



# REPORT TO COUNCIL

## City of Sacramento

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915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

CONSENT  
May 4, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** Supplemental Agreement for Professional Services For Expanded Work for  
the General Plan Update (M06-019)

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

**Recommendation:**

Staff recommends adoption of the attached resolution authorizing the City Manager to execute the fourth supplement to City Agreement No. 2004-0120 in the amount of \$99,000.00 to fund additional General Plan land use analysis and outreach work.

**Contact:** Steve Peterson, Principal Planner, (916) 808-5981; Carol Shearly, Director of Planning, (916) 808-5893

**Presenters:** Not applicable

**Department:** Development Services

**Division:** Planning

**Organization No:** 4827

**Summary:**

The attached resolution authorizes the City Manager to approve a supplemental agreement for consultant services. These services will allow the Development Services Department to provide for additional work on the development of the land use alternatives, including extra outreach to youth, the business community and the development of 3-D visual simulations of the land use alternatives.

**Committee/Commission Action:**

None.

**Background Information:**

In order to develop an innovative General Plan with a new approach to land use that focuses on urban form and design, additional consultant services are required. The new approach envisioned as part of this work for the General Plan includes:



- Local implementation of the SACOG Blueprint;
- Development of flexible land use categories that support mixed use and encourage infill development;
- Emphasis on urban form and design that lays the foundation for form-based codes;
- Expanded analysis on the land use alternatives; and
- Development of 3-D visual simulations in order to illustrate the new land uses and urban form in different parts of the City.

Based on the feedback that staff received from the Mayor and Council, City staff has also expanded its outreach efforts to achieve greater input from the public on the General Plan, particularly the land use alternatives. These additional outreach efforts include:

- Targeted workshops for youth and the business community – groups that were underrepresented at the last set of Town Hall Forums;
- Additional educational materials for the different land use alternatives including a local smart growth brochure for Sacramento; and
- Expanded outreach to local neighborhood and business groups.

**Financial Considerations:**

The initial contract with EIP Associates was in the amount of \$2,187,691. The previous three supplements total \$159,598, and the proposed supplement is for \$99,000. The new total contract amount will equal \$2,446,289 including all supplements. Sufficient funding exists in the Development Services Department FY06 operating budget for this new supplement.

**Environmental Considerations:**

There are no environmental considerations associated with this report.

**Policy Considerations:**

The General Plan budget augmentation advances the City's Strategic Plan specifically by addressing the sustainability, housing, and economic development goals. In addition, the extra analysis and outreach is consistent with the City's Smart Growth Principles and the General Plan Vision & Guiding Principles all of which have been adopted by Council. Finally, the expanded outreach and land use analysis is in keeping with the goals of the SACOG Regional Blueprint.

**Emerging Small Business Development (ESBD):**

Subconsultants Mintier & Associates and MMC/Cox & Company are certified emerging or small businesses and exceed the City requirement for 20% ESBD.

Approved by:   
Carol Shearly  
Director of Planning

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

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# EIP

February 17, 2006

Mr. Steve Peterson  
Principal Planner  
City of Sacramento  
915 I Street, 3<sup>rd</sup> Floor  
Sacramento, CA 95814

Subject: Request for City of Sacramento General Plan Update  
Contract and Budget Amendment through Current Fiscal Year

Dear Steve:

As you are aware, EIP Associates, along with Mintier & Associates and other members of the consultant team, have submitted a request for a contract amendment for the City of Sacramento General Plan Update. We understand that this request will not be considered by the City Council until the beginning of the City's fiscal year on July 1, 2006. In the interim, there are out of scope tasks that need to be completed by the consultants in order for the General Plan program to remain on schedule and to move forward. These tasks include:

- Continued work on the Alternatives that include preparation of and several revisions to the land use/urban form maps, concept map, areas of change map, and areas of opportunity maps for 30+ sites for both Alternatives 2 and 3;
- Review of materials prepared for the Alternatives, as well as extended coordination with City staff and the consultant team;
- Additional public outreach to youth that include designing and preparing for a High School Press Conference and mini Town Hall Forum, and a public workshop for Sacramento State and other community college students;
- Additional public outreach for other targeted groups such as the development community;
- Provision of additional support and completion of the visual simulations for the Town Hall Forums II to be held in June.

In order to complete these tasks, we are requesting a budget increase of \$99,000. A breakdown of this amount by each firm is as follows:

- EIP
  - Phase 5, Alternatives - \$15,000
  - Phase 11, Public Outreach – \$20,000

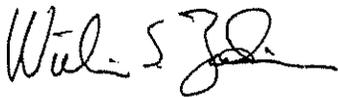
# EIP

Mr. Steve Peterson  
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- Mintier & Associates
  - Phase 5, Alternatives - \$26,000
  - Phase 11, Public Outreach - \$6,000
- MMC
  - Phase 11, Public Outreach - \$11,000
- WRT
  - Phase 5 Alternatives - \$9,000
- EPS
  - Phase 5, Alternatives - \$10,000
- Fehr & Peers
  - Phase 5, Alternatives - \$2,000

Please let me know if this amount is acceptable to you. If you have any questions, do not hesitate to contact me.

Sincerely,



William S. Ziebron  
President and CEO

**RESOLUTION NO.**

Adopted by the Sacramento City Council

May 4, 2006

**GENERAL PLAN  
BUDGET AUGMENTATION (M06-019)**

**BACKGROUND**

- A. The General Plan update lays the foundation for the future of our city;
- B. Providing a comprehensive set of land use alternatives that have been thoroughly evaluated is critical to developing a plan that meets the needs of current and future residents and businesses;
- C. The form and character of future growth is an important part of the General Plan; and
- D. Citizen education and involvement is key to the successful development and implementation of a new General Plan.

**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 fourth supplement to City Agreement No. 2004-0120 in the amount of \$99,000.00 with EIP Associates to fund additional General Plan land use analysis and outreach work.
- Section 2. The City Manager's contract authority for this agreement is re-set.

Adopted by the City of Sacramento City Council on date by the following vote:

