 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 385 acre project in the Laguna Creek area. The Laguna Creek Amendment involves a request to amend the 1974 General Plan and the 1968 Valley Hi Community Plan from residential to open space (138 acres); to amend the Valley Hi Community Plan and to initiate rezonings of the subject site to allow a higher residential density, to reduce the acreage designated for shopping-commercial, to introduce an office designation, and to provide an average 500+ foot wide floodplain.

The physical scope of the EIR generally includes that property lying south of the existing urban services line, east of Franklin Boulevard, north of Sheldon Road, and west of Bruceville Road. The major issue to be addressed is the treatment of the Laguna Creek floodplain.

- The EIR will assess the following three treatments of the floodplain: 1) channelization as indicated in the Valley Hi Community Plan; 2) a modified natural floodplain with an average width of 500 feet as proposed by the applicant; and 3) the natural floodplain defined as Montgomery Study Alternative No. 1 (average width

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AG 81014

of 1,500 feet). In addition to assessing the initial hydrological hydraulic costs of each treatment, the fiscal analysis will evaluate ongoing operation and maintenance costs.

- Three land use alternatives corresponding with the three floodplain treatments, will be evaluated for their environmental and fiscal impacts. The fiscal analysis will include a cost versus revenue estimate of private and public expenses.

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 Jones and Stokes Associates, Gill and Pulver Engineers, and CARD Corporation has been selected to prepare the environmental document. 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 addressed in the EIR. The major issues include: 1) treatment of the Laguna Creek floodplain including engineering, operation and maintenance costs; and 2) fiscal analysis of private and public costs of three land use settings.

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:

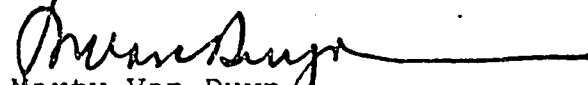
Consultant	\$45,900
Staff	5,000
Printing	2,000
	<u>\$52,900</u>

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.

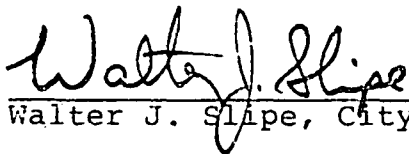
RECOMMENDATION

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 Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:DP:jm
Attachments
P-9392

July 28, 1981
District No. 8

RESOLUTION NO. 81-567

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 28, 1981

A RESOLUTION AUTHORIZING EXECUTION OF
AGREEMENT FOR CONSULTANT SERVICES TO
PREPARE THE LAGUNA CREEK AMENDMENT EIR
(P-9392)

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 Laguna Creek Amendment an estimated amount of \$45,900.

MAYOR

ATTEST:

CITY CLERK

P-9392

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JUL 28 1981

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 81-568

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 \$47,900 from the General Fund Administrative Contingency Budget 1-01-5070 to the City Planning Department Budget 1-01-2300-5392-4258 for the purpose of executing the Laguna Creek Amendment 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 the Laguna Creek Amendment.
3. In addition to the above appropriation, the total estimated cost will be \$52,900, including staff time which is to be recovered from the applicant.

MAYOR

ATTEST:

CITY CLERK










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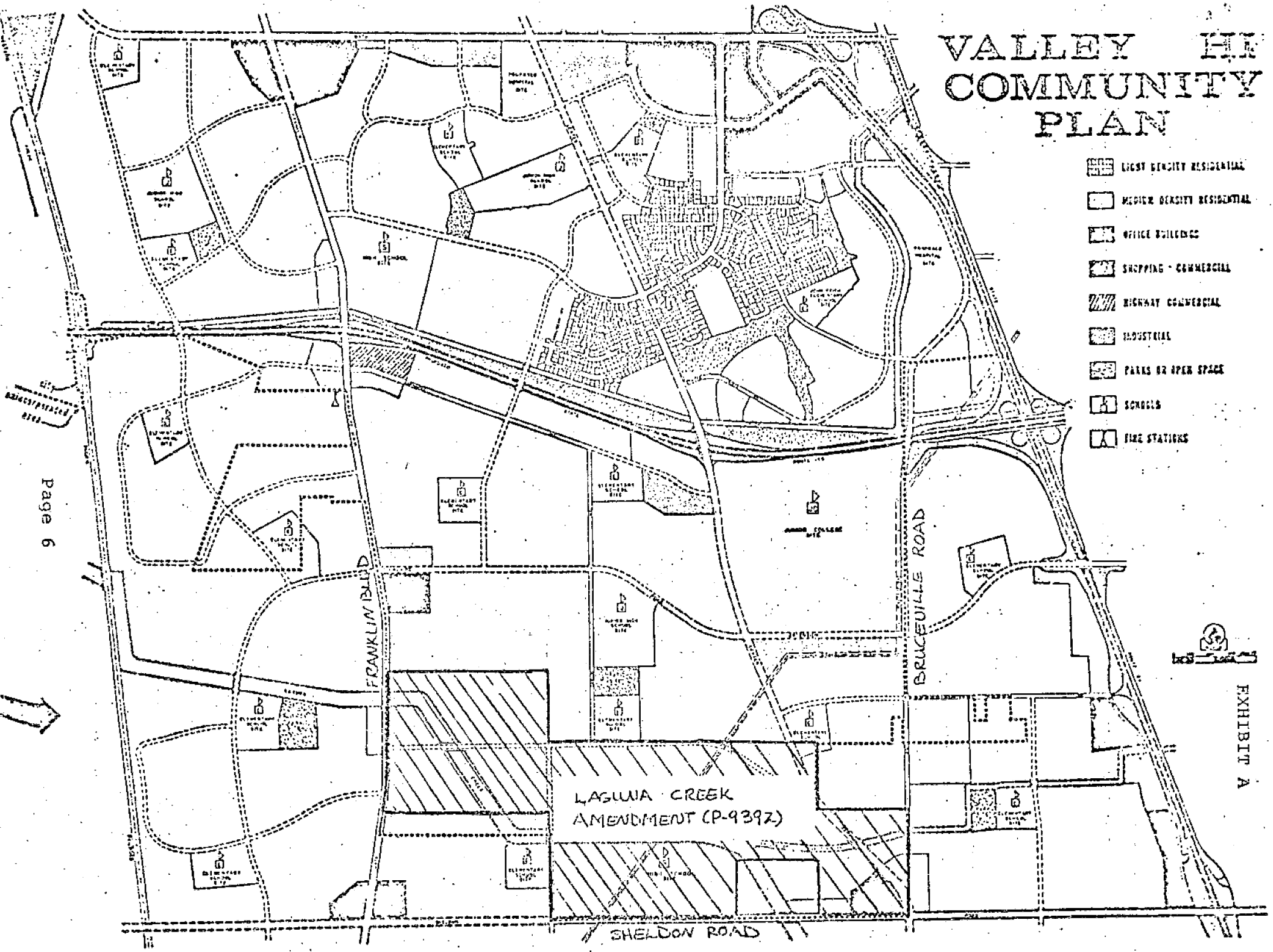
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OFFICE OF THE
CITY CLERK

VALLEY HI COMMUNITY PLAN

-  LIGHT DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OFFICE BUILDINGS
-  SHOPPING - COMMERCIAL
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  PARKS OR OPEN SPACE
-  SCHOOLS
-  FIRE STATIONS



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EXHIBIT A

LAGUNA CREEK
AMENDMENT (P-9392)

SHELDON ROAD

FRANKLIN BLVD

BRUCEVILLE ROAD