



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2604
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Consent
April 26, 2007

**Honorable Mayor and
Members of the City Council**

Title: Supplemental Agreement #1: Panhandle Annexation and Planned Unit Development (PUD) Environmental Impact Report (EIR)

Location/Council District: Citywide

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement #1 to City Agreement No. 2005-0134 in the amount of \$35,555 with Pacific Municipal Consultants (PMC) to fund the expanded work for the Panhandle Annexation and PUD EIR.

Contact: Jennifer Hageman, Senior Planner, (916) 808-5538; David Kwong, Planning Manager, (916) 808-2691

Presenters: Not Applicable

Department: Development Services

Division: Planning

Organization No: 4881

Description/Analysis

Issue: On August 11, 2005 the City of Sacramento entered into City Agreement No. 2005-0134 with Pacific Municipal Consultants (PMC) to prepare an Environmental Impact Report (EIR) for the Panhandle Annexation and Planned Unit Development (PUD). It has been identified that there is a need to expand the scope of work which involves adding additional meetings, additional technical work associated with final modifications to the Southern portion description and additional costs to expedite the Final EIR preparation.

Policy Considerations: The project would result in the annexation of lands, which are currently within the City's Sphere of Influence and would promote the logical and reasonable extension of the City's boundaries.

Committee/Commission Action: None

Environmental Considerations: None

Rationale for Recommendation: The expanded scope includes additional meetings, additional technical work associated with final modifications to the Southern Portion description and additional costs to expedite the Final EIR preparation. This work is necessary in order to complete the EIR, ensure full coordination between the members of the project team, and to have a legally defensible document.

Financial Considerations: The initial contract with Pacific Municipal Consultants (PMC) was in the amount of \$184,420.00. This supplement agreement is requesting \$35,555.00. The new total contract amount will equal \$219,975.00 including the supplement. The funding will be provided by the Applicant.

Emerging Small Business Development (ESBD): None

Respectfully Submitted by: 
David Kwong
Planning Manager

Approved by: 
William A. Thomas
Director of Development Services

Recommendation Approved:


Ray Kerridge
City Manager

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Attachment 1 – Background

During the course of their work the Consultant has identified the need to expand the scope of work in the following areas in order to complete the Environmental Impact Report (EIR) for the Panhandle Annexation and Planned Unit Development (PUD). The expanded scope includes additional meetings, additional technical work associated with final modifications to the Southern Portion description and additional costs to expedite the Final EIR preparation. Specifically this work includes the following:

Additional Meetings

- Pacific Municipal Consultants (PMC) current scope of work and budget assumed attendance at a total of eight project meetings with City staff and the applicant team. During the preparation of the Administrative Draft Environmental Impact Report, the City and applicant team agreed that PMC attendance at the bi-weekly project meetings conducted this year (specifically discussed at the February 15, 2006 meeting). As a result of attendance at these meetings and additional strategy meetings and subsequent activities involving cultural resource issues and traffic issues, they have exceeded their budget for this task and expect that additional meetings will need to occur. Based on their experience with similar controversial projects they expect that the project would involve potentially up to four additional project meetings with City staff and the applicant team and attendance to up to four public hearings (Planning Commission and City Council).

Final Description Modifications to the Southern Portion

- Prior to release of the Draft EIR, additional edits were made to the project description of the Southern Portion that required PMC to re-edit the Draft EIR before its release. This resulted in unexpected and unbudgeted staff effort (approximately 35 staff hours) between the screen check document and Draft EIR.

Expedite Preparation of the Final EIR

- Based on conversations at the November 8, 2006 meeting, there was an interest by the applicant team and the City to expedite this work product. PMC proposed to dedicate two senior staff members and two junior staff members to work on the preparation of the Final EIR during the period of December 26, 2006 to January 2, 2007 for approximately 210 staff hours.

Attachment 2 – Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

**APPROVING SUPPLEMENTAL AGREEMENT TO CITY AGREEMENT
NO. 2005-0134 FOR PROFESSIONAL SERVICES FOR EXPANDED WORK FOR
THE PANHANDLE ANNEXATION AND PLANNED UNIT
DEVELOPMENT ENVIRONMENTAL IMPACT REPORT**

BACKGROUND

- A. The City of Sacramento initiated the annexation of approximately 1,430 acres located in an unincorporated peninsula of County land in response to petitions of the majority of registered voters within the area of land known as the “Panhandle”.
- B. Staff reviewed the project and determined that an EIR should be prepared in compliance with the California Environmental Quality Act (CEQA).
- C. On August 11, 2005, the City and Pacific Municipal Consultants (PMC) entered into a contract for preparation of the EIR (City Agreement No. 2005-0134).
- D. Additional items to the scope of work are necessary for completion of the EIR. These items are additional meetings, additional PMC staff, and modifications to the project description for the Southern Portion of the project site.
- E. Providing a comprehensive EIR is necessary to the development and future growth of the Panhandle Annexation and Planned Unit Development.

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

- Section 1. The City Manager is authorized to execute a supplement to City Agreement No. 2005-0134 in the amount of \$35,555 with Pacific Municipal Consultants to fund the expanded work for the Panhandle Annexation and Planned Unit Development Environmental Impact Report.

