

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN  
AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE CONSULTANT  
SERVICES AGREEMENT WITH DE NOVO PLANNING GROUP FOR THE PREPARATION OF THE  
ENVIRONMENTAL IMPACT REPORT FOR THE COLLEGE PARK PROJECT AND AMENDMENT NO. 1  
TO THE AGREEMENT WITH EVERGREEN SIERRA EAST LLC FOR PAYMENT OF COST OF  
PREPARATION OF THE ENVIRONMENTAL IMPACT REPORT, AND APPROVING ADDITIONAL  
BUDGET APPROPRIATIONS  
(College Park Project/Formerly Sierra Villages Project)

WHEREAS, on April 25, 2017, pursuant to Resolution 2017-71, the City of Rocklin entered into a Consultant Services Agreement with De Novo Planning Group for the preparation of an Environmental Impact Report (EIR) for the College Park project in an amount not to exceed \$146,695, and an Agreement for the Payment of Cost of Preparation of the Environmental Impact Report with Evergreen Sierra East LLC; and

WHEREAS, additional consultant services for the preparation of an Environmental Impact Report for the College Park project are necessary, and therefore, an amendment to both agreements is necessary; and

WHEREAS, the expense associated with amending the agreements is fully 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. 1 to the Consultant Services Agreement with De Novo Planning Group for the Preparation of an Environmental Impact Report for the College Park Project 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. 1 to the Agreement for Payment of Cost of Preparation of an Environmental Impact Report with Evergreen Sierra East, LLC, for the College Park Project, in substantially the form attached hereto as Exhibit "2."

Section 3. Additional appropriations in the amount of \$14,390.00 for the FY 21-22 budget is authorized as follows:

| ACCOUNT<br>(Fund/Division/Object) | AMOUNT      | PURPOSE   | ADD/DELETE |
|-----------------------------------|-------------|---|------------|
| 1006016035                        | \$14,390.00 | Contract Amendment for<br>College Park Environmental<br>Impact Report | ADD        |

PASSED AND ADOPTED this 24<sup>rd</sup> day of August, 2021, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Jill Gayaldo, Mayor

ATTEST:

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Hope Ithurburn, City Clerk

## EXHIBIT 1

### AMENDMENT NO. 1 TO CONSULTANT SERVICES AGREEMENT (De Novo Planning Group/College Park Project) Environmental Impact Report (EIR)

THIS AMENDMENT is made at Rocklin, California, as of \_\_\_\_\_, 2021, by and between the City of Rocklin, a municipal corporation ("City"), and De Novo Planning Group ("Consultant"), who agree as follows:

WHEREAS, on April 25, 2017, the City and De Novo Planning Group entered into a Consultant Services Agreement for the preparation of an Environmental Impact Report for the Sierra Villages, now the College Park Project ("Agreement"), in an amount not to exceed \$146,695; and

WHEREAS, the City and De Novo Planning Group agree to amend the Agreement to include payment and performance of additional services.

### AGREEMENT

NOW THEREFORE, the City and De Novo Planning Group 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 \$146,695 to \$161,085.

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: \_\_\_\_\_  
Ben Ritchie  
Principal/CEO

By: \_\_\_\_\_  
Beth Ann Thompson  
Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Sheri Chapman  
City Attorney

ATTEST:

\_\_\_\_\_  
Hope Ithurburn  
City Clerk

## **EXHIBIT A**

### **Scope of Work**

#### ***Proposal for Additional Services for College Park (formerly Sierra Villages) Project Environmental Impact Report (EIR)***

De Novo Planning Group has received the revised Project Description for the College Park project. The revised Project Description will require the De Novo Planning Group to revisit each section of the EIR to make the appropriate revisions to the text and figures. Additionally, the De Novo Planning Group has been asked to add an additional alternative to the Alternatives Analysis. A detailed breakdown of the hours needed to accomplish these additional tasks is provided in Exhibit B. The budget request is for \$14,390. The original budget was for \$146,695, so the new budget request would make the total contract \$161,085.

## EXHIBIT B

### ***Additional Services for College Park (formerly Sierra Villages) Project Environmental Impact Report (EIR)***

De Novo Planning Group will complete the additional tasks in Exhibit A on a time-and-materials basis for a not-to-exceed amount of \$14,390, for a total contract amount not to exceed \$161,085. Estimated hours by task are shown below.

#### Sierra Villages Project - Environmental Impact Report Proposed Project Budget Revised 5/12/2021

| Task #                                    | Task Description                | Ritchie Project Mgr. \$130 | McMurtry Project Mgr. \$130 | Principal Planner \$130 | Associate Planner \$95 | Graphics/ GIS \$75 | Direct Costs | Totals      |
|---|---------------------------------|----------------------------|-----------------------------|-------------------------|------------------------|--------------------|--------------|-------------|
| <b>A Project Initiation</b>               |                                 |                            |                             |                         |                        |                    |              |             |
|   | Data Collection and Kickoff     | 4.0                        | 2.0                         |                         | 8.0                    | 4.0                | \$ -         | 18.0        |
|   | Subtotal                        | 4.0                        | 2.0                         | 0.0                     | 8.0                    | 4.0                |              | 18.0        |
|   | Task A                          | \$ 520.00                  | \$ 260.00                   | \$ -                    | \$ 760.00              | \$ 300.00          | \$ -         | \$ 1,840.00 |
| <b>B Prepare Project Description</b>      |                                 |                            |                             |                         |                        |                    |              |             |
|   | Project Description             | 4.0                        | 4.0                         |                         | 8.0                    | 8.0                | \$ -         | 24.0        |
|   | Subtotal                        | 4.0                        | 4.0                         | 0.0                     | 8.0                    | 8.0                |              | 24.0        |
|   | Task B                          | \$ 520.00                  | \$ 520.00                   | \$ -                    | \$ 760.00              | \$ 600.00          | \$ -         | \$ 2,400.00 |
| <b>C Prepare Notice of Preparation</b>    |                                 |                            |                             |                         |                        |                    |              |             |
| C.1                                       | Prepare Admin Draft NOP         | 4.0                        | 1.0                         |                         | 6.0                    | 6.0                | \$ -         | 17.0        |
| C.2                                       | Prepare Public NOP              | 1.0                        | 1.0                         |                         | 6.0                    | 1.0                | \$ 500.00    | 9.0         |
|   | Subtotal                        | 5.0                        | 2.0                         | 0.0                     | 12.0                   | 7.0                |              | 26.0        |
|   | Task C                          | \$ 650.00                  | \$ 260.00                   | \$ -                    | \$ 1,140.00            | \$ 525.00          | \$ 500.00    | \$ 3,075.00 |
| <b>D Peer Review Technical Reports</b>    |                                 |                            |                             |                         |                        |                    |              |             |
|   | Technical Report Peer Review    | 30.0                       | 20.0                        | 4.0                     | 4.0                    | 0.0                | \$ -         | 58.0        |
|   | Subtotal                        | 30.0                       | 20.0                        | 4.0                     | 4.0                    | 0.0                |              | 58.0        |
|   | Task D                          | \$ 3,900.00                | \$ 2,600.00                 | \$ 520.00               | \$ 380.00              | \$ -               | \$ -         | \$ 7,400.00 |
| <b>E Prepare Administrative Draft EIR</b> |                                 |                            |                             |                         |                        |                    |              |             |
| E.1                                       | Introduction                    | 1.0                        | 0.0                         |                         | 2.0                    | 0.0                | \$ -         | 3.0         |
| E.2                                       | Executive Summary               | 1.0                        | 0.0                         |                         | 4.0                    | 2.0                | \$ -         | 7.0         |
| E.3                                       | Project Description             | 1.0                        | 1.0                         |                         | 4.0                    | 8.0                | \$ -         | 14.0        |
| E.4                                       | Aesthetics                      | 4.0                        | 1.0                         |                         | 14.0                   | 2.0                | \$ -         | 21.0        |
| E.5                                       | Agricultural Resources          | 4.0                        | 1.0                         |                         | 8.0                    | 6.0                | \$ -         | 19.0        |
| E.6                                       | Air Quality                     | 4.0                        | 8.0                         |                         | 18.0                   | 0.0                | \$ -         | 30.0        |
| E.7                                       | Biological Resources            | 4.0                        | 16.0                        |                         | 8.0                    | 8.0                | \$ -         | 36.0        |
| E.8                                       | Cultural Resources              | 1.0                        | 0.0                         |                         | 3.0                    | 0.0                | \$ -         | 4.0         |
| E.9                                       | Geology and Soils               | 4.0                        | 2.0                         |                         | 12.0                   | 8.0                | \$ -         | 26.0        |
| E.10                                      | Greenhouse Gases and Energy     | 16.0                       | 8.0                         |                         | 30.0                   | 0.0                | \$ -         | 54.0        |
| E.11                                      | Hazards and Hazardous Materials | 4.0                        | 2.0                         |                         | 18.0                   | 6.0                | \$ -         | 30.0        |
| E.12                                      | Hydrology and Water Quality     | 8.0                        | 5.0                         |                         | 18.0                   | 6.0                | \$ -         | 37.0        |
| E.13                                      | Land Use Planning               | 2.0                        | 2.0                         |                         | 10.0                   | 6.0                | \$ -         | 20.0        |
| E.14                                      | Noise                           | 1.0                        | 1.0                         |                         | 4.0                    | 4.0                | \$ -         | 10.0        |
| E.15                                      | Population and Housing          | 2.0                        | 1.0                         |                         | 10.0                   | 2.0                | \$ -         | 15.0        |
| E.16                                      | Public Services and Recreation  | 4.0                        | 8.0                         |                         | 22.0                   | 4.0                | \$ -         | 38.0        |
| E.17                                      | Transportation/Circulation      | 20.0                       | 4.0                         |                         | 8.0                    | 2.0                | \$ -         | 34.0        |
| E.18                                      | Utilities                       | 12.0                       | 8.0                         |                         | 30.0                   | 2.0                | \$ -         | 52.0        |
| E.19                                      | Cumulative Impacts              | 10.0                       | 6.0                         |                         | 30.0                   | 2.0                | \$ -         | 48.0        |
| E.20                                      | Alternatives                    | 12.0                       | 6.0                         |                         | 32.0                   | 6.0                | \$ -         | 56.0        |
| E.21                                      | Other Mandated CEQA Sections    | 4.0                        | 2.0                         |                         | 6.0                    | 2.0                | \$ -         | 14.0        |
| E.22                                      | Report Preparers and References | 1.0                        | 0.0                         |                         | 1.0                    | 0.0                | \$ -         | 2.0         |
| E.23                                      | Document Preparation/Management | 40.0                       | 24.0                        | 24.0                    | 16.0                   | 0.0                | \$ 400.00    | 104.0       |
|   | Subtotal                        | 160.0                      | 106.0                       | 24.0                    | 308.0                  | 76.0               |              | 674.0       |

**Sierra Villages Project - Environmental Impact Report**  
**Proposed Project Budget**

Revised 5/12/2021

| Task #   | Task Description   | Ritchie Project Mgr.<br>\$130 | McMurtry Project Mgr.<br>\$130 | Principal Planner<br>\$130 | Associate Planner<br>\$95 | Graphics/<br>GIS<br>\$75 | Direct Costs | Totals       |
|----------|--|-------------------------------|--------------------------------|----------------------------|---------------------------|--------------------------|--------------|--------------|
|          | <i>Task E</i>  | \$ 20,800.00                  | \$ 13,780.00                   | \$ 3,120.00                | \$ 29,260.00              | \$ 5,700.00              | \$ 400.00    | \$ 73,060.00 |
| <b>F</b> | <b>Prepare Public Draft EIR</b>                            |                               |                                |                            |                           |                          |              |              |
| F.1      | Document Revisions   | 12.0                          | 6.0                            |                            | 30.0                      | 6.0                      | \$ -         | 54.0         |
| F.2      | Notices and Clearing House Documents                       | 1.0                           | 0.0                            |                            | 1.0                       | 0.0                      | \$ -         | 2.0          |
| F.3      | Document Preparation                                       | 6.0                           | 6.0                            |                            | 12.0                      | 2.0                      | \$ 2,500.00  | 26.0         |
|          | <i>Subtotal</i>  | 19.0                          | 12.0                           | 0.0                        | 43.0                      | 8.0                      |              | 82.0         |
|          | <i>Task F</i>  | \$ 2,470.00                   | \$ 1,560.00                    | \$ -                       | \$ 4,085.00               | \$ 600.00                | \$ 2,500.00  | \$ 11,215.00 |
| <b>G</b> | <b>Public Hearings for Draft EIR</b>                       |                               |                                |                            |                           |                          |              |              |
| G.1      | Hearings   | 8.0                           | 4.0                            |                            | 0.0                       | 0.0                      | \$ -         | 12.0         |
|          | <i>Subtotal</i>  | 8.0                           | 4.0                            | 0.0                        | 0.0                       | 0.0                      |              | 12.0         |
|          | <i>Task G</i>  | \$ 1,040.00                   | \$ 520.00                      | \$ -                       | \$ -                      | \$ -                     | \$ -         | \$ 1,560.00  |
| <b>H</b> | <b>Prepare Admin Final EIR</b>                             |                               |                                |                            |                           |                          |              |              |
| H.1      | Introduction   | 2.0                           | 0.0                            |                            | 2.0                       | 0.0                      | \$ -         | 4.0          |
| H.2      | Overview of Comments Received                              | 5.0                           | 0.0                            |                            | 2.0                       | 0.0                      | \$ -         | 7.0          |
| H.3      | Response to Comments                                       | 40.0                          | 20.0                           |                            | 80.0                      | 8.0                      | \$ -         | 148.0        |
| H.4      | Document Preparation                                       | 8.0                           | 2.0                            | 8.0                        | 12.0                      | 0.0                      | \$ 80.00     | 30.0         |
|          | <i>Subtotal</i>  | 55.0                          | 22.0                           | 8.0                        | 96.0                      | 8.0                      |              | 189.0        |
|          | <i>Task H</i>  | \$ 7,150.00                   | \$ 2,860.00                    | \$ 1,040.00                | \$ 9,120.00               | \$ 600.00                | \$ 80.00     | \$ 20,850.00 |
| <b>I</b> | <b>Prepare Final EIR and MMRP</b>                          |                               |                                |                            |                           |                          |              |              |
| I.1      | Document Revisions   | 8.0                           | 4.0                            |                            | 16.0                      | 2.0                      | \$ -         | 30.0         |
| I.2      | Notices and Clearing House Documents                       | 1.0                           | 0.0                            |                            | 1.0                       | 0.0                      | \$ -         | 2.0          |
| I.3      | Document Preparation                                       | 8.0                           | 2.0                            |                            | 8.0                       | 0.0                      | \$ 1,600.00  | 18.0         |
|          | <i>Subtotal</i>  | 17.0                          | 6.0                            | 0.0                        | 25.0                      | 2.0                      | \$ -         | 50.0         |
|          | <i>Task I</i>  | \$ 2,210.00                   | \$ 780.00                      | \$ -                       | \$ 2,375.00               | \$ 150.00                | \$ 1,600.00  | \$ 7,115.00  |
| <b>J</b> | <b>CEQA Findings of Fact and Overriding Considerations</b> |                               |                                |                            |                           |                          |              |              |
| J.1      | Prepare CEQA Findings                                      | 12.0                          | 2.0                            |                            | 18.0                      | 0.0                      | \$ -         | 32.0         |
| J.2      | Prepare Notice of Determination                            | 1.0                           | 0.0                            |                            | 0.0                       | 0.0                      |              | 1.0          |
|          | <i>Subtotal</i>  | 13.0                          | 2.0                            | 0.0                        | 18.0                      | 0.0                      |              | 33.0         |
|          | <i>Task J</i>  | \$ 1,690.00                   | \$ 260.00                      | \$ -                       | \$ 1,710.00               | \$ -                     | \$ -         | \$ 3,660.00  |
| <b>K</b> | <b>Meetings/Project Management</b>                         |                               |                                |                            |                           |                          |              |              |
| K.1      | Meetings and Hearings                                      | 60.0                          | 40.0                           | 0.0                        | 16.0                      | 0.0                      | \$ -         | 116.0        |
|          | <i>Subtotal</i>  | 60.0                          | 40.0                           | 0.0                        | 16.0                      | 0.0                      |              | 116.0        |
|          | <i>Task K</i>  | \$ 7,800.00                   | \$ 5,200.00                    | \$ -                       | \$ 1,520.00               | \$ -                     | \$ -         | \$ 14,520.00 |
| <b>L</b> | <b>Prepare Revised Admin Draft EIR</b>                     |                               |                                |                            |                           |                          |              |              |
| L.1      | Introduction   |                               | 1.0                            |                            | 1.0                       |                          |              | 2.0          |
| L.2      | Executive Summary  |                               | 1.0                            |                            | 1.0                       |                          |              | 2.0          |
| L.3      | Project Description  |                               | 1.0                            |                            | 6.0                       | 8.0                      |              | 15.0         |
| L.4      | Aesthetics   |                               | 1.0                            |                            | 1.0                       | 1.0                      |              | 3.0          |
| L.5      | Agricultural Resources                                     |                               | 1.0                            |                            | 1.0                       | 1.0                      |              | 3.0          |
| L.6      | Air Quality  |                               | 1.0                            |                            | 15.0                      | 1.0                      |              | 17.0         |
| L.7      | Biological Resources                                       |                               | 1.0                            |                            | 4.0                       | 1.0                      |              | 6.0          |
| L.8      | Cultural Resources   |                               | 1.0                            |                            | 2.0                       | 1.0                      |              | 4.0          |

# Sierra Villages Project - Environmental Impact Report

## Proposed Project Budget

Revised 5/12/2021

| Task #                         | Task Description                          | Ritchie Project Mgr.<br>\$130 | McMurtry Project Mgr.<br>\$130 | Principal Planner<br>\$130 | Associate Planner<br>\$95 | Graphics/<br>GIS<br>\$75 | Direct Costs | Totals        |
|--------------------------------|---|-------------------------------|--------------------------------|----------------------------|---------------------------|--------------------------|--------------|---------------|
| L.9                            | Geology and Soils                         |                               | 1.0                            |                            | 1.0                       | 1.0                      |              | 3.0           |
| L.10                           | Greenhouse Gases and Energy               |                               | 1.0                            |                            | 10.0                      | 1.0                      |              | 12.0          |
| L.11                           | Hazards and Hazardous Materials           |                               | 1.0                            |                            | 2.0                       | 1.0                      |              | 4.0           |
| L.12                           | Hydrology and Water Quality               |                               | 1.0                            |                            | 2.0                       | 1.0                      |              | 4.0           |
| L.13                           | Land Use Planning                         |                               | 1.0                            |                            | 4.0                       | 1.0                      |              | 6.0           |
| L.14                           | Noise                                     |                               | 1.0                            |                            | 1.0                       | 1.0                      |              | 3.0           |
| L.15                           | Population and Housing                    |                               | 1.0                            |                            | 1.0                       | 1.0                      |              | 3.0           |
| L.16                           | Public Services and Recreation            |                               | 1.0                            |                            | 8.0                       | 1.0                      |              | 10.0          |
| L.17                           | Transportation/Circulation                |                               | 1.0                            |                            | 1.0                       | 1.0                      |              | 3.0           |
| L.18                           | Utilities                                 |                               | 1.0                            |                            | 4.0                       | 1.0                      |              | 6.0           |
| L.19                           | Cumulative Impacts                        |                               | 1.0                            |                            | 4.0                       |                          |              | 5.0           |
| L.20                           | Alternatives (Add additional Alternative) |                               | 6.0                            |                            | 16.0                      |                          |              | 22.0          |
| L.21                           | Other Mandated CEQA Sections              |                               | 1.0                            |                            | 8.0                       |                          |              | 9.0           |
| L.22                           | Report Preparers and References           |                               | 1.0                            |                            | 1.0                       |                          |              | 2.0           |
| L.23                           | Document Preparation/Management           |                               | 1.0                            |                            | 1.0                       |                          |              | 2.0           |
| L.24                           | Notices and Clearing House Documents      |                               |                                |                            |                           |                          |              | 0.0           |
| L.25                           | Document Preparation                      |                               |                                |                            |                           |                          |              | 0.0           |
|                                | <i>Subtotal</i>                           | 0.0                           | 28.0                           | 0.0                        | 95.0                      | 23.0                     |              | 146.0         |
|                                | <i>Task L</i>                             | \$ -                          | \$ 3,640.00                    | \$ -                       | \$ 9,025.00               | \$ 1,725.00              | \$ -         | \$ 14,390.00  |
| <b>Original Project Totals</b> |   |                               |                                |                            |                           |                          |              |               |
|                                | Project Hours                             | 375.0                         | 220.0                          | 36.0                       | 538.0                     | 113.0                    |              | 1282.0        |
|                                | Project Cost                              | \$ 48,750.00                  | \$ 28,600.00                   | \$ 4,680.00                | \$ 51,110.00              | \$ 8,475.00              | \$ 5,080.00  | \$ 146,695.00 |
| <b>New Project Totals</b>      |   |                               |                                |                            |                           |                          |              |               |
|                                | Project Hours                             | 375.0                         | 248.0                          | 36.0                       | 633.0                     | 136.0                    |              | 1428.0        |
|                                | Project Cost                              | \$ 48,750.00                  | \$ 32,240.00                   | \$ 4,680.00                | \$ 60,135.00              | \$ 10,200.00             | \$ 5,080.00  | \$ 161,085.00 |



EXHIBIT 2

AMENDMENT NO. 1 TO AGREEMENT FOR PAYMENT OF COST OF PREPARATION OF AN  
ENVIRONMENTAL IMPACT REPORT (EIR)  
(College Park Project/Formerly 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 an Environmental Impact Report ("Agreement") for the Sierra Villages Project, now known as the College Park Project, in an amount not to exceed \$146,695; 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 Environmental Impact Report from \$146,695 to \$161,085. The additional \$14,390 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:

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Sheri Chapman, City Attorney

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Hope Ithurnburn, City Clerk