

# Item No. 25

## “To Be Delivered” Material

For

### City of Sacramento

City Council

Housing Authority

Redevelopment Agency

Economic Development Commission

Sacramento City Financing Authority

### Agenda Packet

**Submitted:** June 21, 2007

**For the Meeting of: June 26, 2007**

The attached materials were not available at the time the Agenda Packet was prepared.

**Subject:** Supplemental Agreements: 2030 General Plan and South Area Community Plan Location: (Citywide)

Contact Information: Diane Morrison, 808-7535

Please include this “To Be Delivered” material in your agenda packet. This material will also be published to the City’s Intranet.

For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604– (916) 808-7200.

# Report Transmittal Form

**MEETING DATE:** June 26, 2007  2:00 p.m.  7:00 p.m.

**Title:** 2030 General Plan Supplemental Agreement

**Presenting to the following Legislative Bodies:**

<input checked="" type="checkbox"/> City Council	<input type="checkbox"/> Financing Authority
<input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Economic Development Commission
<input type="checkbox"/> Housing Authority	<input type="checkbox"/> Other

Type of Report: (check below)

<input type="checkbox"/> Administrative Matters	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Information
<input type="checkbox"/> Special Presentation	Noticing completed:	<input type="checkbox"/> Regional
<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Staff	

Special Requirements: (check below)

<input type="checkbox"/> Majority Vote	<input type="checkbox"/> Color Inserts (30 sets)
<input type="checkbox"/> 2/3 Vote	<input type="checkbox"/> VHS-DVD Presentation
<input type="checkbox"/> Suspend Competitive Bidding	<input type="checkbox"/> PowerPoint Presentation
<input type="checkbox"/> Other	<input type="checkbox"/> Material On File in Clerks Office

## Report Review

**Fiscal Impact:**

- Budget Change?
- General Fund
- Other Fund
- Fund Number(s)
- Change FTE?

**Policy Issues:**

- Emerging Small Business Development Issues: (ESBD) Note on Report
- Environmental Issues: Note on Report
- Legal Issues: Note on Report
- Other:

**Budget Office Review**

- |   |  |               |
|---|--|---------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | Resolution    |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Budget Impact |
| <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | EB/RB Needed  |

**Budget Office Comments:**

*There are adequate funds in these projects to make recommended transfers  
 Pett-Pettingell #5814*

**Other Comments:**

<b>Department:</b>	Planning	<b>Division:</b>	Long Range
<b>Report Author/Contact:</b>	Susanne Cook	<b>Phone</b>	5375
<b>Report Coordinator</b>	Diane Morrison	<b>Phone:</b>	7535

Department Code: For Department Use



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604

[www. CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT

June 26, 2007

Honorable Mayor and  
Members of the City Council

**Title: Supplemental Agreements:** 2030 General Plan and South Area Community Plan

**Location/Council District:** Citywide/All Council Districts

**Recommendation:** Adopt a **Resolution:** 1) authorizing the City Manager to execute the first supplement to City Agreement No. 2004-0121 for the South Area Community Plan Update and reduce the not to exceed amount by \$140,000; 2) authorizing the transfer of \$140,000 from the South Area Community Plan Update to the 2030 General Plan; and 3) authorizing the City Manager to execute the tenth supplement to City Agreement No. 2004-0120 in an amount not to exceed \$1,084,000 for the 2030 General Plan.

**Contact:** Bob Overstreet, Strategic Projects Executive, 808-7404; Tom Pace, Long Range Planning Manager, 808-6848.

**Presenters:** Not applicable

**Department:** Planning

**Division:** Long Range Planning

**Organization No:** 4912

### Description/Analysis

**Issue:** On March 6, 2007, Council authorized a General Plan budget augmentation in the amount of \$2,017,800 to expand work on the 2030 General Plan, incorporate and consolidate the existing Community Plans within the General Plan, and expand outreach efforts to continue a proactive public outreach program for the remainder of the project. Staff recommends Council approval to execute two supplemental agreements, per the March 6<sup>th</sup> budget augmentation.

As a result of this action, the recommended supplement (#1) to City Agreement No 2004-0121 for the South Area Community Plan Update incorporates the new strategy of including the community plans as chapters within the new General Plan. The South Area Community Plan Update will continue to be completed as a more fully developed Community Plan and will serve as a model for full updates of other Community Plan chapters. This first supplemental agreement

will include community design work, review of current market and employment conditions, development of policies specific to the South Area including Opportunity Areas, and revisions to how the infrastructure/finance study will be completed (Further details are provided in Attachments 1 and 2). The recommended supplemental agreement will reduce the existing not to exceed amount by \$140,000. The \$140,000 is recommended to be transferred from the South Area Community Plan Update to the 2030 General Plan to complete the combined Environmental Impact Report (EIR).

Additional work under Supplemental Agreement #10 to the General Plan will include setting up a framework for all the community plan areas, performing focused studies on four opportunity areas, providing general goals for areas of interest, additional outreach, completing one EIR for both the 2030 General Plan and the South Area Community Plan, additional analysis for the EIR options, revising the infrastructure financing study, and additional consultant participation in the various committees, commissions and Council meetings (Further details are provided in Attachment 1 and 3). The recommended supplemental agreement totals \$1,084,000 and will be funded out of the March 6<sup>th</sup> budget augmentation and the \$140,000 transferred from the South Area Community Plan.

**Policy Considerations:** The recommended actions contained within this report are consistent with Strategic Planning – Strategic Budgeting process and adopted budget objective and principles.

**Committee/Commission Action:** There have been no committee or commission actions related to the recommendations contained in this report.

**Environmental Considerations:** Approval of the supplemental agreements is an administrative activity and will therefore not have any significant effect on the environment and is not considered a “project” as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

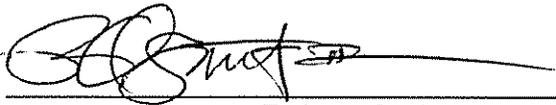
**Rationale for Recommendation:** The recommended supplemental agreements and budgetary adjustments will allow staff to successfully complete both 2030 General Plan Update and South Area Community Plan according to adopted City Council direction.

**Financial Considerations:** There are adequate resources within the 2030 General Plan Update and South Area Community Plan budgets to implement the recommendations contained in this report.

**Emerging Small Business Development (ESBD):** Sub consultants Mintier & Associates and MMC/Cox & Company are certified emerging or small businesses and exceed the City requirement for 20% ESBD.

Respectfully Submitted by:   
Thomas S. Pace  
Long Range Planning Manager

Approved and recommended by:   
Carol Shearly  
Director of Planning

Approved and recommended by:   
Robert G. Overstreet II  
Strategic Projects Executive

Recommendation Approved:

  
Ray Kerridge  
City Manager

**Table of Contents:**

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## Attachment 1

### Background

#### 2030 General Plan

The 2030 General Plan process began in 2004. It is a comprehensive effort to create a new General Plan, since the current General Plan was adopted in 1988, nearly 20 years ago. The 2030 General Plan is based on the Sacramento Area Council of Governments (SACOG) Blueprint Project's Preferred Scenario, which identified a need to accommodate significant growth within the borders of existing cities and their immediate adjacent areas, rather than continuing sprawl outwards into agricultural lands and open spaces in our six-county region.

The City has a professional services agreement with EIP Associates to complete the 2030 General Plan. There have been nine supplemental agreements since the original professional services agreement was approved in July 2004. Following is a summary of the supplemental services agreement, including the supplement #10 proposed in this report.

<b>Agreement #</b>	<b>Recipient</b>	<b>Date/Fiscal Year</b>	<b>Amount</b>	<b>Total</b>
Initial Agreement	Consultant Team	07/02/2004	\$2,187,691	\$2,187,691
Supplemental #1	EIP Associates	03/01/2005	\$ 139,772	\$2,327,463
Supplemental #2	Fehr & Peers	08/08/2005	\$ 14,493	\$2,341,956
Supplemental #3	Nelson/Nygaard	11/07/2005	\$ 5,334	\$2,347,290
Supplemental #4	EIP Associates	05/16/2006	\$ 99,000	\$2,446,290
Supplemental #5	EIP, Mintier, Fehr & Peers, Nolte, WRT, and EPS	10/10/2006	\$352,162.00	\$2,798,451.95
Supplemental #6	EIP, Minitier, Valley Vision	11/13/2006	\$96,965.00	\$2,895,416.95
Supplemental #7	EIP, Mintier, WRT	03/29/2007	\$0.00	\$2,895,416.95
Supplemental #8	EIP	05/07/2007	\$0.00	\$2,895,416.95
Supplemental #9	EIP, EPS	05/29/2007	\$0.00	\$2,895,416.95
Supplemental #10	EIP, Mintier, EPS, Fehr & Peers, WRT	06/20/2007	\$1,084,000.00	\$3,979,416.95
<b>Grand Total</b>				<b>\$3,979,416.95</b>

#### South Area Community Plan

In 2001, City Council authorized Staff to proceed with the first phase of the Community Plan, which included all of the Airport-Meadowview Community Plan and the western portion of the South Sacramento Community Plan. For the purposes of the update, the Airport-Meadowview Plan Area was combined with the western half of the South Sacramento Community plan area. The basis for the combined area was to use State Route 99 as a more natural boundary and to allow the South Line Extension of light rail to serve as the spine of the plan area rather than the boundary. Both plan areas have related transportation, housing, employment, and commercial factors.

On October 31, 2003 the City Council authorized an advance of \$600,000 from the Development Services Fund (Fund 258) to pay for the Community Plan Update.

On March 30, 2004, the City authorized the acceptance of an Environmental Justice Grant from the California Department of Transportation in the amount of \$237,960 of which, \$197,960 was earmarked for the Community Plan Update.

EIP was engaged in 2004 to refine the land use plan and prepare the renamed South Area Community Plan document. Council approved the professional services agreement with EIP on July 2004 in the amount of \$795,455. The professional services agreement include work to refine the preliminary draft Community Plan (completed in 2001 in the first phase) based on further community input, technical input, and refinement of proposed land use for new growth. EIP Associates was also to prepare a separate Environmental Impact Report to evaluate and enable adoption of the revised Community Plan, per the original scope of work.

## **Attachment 2**

### **Summary of the Proposed Changes to the South Area Community Plan Agreement**

#### **Phase 2.0 – Plan Refinement**

This phase was rewritten to include:

- Drafting of policies relating to community design such as neighborhood and district enhancement and identity, design and development in opportunity areas and transit corridors and stations, etc.
- Evaluating current real estate market and employment conditions
- Adding supplemental policies related specifically to the South Area
- Identifying, describing, and developing urban form and vision for 19 opportunity areas with discussion of key issues and policies for 5 of the 19 opportunity areas

#### **Phase 3.0 – Public Facilities Finance Strategy**

Since the Environmental Impact Report (EIR) for the South Area Community Plan will be consolidated with the 2030 General Plan EIR, Phase 3.0 (which was originally preparation of the EIR) is now the preparation of the Public Facilities Finance Strategy.

This section changed from the existing agreement in that rather than a fiscal analysis being completed for each land use alternative to determine selection of the Preferred Land Use Alternative, the consultant's task would be to determine the needed infrastructure for the South Area and the finance strategy to support the needed infrastructure. This will assume the accepted Preferred Land Use Alternative.

#### **Other Phases**

The remaining changes are clarifications regarding how many and which meetings the Consultants will attend. In addition, more funding is requested for project management to complete the project.

#### **Not to Exceed Amount**

The proposed changes will reduce the approved not to exceed amount by \$140,000.

### **Attachment 3**

#### **Summary of the Proposed Changes to the 2030 General Plan Agreement**

##### Phase 6.0 – General Plan Policy – Draft General Plan

- Providing a framework for all ten community plan areas
- Performing focused studies on 5 opportunity areas
- Providing general goals for other areas of interest
- Formulating implementation programs for each policy contained in the General Plan

##### Phase 7.0 – Master Environmental Impact Report

The South Area Community Plan's EIR is now included in this phase of work, resulting in a need to transfer \$140,000 from the South Area budget to the General Plan budget.

##### Phase 8.0 – Infrastructure Finance Strategy

This phase has been revised to reflect the current strategy on addressing infrastructure financing challenges.

##### Phase 11.0 – Public Involvement Work Program

This includes outreach to be coordinated in cooperation with the Neighborhood Services Department and identified community groups for all ten community plans, including coordination with the South Area Community Plan, in order for the consultants to prepare focused studies on five opportunity areas.

In addition, this phase also includes targeted outreach in each community plan area to receive input on the community plan framework and focused areas of study.

##### Other Phases

There is a greater level of consultant participation with review of policies with the various City departments, outside agencies, the General Plan Advisory Committee (GPAC), Planning Commission, and City Council.

##### Not to Exceed Amount

The proposed changes will increase the not to exceed amount by \$1,084,000.

## **RESOLUTION NO.**

### **Supplemental Agreements to the 2030 General Plan and South Area Community Plan**

Adopted by the Sacramento City Council

#### **BACKGROUND**

- A. The South Area Community Plan provides direction for future growth and development specifically for the area south of 35<sup>th</sup> Avenue/Executive Airport/Fruitridge Road, east of Freeport Boulevard, west of Highway 99 and north of the south City limits/Sheldon Road. The South Area Community Plan, along with the other existing community plans, will be incorporated into the 2030 General Plan as a chapter.
- B. The existing South Area Community Plan budget includes funding for an Environmental Impact Report (EIR). The consolidation of the South Area Community Plan and the 2030 General Plan Environmental Impact Report (EIR) will provide a more streamlined approach to complying with the requirements of the California Environmental Quality Act (CEQA).
- C. The 2030 General Plan provides the direction for the City's future growth and development and will replace the existing 1988 General Plan. City Council has directed staff to set up the framework for updating the existing community plans and conduct further studies on opportunity areas and key focus study areas in this update of the General Plan.

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

- Section 1. Authorize the City Manager to execute the first supplement to City Agreement No. 2004-0121 with EIP / PBS&J for the South Area Community Plan and reduce the not to exceed amount by \$140,000.
- Section 2. Authorize the transfer of \$140,000 from the South Area Community Plan Update to the 2030 General Plan.
- Section 3. Authorize the City Manager to execute the tenth supplement to City Agreement No. 2004-0120 with EIP / PBS&J in an amount not to exceed \$1,084,000 for the 2030 General Plan.

#### **Table of Contents**

- Exhibit A - Supplemental Agreement #1 to City Agreement 2004-0121 (South Area)
- Exhibit B - Supplemental Agreement #10 to City Agreement 2004-0120 (General Plan)

**Project Title and Job Number: General Plan Update (M04-031)**  
**Purchase Order #: 7 4915 B6106**

**Date: June 20, 2007**  
**Supplemental Agreement No.: 10**

The City of Sacramento ("City") and **EIP Associates** ("Consultant"), as parties to that certain Consultant and Professional Services Agreement designated as Agreement Number 2004-0120, including any and all prior supplemental agreements modifying said agreement (said agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. In consideration of the additional and/or revised services described in Attachment A, the maximum not-to-exceed amount of the Agreement for payment of Consultant's fees and expenses, is **increased** by \$1,084,000.00, and said maximum not-to-exceed amount is amended as follows:

Agreement's original not-to-exceed amount:	<u>\$2,187,691.00</u>
Net change by previous supplemental agreements:	<u>\$707,725.95</u>
Not-to-exceed amount prior to this supplemental agreement:	<u>\$2,895,416.95</u>
<b>Increase</b> by this supplemental agreement:	<u>\$1,084,000.00</u>
New not-to exceed amount including all supplemental agreements:	<u>\$3,979,416.95</u>

2. Consultant agrees that the amount of increase or decrease in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Consultant for any and all direct and indirect costs that may be incurred by Consultant in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Consultant.
3. Consultant warrants and represents that the person or persons executing this supplemental agreement on behalf of Consultant has or have been duly authorized by Consultant to sign this supplemental agreement and bind Consultant to the terms hereof.
4. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

**Approval Recommended By:**

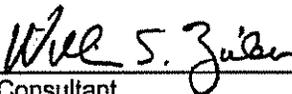
**Approved As To Form By:**

\_\_\_\_\_  
Project Manager

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Robert G. Overstreet II  
Strategic Projects Executive

**Approved By:**

  
\_\_\_\_\_  
Consultant

**Approved By:**

\_\_\_\_\_  
Ray Kerridge  
City Manager

**Attested To By:**

\_\_\_\_\_  
City Clerk

Project Title and Job Number: Airport-Meadowview/South Sacramento Community  
Plan Update (M04-031)  
Purchase Order #: 5 Q306 30877

Date: June 20, 2007  
Supplemental Agreement No.: 1

The City of Sacramento ("City") and **EIP Associates** ("Consultant"), as parties to that certain Consultant and Professional Services Agreement designated as Agreement Number **2004-0121**, including any and all prior supplemental agreements modifying said agreement (said agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. In consideration of the additional and/or revised services described in Attachment A, the maximum not-to-exceed amount of the Agreement for payment of Consultant's fees and expenses, is **decreased** by \$140,000, and said maximum not-to-exceed amount is amended as follows:

Agreement's original not-to-exceed amount:	<u>\$795,455.00</u>
Net change by previous supplemental agreements:	<u>\$0</u>
Not-to-exceed amount prior to this supplemental agreement:	<u>\$795,455.00</u>
<b>Decrease</b> by this supplemental agreement:	<u>\$140,000.00</u>
New not-to exceed amount including all supplemental agreements:	<u>\$655,455.00</u>

2. Consultant agrees that the amount of increase or decrease in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Consultant for any and all direct and indirect costs that may be incurred by Consultant in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Consultant.
3. Consultant warrants and represents that the person or persons executing this supplemental agreement on behalf of Consultant has or have been duly authorized by Consultant to sign this supplemental agreement and bind Consultant to the terms hereof.
4. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

**Approval Recommended By:**

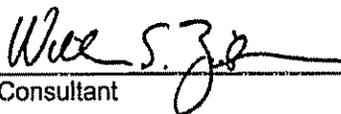
**Approved As To Form By:**

\_\_\_\_\_  
Project Manager

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Robert G. Overstreet II  
Strategic Projects Executive

**Approved By:**

  
\_\_\_\_\_  
Consultant

**Approved By:**

**Attested To By:**

\_\_\_\_\_  
Ray Kerridge  
City Manager

\_\_\_\_\_  
City Clerk