



3.10

PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

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PLANNING DIVISION

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ENVIRONMENTAL  
AFFAIRS  
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November 3, 2003

**APPROVED**

DEC 02 2003

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: SUPPLEMENTAL AGREEMENT TO THE CONSULTANT SERVICES AGREEMENT WITH EIP ASSOCIATES FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROMENADE AT NATOMAS PROJECT, P00-033**

**LOCATION AND COUNCIL DISTRICT:** The proposed project is located at the northeast corner of Interstate 80 and Truxel Road in the North Natomas Community Plan area. (District 1)

**RECOMMENDATION:** Staff recommends that the City Council authorize the City Manager or his designee to execute a Supplemental Agreement to Consultant and Professional Services Agreement 2000-169 between the City and EIP Associates in the amount of \$32,185 for the preparation of the environmental documentation for the Promenade at Natomas project bringing the total contract amount to \$188,185.

**CONTACT PERSONS:** Grace Hovey, Associate Planner, 264-7601  
Lezley Buford, Principal Planner, 264-5935

**FOR CITY COUNCIL MEETING OF:** December 2, 2003 (afternoon)

**SUMMARY:** An environmental analysis must be prepared for the proposed Promenade at Natomas project. EIP was selected to prepare the environmental review based on review of several proposals submitted in response to the City's RFP process. EIP Associates prepared a Draft EIR for a prior proposed project. The project did not move forward for approval by Council and the applicant was advised to submit a revised proposed project. City staff is now preparing the environmental review for the revised proposed project and requests City Council approval of the Supplemental Agreement in the amount of \$32,185 to revise and complete the EIR for the proposed project.

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**COMMITTEE/COMMISSION ACTION:** None.

**BACKGROUND INFORMATION:** The applicant for the proposed project is OPUS West Corporation. A prior application was submitted in 2000 for entitlements to construct an Auto Mall. Staff prepared an EIR, but the project was not approved. The current proposed project is to develop the 126-acre site with approximately 751,000 square feet of retail uses in the Shopping Center zone and 504,000 square feet of office uses in the Employment Center zone which is very similar to the Retail Alternative in the prior EIR.

The project will require a General Plan Amendment from Mixed Use and Heavy Commercial Warehouse to Regional Commercial and Offices; a NNCP Amendment for 95.6 acres from Light Industrial to Regional Retail and 30.8 acres to Employment Center 50 (EC-50); Rezone 126 acres from Agriculture (A-PUD) to 30.8 acres of EC- 50 and 95.6 acres of Shopping Center in addition to adoption of PUD Guidelines and a Schematic Plan.

The project will require approval of the City Council. Staff has reviewed the application and has identified potentially significant environmental impacts associated with this project. Therefore, staff has determined that an EIR should be prepared in accordance with the California Environmental Quality Act (CEQA). Staff proposes to revise the EIR prepared for the prior project and recirculate the revised Draft EIR in accordance with CEQA requirements.

**FINANCIAL CONSIDERATIONS:** The project applicant provided funds to cover the consultant contract including the supplemental agreement. An authorization of the supplemental agreement to the EIP contract will allow, pursuant to CEQA, the preparation of an EIR to analyze the potential environmental impacts of the Promenade at Natomas project. An authorization for \$32,185 is requested bringing the total contract amount to \$188,185.

**ENVIRONMENTAL CONSIDERATIONS:** None.

**POLICY CONSIDERATIONS:** Per Sacramento City Code, Chapter 58.02.202 and City Managers memorandum dated July 30, 1993 (*Authority for Execution of Contracts - Revision*), the City Council must approve contracts wherein total costs exceed \$100,000.

**ESBD CONSIDERATIONS:** The Request for Proposal (RFP) process complied with the City's policies regarding emerging and small businesses. This process included distribution to environmental consulting companies certified with the City as emerging and small


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Re: **SUPPLEMENTAL AGREEMENT FOR THE PREPARATION OF (EIR) FOR THE  
PROMENADE AT NATOMAS PROJECT**

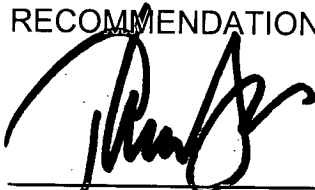
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businesses (ESB). Subsequently, two proposals were submitted. No proposal was submitted by an ESB company. At the conclusion of the selection process, EIP Associates, a full-service large company was selected based upon the merits of their proposal in addressing more fully, the City=s requirements and needs for this project.

Respectfully submitted,

  
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GARY L. STONEHOUSE  
Planning Director

RECOMMENDATION APPROVED:



✓ \_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

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**APPROVED**  
DEC 02 2003  
OFFICE OF THE  
CITY CLERK

**RESOLUTION NO.** 2003-843

ADOPTED BY THE SACRAMENTO CITY COUNCIL  
ON THE DATE OF \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT TO CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT 2000-169 WITH EIP ASSOCIATES IN THE AMOUNT OF \$32,185 FOR ENVIRONMENTAL IMPACT REPORT PREPARATION SERVICES FOR THE PROMENADE AT NATOMAS PROJECT (P00-033).**

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

1. The City Manager is hereby authorized to enter into a Supplemental Agreement to Consultant and Professional Services Agreement 2000-169 with EIP Associates in the amount of \$32,185 for a total contract amount of \$188,185 to provide Environmental Impact Report preparation services for the Promenade at Natomas project (P00-033).

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO. : \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_