

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 2 TO THE
AGREEMENT FOR PAYMENT OF COST OF PREPARATION OF A TRANSPORTATION IMPACT
STUDY (TIS) WITH EVERGREEN SIERRA EAST LLC, AND AMENDMENT NO. 2 TO THE
CONSULTANT SERVICES AGREEMENT WITH FEHR & PEERS
FOR THE TRANSPORTATION IMPACT STUDY
(College Park Project)
(Formerly Sierra Villages Project)

The City Council of the City of Rocklin does resolve as follows:

WHEREAS, on April 25, 2017, pursuant to Resolution 2017-70, the City of Rocklin entered into a Consultant Services Agreement with Fehr & Peers for preparation of a Transportation Impact Study for the College Park (formerly Sierra Villages) project in an amount not to exceed \$98,000, and an Agreement for the Payment of the Cost of Preparation of the Transportation Impact Study with Evergreen Sierra East LLC; and

WHEREAS, on July 9, 2019, pursuant to Resolution 2019-175, the City of Rocklin executed Amendment No. 1 to the Consultant Services Agreement with Fehr & Peers to provide additional Services for preparation of a Transportation Impact Study for the College Park (Sierra Villages) project, increasing the amount of compensation under the agreement to \$116,000, and concurrently executed Amendment No. 1 to the Agreement with Evergreen Sierra East LLC increasing the amount to be paid for the Traffic Impact Study to \$116,000; and

WHEREAS, additional consultant services for preparation of a Transportation Impact Study for the College Park (Sierra Villages) project are necessary, and therefore, an additional amendment to both agreements is necessary; and

WHEREAS, the expense associated with amending the agreements is covered by the project applicant/developer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rocklin as follows:

Section 1. The City Council of the City of Rocklin hereby approves and authorizes the City Manager to execute Amendment No. 2 to the Agreement for Payment of Cost of Preparation of a Transportation Impact Study with Evergreen Sierra East, LLC, in substantially the form attached hereto as Exhibit "1."

Section 2. The City Council of the City of Rocklin hereby approves and authorizes the City Manager to execute Amendment No. 2 to the Consultant Services Agreement with Fehr & Peers for Transportation Impact Study Services in substantially the form attached hereto as Exhibit "2."

Section 3. Additional appropriations in the amount of \$43,000.00 for the FY 20-21 budget is authorized as follows:

ACCOUNT (Fund/Division/Object)	AMOUNT	PURPOSE	ADD/DELETE
10082366035	\$43,000.00	Contract Amendment for College Park Traffic Impact Study	ADD

PASSED AND ADOPTED this 23rd day of February, 2021, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Jill Gayaldo, Mayor

ATTEST:

Hope Ithurburn, City Clerk

EXHIBIT 1

AMENDMENT NO. 2 TO AGREEMENT FOR PAYMENT OF COST OF PREPARATION OF A
TRANSPORTATION IMPACT STUDY (TIS)
(College Park Project)
[Formerly Evergreen Sierra East, LLC /Sierra Villages Project]

THIS AMENDMENT is made at Rocklin, California, as of _____, 2021, by and between the City of Rocklin, a municipal corporation (“City”), and Evergreen Sierra East, LLC who agree as follows:

RECITALS

WHEREAS, on April 25, 2017, the City and Evergreen Sierra East, LLC entered into an Agreement for Payment of Cost of Preparation of a Traffic Impact Study (“Agreement”), in an amount not to exceed \$98,000; and

WHEREAS, on July 9, 2019, the City and Evergreen Sierra East LLC amended the Agreement to increase the amount of the agreement to \$116,000; and

WHEREAS, the City and Evergreen Sierra East LLC agree to amend the Agreement to include payment for additional services.

AGREEMENT

NOW THEREFORE, the City and Evergreen Sierra East LLC hereby agree to amend the Agreement as follows:

1. Section 4 is hereby amended to increase the total amount Evergreen Sierra East LLC shall pay to City for the preparation of the Traffic Impact Study from \$116,000 to \$159,000. The additional \$43,000 is due and payable at the time of execution of this Amendment.

Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is a conflict between this Amendment and the Agreement, the terms of this Amendment will prevail.

CITY OF ROCKLIN:
A Municipal Corporation

APPLICANT:
Evergreen Sierra East, LLC

By: _____
Aly Zimmermann, City Manager

By: _____

APPROVED AS TO FORM:

ATTEST:

Sheri Chapman, City Attorney

Hope Ithurburn, City Clerk

EXHIBIT 2

AMENDMENT NO. 2 TO CONSULTANT SERVICES AGREEMENT
(Fehr & Peers/College Park Project)
(Formerly Fehr & Peers/Sierra Villages Project)
Transportation Impact Study (TIS)

THIS AMENDMENT is made at Rocklin, California, as of _____, 2021, by and between the City of Rocklin, a municipal corporation ("City"), and Fehr & Peers ("Consultant"), who agree as follows:

WHEREAS, on April 25, 2017, the City and Fehr & Peers entered into a Consultant Services Agreement for a Traffic Impact Study for the Sierra Villages, now the College Park Project ("Agreement"), in an amount not to exceed \$98,000; and

WHEREAS, on July 9, 2019, the City and Fehr & Peers amended the Agreement to increase the amount of the agreement to \$116,000; and

WHEREAS, the City and Evergreen Sierra East LLC agree to amend the Agreement to include payment for additional services.

AGREEMENT

NOW THEREFORE, the City and Fehr & Peers hereby agree to amend the Agreement as follows:

1. Section 1, "Services" is hereby amended to include the additional services described in Exhibit "A," attached hereto and incorporated herein by reference. Consultant shall provide said services at the time, place, and in the manner specified in Exhibit A.
2. Section 2, "Payment," is hereby amended to include the additional services set forth in Exhibit "B," attached hereto and incorporated herein by reference. The total not to exceed amount for the services provided under the agreement is increased from \$116,000 to \$159,000.

Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is a conflict between this Amendment and the Agreement, the terms of this Amendment will prevail.

Executed as of the day first above stated:

CITY OF ROCKLIN
A Municipal Corporation

By: _____
Aly Zimmermann
City Manager

CONSULTANT

By: _____
John Gard, P.E.
Principal

APPROVED AS TO FORM:

Sheri Chapman
City Attorney

ATTEST:

Hope Ithurburn
City Clerk

EXHIBIT A

Scope of Work

Proposal for Additional Transportation Services for Sierra Villages (College Park) Project EIR in Rocklin, CA

This scope of work includes a limited amount of new intersection LOS analysis in response to “phasing of infrastructure” questions raised by City staff.

Several topic areas of the Fehr & Peers March 2020 draft report will need to be updated based on the change in the project description. Additionally, several remaining tasks for which Fehr & Peers had reserved budget now need to be rescoped due to a significant amount of unexpected (and not scoped) time spent on evaluating project access between March 2020 and December 2020 at the City’s request. During this time period, Fehr & Peers spent approximately \$8,000 on this work, which was otherwise reserved for finalizing the report and responding to transportation-related comments on the DEIR.

Task 1 Updated Baseline Project VMT Analysis

Based on the revised project description, Fehr & Peers will update the draft report’s VMT estimates of various project land use components. Additionally, Fehr & Peers will provide substantial evidence to justify the finding that the senior affordable housing component of the South Village would in fact create a less-than-significant impact, as is suggested in the California Office of Planning & Research (OPR)’s *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 2018). This task also includes a VMT analysis of an alternative to the 195-senior affordable units on Parcel C-2 East to instead consist of 115 conventional affordable units.

Task 2 Added Cumulative VMT Analysis

The draft report relied upon certain guidance contained in the *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 2018). That guidance suggested that in certain settings, cumulative VMT analysis would not be

necessary. City staff, in their review of the draft report, requested that cumulative VMT impact analysis also be performed. Fehr & Peers will use the City's cumulative travel demand model to estimate project VMT for the various land use components. Those VMT estimates will be evaluated against VMT thresholds established for the City as part of SB 743 implementation work being prepared by Fehr & Peers for the City.

Task 3 Freeway Off-Ramp Queuing

In July 2020, Caltrans released the *Interim Land Development and Intergovernmental Review (LDIGR) Safety Review Practitioners Guidance* ("Caltrans Safety Review Guidance"). An update to this interim guidance is expected by the end of 2020 or early 2021. At a minimum, it will contain recommendations that local agencies include analysis of the significant effects of land use projects on freeway off-ramp queuing. Traffic operations models were developed as part of this study to analyze ramp terminal intersections (and therefore off-ramp queues); however, off-ramp queuing was not reported or evaluated in the draft report, as no such requirement existed to perform this at the time. Therefore, Fehr & Peers will document the 95th percentile freeway off-ramp queue lengths at the I-80/Sierra College Boulevard and I-80/Rocklin Road interchanges under all scenarios. Fehr & Peers will develop a significance threshold and provide an impact statement regarding the extent to which the project would impact these off-ramps.

Task 4 Ramp Metering Analysis

At the time the study was scoped and the report was prepared, Caltrans was interested in understanding a project's effect on freeway operations. However, the Caltrans' *Transportation Impact Study Guide (TISG)* (2020) now supports VMT-based analysis in lieu of capacity analysis. However, District 3 of Caltrans has shown interest in evaluating project effects to ramp meter storage at freeway on-ramps. Fehr & Peers will evaluate ramp meter storage per Caltrans standards for all scenarios. Those analyses will replace the freeway operations analysis results in the draft report.

Task 5 VMT Mitigation Measure Specificity

City staff have requested that the recommended implementation of Transportation Demand Management (TDM) strategies, which are a mitigation for VMT impacts, include more specificity. Accordingly, Fehr & Peers will recommend specific TDM strategies, quantify their expected effectiveness, describe when they need to be implemented (and by whom), and discuss any mitigation monitoring requirements that need to be included.

Task 6 North Village Infrastructure Improvements Timing

In their review of the draft report, City staff requested that analyses be performed to determine whether improvements at the Sierra College Boulevard/Rocklin Road intersection should be required for the North Village residential component, or whether they could be deferred until the retail/mixed-use component in the south part of the North Village is developed. To answer this question, Fehr & Peers will perform a focused phasing analysis that evaluates only the North Village residential component on top of existing conditions and existing plus approved projects conditions. This evaluation will focus exclusively on operations at the Sierra College Boulevard/Rocklin Road intersection to determine which, if any, improvements would be triggered by the residential component of the North Village.

Task 7 Description of Revised Project Accesses

Fehr & Peers will modify the draft report and supporting exhibits to describe the currently proposed vehicular access to be provided to the North and South Village. Additionally, Fehr & Peers will update the report to include the following items:

- Discussion of sight distance and deceleration lanes at unsignalized project access points along Sierra College Boulevard.
- Discussion of planned improvements along North Village frontage along Rocklin Road.
- Discussion of recommended changes in traffic controls along El Don Drive to accommodate the project's east leg opposite Corona Circle.

- Provision of public street connections within the North Village that provide connectivity between Sierra College Boulevard and Rocklin Road.

Task 8 Documentation

Given the amount of time that has elapsed since the original draft report was prepared, the modifications to many aspects of the project description, and the changes in regulatory and agency requirements, Fehr & Peers will submit a revised draft report (versus a final report). The revised draft report will incorporate the new analyses contained in the above tasks, as well as responses to city comments on the original draft report.

Fehr & Peers will prepare a final report after receiving one set of consolidated comments from the City on the revised draft report. Up to 16 hours of staff time has been dedicated to incorporate City comments on the revised draft report into the final report.

Task 9 DEIR/FEIR-Related Tasks

Fehr & Peers will assist the City and De Novo Planning Group by completing the following specific tasks to support the EIR process:

- Review DeNovo's administrative draft transportation chapter to ensure consistency of results with traffic report.
- Analyze up to three project alternatives using trip generation or VMT as the primary determinants to determine whether the given alternative would be more or less impactful than the proposed project.
- Prepare an electronic administrative record of materials relied upon during the preparation of the EIR.
- Respond to transportation-related comments on the DEIR. Up to 24 hours of professional staff time have been reserved for this task.

Task 10 Meetings/Teleconferences

Fehr & Peers will be available to attend up to five (5) teleconferences or meetings during the remainder of this study.

EXHIBIT B

Cost Estimate

***Proposal for Additional Transportation Services for
Sierra Villages (College Park) EIR in Rocklin, CA***

Fehr & Peers can complete the additional tasks in Exhibit A on a time-and-materials basis for a not-to-exceed amount of \$43,000, for a total contract amount not to exceed \$159,000. Estimated hours by task are shown below. To control costs, this cost estimate (and intended execution of work) will rely on lower billing rate staff to the extent that they can effectively complete tasks. However, a certain amount of Associate and Principal level time is required given the project's lengthy history, changes in the regulatory setting, and overall complexity of the project.

Task	Principal	Associate	Senior Planner	Engineer	Graphics/ GIS	Admin.	Total	Cost by Task
1 - Updated Project Baseline VMT Analysis	2	0	5	12	0	2	21	\$3,225
2 - Added Cumulative VMT Analysis	2	0	4	12	0	2	20	\$3,070
3 - Freeway Off-Ramp Queuing	0	2	0	8	0	0	10	\$1,480
4 - Ramp Metering Analysis	2	4	0	8	0	2	16	\$2,810
5 - VMT Mitigation Measure Specificity	4	0	8	0	0	0	12	\$2,480
6 - North Village Improvements Timing	1	2	0	8	4	2	17	\$2,560
7- Description of Revised Project Accesses	4	0	8	0	8	2	22	\$3,750
8 - Documentation	28	0	8	0	8	4	48	\$11,460
9 - DEIR/FEIR-related tasks	8	0	24	0	0	4	36	\$6,740
10 - Meetings/ Teleconferences	10	0	6	0	0	2	18	\$4,300
Total Hours	61	8	63	48	20	20	220	
Billing Rate	\$310	\$220	\$155	\$130	\$125	\$135		
Total Labor	\$18,910	\$1,760	\$9,765	\$6,240	\$2,500	\$2,700	\$41,875	
Direct Costs (communications, repro, etc.)							\$1,125	
Total Cost							\$43,000	

