

**RESOLUTION NO. 3688**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD  
AUTHORIZING AND APPROVING EXECUTION OF AN AMENDMENT TO  
THE CONTRACT FOR PROFESSIONAL SERVICES WITH EMC PLANNING  
GROUP, INC. IN AN AMOUNT NOT TO EXCEED \$32,062.00 FOR THE  
PREPARATION OF OPTIONAL TASKS TO THE ENVIRONMENTAL IMPACT  
REPORT FOR THE SOLEDAD PLAZA COMMERCIAL DEVELOPMENT**

**WHEREAS**, the City has received a request from Creekbridge Homes to process a General Plan Amendment, Zone Change and Site Plan Review and annexation of 35 acres of land located on the northwesterly side of Moronda Road, and

**WHEREAS**, this proposed project would be subject to the requirements of the California Environmental Quality Act ("CEQA") under Sections 21065 and 21080 (discretionary projects proposed to be carried out or approved by public agencies, including general plan and zoning amendments, subdivisions and annexations) and all other relevant regulations as contained in the Public Resources Code; and

**WHEREAS**, after going through the RFP process, the City selected EMC Planning Group, Inc. to prepare the Environmental Impact Report ("EIR") required by CEQA for the Project, in the base contract amount of \$127,954 00; and

**WHEREAS**, Staff has received a request from Creekbridge Homes to amend the existing Professional Services Contract with EMC so as to allow some additional tasks to be included as a part of the preparation of the EIR, for a cost not to exceed \$32,062.00; and

**WHEREAS**, funding for the Contract Amendment will be paid entirely by Creekbridge Homes through a Reimbursement Agreement.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the City Council of the City of Soledad that an Amendment to the Consulting Services Agreement between the City and EMC Planning Group, Inc., in an amount not to exceed \$32,062, is hereby approved.

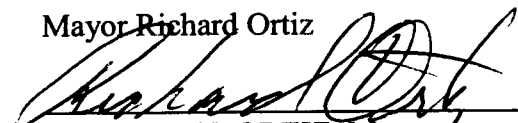
**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Soledad duly held on the 19th day of October, 2005, by the following vote:

AYES, and in favor thereof, Councilmembers. Christopher Bourke, Stefanie De La Rosa, Patricia Stephens, Mayor Pro Tem Juan Saavedra

NOES, Councilmembers. None

ABSTAIN, Councilmembers. None

ABSENT, Councilmembers. Mayor Richard Ortiz

  
RICHARD V. ORTIZ, Mayor

ATTEST

  
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NOELIA F. CHAPA, City Clerk

Soledad Plaza EIR										
Task										
Staff	Principal	Principal Planner	Senior Planner	Associate Planner	Production	Administrative	Total Hours	Total Cost		
Billing Rate (Per Hour)	\$175.00	\$145.00	\$115.00	\$95.00	\$95.00	\$70.00				
1. Project Initiation/Management	10	12	0	0	0	0	22	\$3,490.00		
2. Notice of Preparation	0	1	0	4	2	4	11	\$995.00		
3. Research and Development	0	4	2	19	0	0	16	\$1,760.00		
Admin Draft EIR	8	50	22	167	8	4	259	\$28,085.00		
5. Public Review Draft EIR	2	8	0	24	4	2	40	\$4,310.00		
6. Notice of Availability/Distribution of EIR	0	2	0	4	4	6	16	\$1,470.00		
7. Response to Comments/Admin Final EIR	2	20	0	49	4	2	68	\$7,570.00		
8. Final EIR	2	4	0	19	3	0	19	\$2,165.00		
9. Mitigation Monitoring Program	0	2	0	6	0	0	8	\$860.00		
10. Meetings with Staff (3)	0	12	0	8	0	0	20	\$2,500.00		
11. Notice of Determination	0	1	0	1	0	2	4	\$380.00		
12. Project Completion	0	1	0	1	0	0	2	\$240.00		
<b>Subtotal (Hours)</b>	<b>24</b>	<b>117</b>	<b>24</b>	<b>275</b>	<b>23</b>	<b>20</b>	<b>485</b>			
<b>Subtotal (Cost)</b>	<b>\$4,200.00</b>	<b>\$16,965.00</b>	<b>\$2,760.00</b>	<b>\$26,125.00</b>	<b>\$2,375.00</b>	<b>\$1,400.00</b>	<b>485</b>	<b>\$53,825.00</b>		

Additional Costs	
Production Costs	\$1,400.00
Travel Costs	\$300.00
Postal/Deliverables	\$100.00
Communication	\$100.00
Miscellaneous	\$200.00
Administrative Overhead 10%	\$210.00
<b>Total</b>	<b>\$2,310.00</b>

Subconsultant Fees	
Archaeological Consulting	\$1,000.00
Brown Bunlin	\$5,500.00
Higgins Associates	\$31,290.00
Levine-Fricke	\$27,500.00
Subconsultant Overhead 10%	\$6,529.00
<b>Total</b>	<b>\$71,819.00</b>

<b>Total Costs</b>	<b>\$127,964.00</b>
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Optional Costs	
EMC Planning Group Inc.	
Attendance at Public Meetings (2)	\$2,300.00
Higgins Associates:	
General Plan Conditions without Project	\$2,864.00
Two Additional Meetings	\$2,168.00
Saturday Analysis	\$9,042.00
Conceptual Plan	\$13,448.00
Travel and Printing Expenses	\$240.00
Subconsultant Overhead 10%	\$2,976.20
<b>Total</b>	<b>\$32,062.00</b>

Attachment

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October 24, 2005

Don Fleming, Community Development Director  
City of Soledad  
P O Box 156  
Soledad, CA 93960

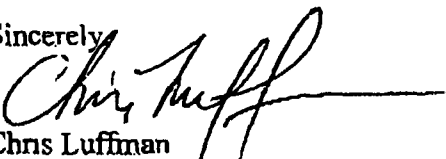
Dear Don,

This letter is a follow up to the letter dated July 28, 2005 regarding the increase cost of the EIR. The previous letter had transposed numbers. After review, Creekbridge would like to formally request that the original contract for environmental services for the Soledad Plaza project be amended to include an increase in the cost of the EIR to a "not to exceed" total of \$160,016, (original base cost of \$127,954 plus the additional work in the amount of \$32,062). Please process this request at your earliest opportunity

A check in the amount of \$30,000 was previously sent to cover the first billing of the EIR consultant. Please provide me with a copy of the EIR consultant's invoices so that I may tract the billing and payments accordingly

Thank you for your help with this project. Please feel free to contact me if you require additional information.

Sincerely,



Chris Luffman  
Site Development Director

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