



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Consent
January 30, 2007

Honorable Mayor and
Members of the City Council

Title: Agreement: Delta Shores Project (P06-187)

Location/Council District: East of Freeport Blvd., north and west of Sacramento Regional Wastewater Treatment Plant, west of Stone-Boswell property & Sacramento Job Corps Center and south of Meadowview Road

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a professional services agreement with EIP Associates, a Division of PBS&J, for preparation of an environmental impact report for the Delta Shores development project (P06-187) in an amount not to exceed \$210,720.

Contact: Dana Allen, Senior Planner (916) 808-2762; Carol Shearly, Director of Planning, (916) 808-5893

Presenters: Not Applicable

Department: Planning

Division: New Growth

Organization No: 4913

Description/Analysis

Issue: An EIR must be prepared for the proposed Delta Shores Project. A Request for Proposals (RFP) was sent to 6 consulting firms. Two consulting firms responded with proposals. The evaluation team recommended that City Council award EIP Associates, a Division of PBS&J, the contract for preparation of the Environmental Impact Report.

City staff has worked closely with EIP Associates, a Division of PBS&J, to develop a scope of work that addresses the private proposal for Delta Shores.

Policy Considerations: The requested action is in compliance with Sacramento City Code Chapter 3.64 which requires Council authorization to execute an agreement for professional services where the amount to be expended under such agreement is equal to or greater than \$100,000.

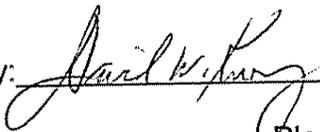
Committee/Commission Action: None

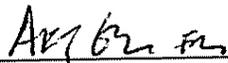
Environmental Considerations: The City's Environmental Planning Services has determined that entering into the agreement for preparation of an EIR is not a project under the California Environmental Quality Act (CEQA).

Rationale for Recommendation: A Request for Proposals (RFP) was sent to six (6) consulting firms. Two consulting firms responded with proposals. Based on an evaluation of the competitive proposals submitted in response to the City's RFP, EIP Associates, a Division of PBS&J, was selected as the top-ranked firm, and was chosen to prepare the environmental review for this project. The firm was selected based upon their qualifications and proposal to best meet the City's requirements and needs for this project. EIP Associates, a Division of PBS&J, is currently preparing the General Plan Update EIR and the South Sacramento Community Plan Update EIR.

Financial Considerations: There will be no impact to the General Fund. Approving the Professional Services Agreement will not result in any additional expense to the City. The work to be undertaken by the environmental consultant for an amount not to exceed \$210,720 will be funded by the applicants - SunCal Properties and M&H Property Management LLC.

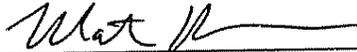
Emerging Small Business Development (ESBD): The RFP process complied with the City's policies regarding ESBE requirements. Three of the six environmental consulting companies are certified with the City as Emerging and Small Businesses. EIP Associates, a Division of PBS&J, is not an ESBE firm, however, they are currently working with a small business, J House Environmental.

Respectfully Submitted by:  _____
David Kwong
Planning Manager

Approved by:  _____
William Thomas
Director of Development Services

Approved by:  _____
Carol Shearly
Director of Planning

Recommendation Approved:

for 

Ray Kerridge
City Manager

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BACKGROUND

Delta Shores

Review of the development proposal for Delta Shores requires consultant expertise in several different disciplines. A consultant for environmental review has been identified as needed to supplement City staff resources and to work on the City's behalf. The work product will include the EIR. SunCal Properties and M&H Property Management LLC have agreed to fund consultant services identified to date.

The Development Services Department, Environmental Planning Services, solicited the professional services of six environmental consulting firms with expertise in preparing Environmental Impact Reports. The Request for Proposal (RFP) was advertised in October 2006 and two firms submitted their qualifications to be considered for the project. The two firms were ranked by City staff during the month of November. The review panel made up of Environmental Planning Services staff and Planning staff made the final selection.

RESOLUTION NO.

Adopted by the Sacramento City Council

AGREEMENT FOR DELTA SHORES EIR (EIP ASSOCIATES) (P06-187)

BACKGROUND

- A. SunCal Properties and M&H Property Management LLC have proposed a comprehensive development plan for Delta Shores.
- B. The complexity and magnitude of the proposal requires consultant services with a diversified and broad-range of expertise. A consultant for environmental review has been identified as needed to supplement City staff resources and to work on the City's behalf.
- C. The Planning Department sought proposals from qualified firms to provide services for the preparation of an Initial Study and Environmental Impact Report (EIR) to analyze the environmental impacts of the Delta Shores project.
- D. Based on an evaluation of the competitive proposals submitted in response to the City's RFP, EIP Associates, a Division of PBS&J, was selected as the top-ranked firm, and was chosen to prepare the environmental review for this project. The firm was selected based upon their qualifications and proposal to best meet the City's requirements and needs for this project.
- E. SunCal Properties and M&H Property Management LLC have agreed to fund consultant services identified to date.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1.** The City Manager is authorized to execute an agreement with EIP Associates, a Division of PBS&J, for preparation of an environmental impact report for the Delta Shores development project (P06-187) in an amount not to exceed \$210,720.