

**RESOLUTION NO. 5340**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD  
APPROVING AN AMENDMENT TO A CONTRACT FOR PROFESSIONAL  
SERVICES WITH EMC PLANNING GROUP, INC. IN THE AMOUNT OF \$8,575  
TO PROVIDE ADDITIONAL CONTRACT PLANNING SERVICES FOR THE  
SOLEDAD EVENT CENTER PROJECT**

**WHEREAS**, the City has received a request from the Bill Massa Company (“Applicant”) to process a Conditional Use Permit (“Project”) to facilitate development of the Soledad Events Center (Former Sequoia Lumber) property on Nestles Road, approximately 19 acres of land currently zoned Industrial within the City of Soledad; and

**WHEREAS**, the City selected and contracted with EMC Planning Group, Inc. to provide planning services for the Project, in the base contract amount of \$65,510; and

**WHEREAS**, funding for the Contract will be paid entirely by the Applicant through a Reimbursement Agreement; and

**WHEREAS**, additional technical work requested by the applicant needs to be completed which requires an amendment to the existing contract.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the City Council of the City of Soledad that the Proposed Amendment between the City and EMC Planning Group, Inc., in an amount not to exceed \$8,575 for a total contract amount of \$74,085, a copy of which is attached hereto as **Exhibit A** and by this reference incorporated herein, is hereby approved and the City Manager is authorized and directed to execute the same on Behalf of the City.

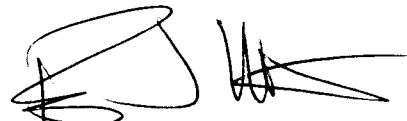
**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Soledad duly held on the 4<sup>th</sup> day of October, 2017, by the following vote:

**A AYES**, and in favor thereof, Councilmembers: Mayor Pro Tem Alejandro Chavez, Anna Velazquez, Christopher Bourke, Carla Stewart and Mayor Fred Ledesma

NOES, Councilmembers: None

ABSENT, Councilmembers: None

ABSTAIN, Councilmembers: None

  
\_\_\_\_\_  
FRED LEDESMA, Mayor

ATTEST:

  
\_\_\_\_\_  
MICHAEL McHATTEN, City Clerk



September 15, 2017

EMAIL DELIVERY

Brent Slama, Community Development Director  
City of Soledad  
248 Main Street  
Soledad, CA 93960

Re: Proposed Amendment No. 1 to Consultant Services Agreement between the City of Soledad and EMC Planning Group for Planning Staff Assistance and Preparation of CEQA Documentation for the Soledad Event Center Project

Dear Brent,

This letter requests an amendment to the above-referenced contract for the provision of additional tasks performed in response to recent conversations between EMC Planning Group and the applicant for the proposed High Peaks Event Center (Soledad Event Center) project. The contract amendment request is necessary for additional technical analysis based on the applicant's desire to include multiple daily events, morning and evening, which were not originally proposed or studied in the applicant's traffic report and related technical analysis performed by EMC Planning Group and its subconsultant. The applicant will be submitting a revised traffic impact analysis that takes into account overlapping activities. Traffic generated by these additional project activities will also generate mobile-sources of noise and air and greenhouse (GHG) emissions in addition to the levels analyzed in the initial technical reports. Subsequently, the draft noise report and GHG emissions modeling and preliminary environmental impact analysis prepared by EMC Planning Group and its noise subconsultant will also need to be updated.

Once the revised traffic analysis is received, the noise and GHG reports will be revised based on the type and frequency of land uses identified in the traffic report. It is our understanding that the applicant will provide a description of additional activity type and frequency to the city and as part of the revised traffic report. This amendment request is for the following items:

1. EMC Planning Group will prepare an updated GHG and air quality modeling assessment to reflect the revised project description and to include the information in the revised traffic report (Hatch Mott MacDonald under contract directly with the applicant) (\$2,000.00);
2. Under contract with EMC Planning Group, the noise consultant will update the noise report, based on the revised project description and revised traffic report (\$3,750.00);
3. EMC Planning Group will revise the administrative draft CEQA initial study to address the change to the project description and incorporate the results of the revised technical analysis (approximately \$1,950.00) including graphics and printing; and
4. There are some additional overhead costs associated with contract administration, additional consult subconsultant management, graphics revisions, and printing costs (\$875.00).

The following table presents a summary of the budget and amendment.

Table Heading	
Original Contract	\$65,510.00
Consulting Services Agreement Amendment #1	\$8,575.00
Total	\$74,085.00

EMC Planning Group may proceed with related tasks by temporarily "backing out" costs for future budget items to cover the unanticipated costs of the items above, while waiting for the executed contract amendment: The subconsultant will be authorized to proceed once the revised project description and traffic report are received. We look forward to receiving the executed contract amendment.

Sincerely,



Sally Rideout EMPA  
Principal Planner