

## **RESOLUTION NO. 2008-076**

Adopted by the Sacramento City Council

February 12, 2008

### **CHANGE ORDER: FULTON AVENUE DEVELOPMENT PHASE I (B18333203)**

#### **BACKGROUND**

- A. In 2002, the City Council directed staff to examine potential alternatives for the “highest and best” uses for the 21-acre Sacramento Trapshoot Club Site adjacent to Haggin Oaks Golf Course. In 2004, Mel Rapton Honda, currently located on Fulton Avenue, submitted a written request to the City to lease a portion of the existing property. An Exclusive Rights to Negotiate was executed on June 1, 2004, between the City and Mel Rapton Honda.
- B. In July 2004, the City initiated a process under the regulatory oversight of the County of Sacramento Environmental Management Department and the California Regional Water Quality Control Board (Board) wherein the contamination of the site would be characterized and appropriate remediation would be developed and ultimately implemented.
- C. In July 2005, the City initiated the process of pursuing various permits from the U.S. Army Corps of Engineers and the U.S. Fish & Wildlife Service associated the on-site wetlands and related habitat.
- D. On May 23, 2006 the City Council approved the Community Reinvestment Capital Improvements Program (Resolution #2006-365) and directed that \$6.4 million for bridge loan funding be directed towards the remediation and development of the Fulton Avenue Development Project.
- E. On June 30, 2006, the lease to the Sacramento Trapshoot Club was terminated.
- F. On December 12, 2006 the City Council approved the Conditions Precedent Agreement between the City of Sacramento and Mel Rapton Honda that memorializes the parties’ progress in negotiating a lease and commits the parties to perform specified tasks.
- G. In January 2007, the City Council approved the Environmental Determination: Environmental Impact Report; Mitigation Monitoring Plan; General Plan Amendment to re-designate 20± (twenty) gross acres from Parks, Recreation and Open Space to Heavy Commercial/Warehouse; Rezone of 20± (twenty) gross acres from the Single Family (R-1) zone to the Heavy Commercial Planned Unit Development (C-4 PUD) zone; Establishment of the Fulton Avenue Planned Unit Development (PUD), including PUD Guidelines and a PUD Schematic Plan; Tentative Parcel Map to subdivide one parcel into two (2) parcels; Subdivision Modifications to allow non-standard streets and elbows rezoning and tentative map for the Fulton Avenue Development (former

Sacramento Trapshoot Club).

- H. In March 2007, the County of Sacramento Environmental Management Department approved the Final Implementation Plan for the remediation of the Fulton Avenue Development project site (formerly Sacramento Trapshoot Club).
- I. In May 2007, Teichert Construction was awarded the contract for the site remediation and grading associated with the development of the 20 acre site.
- J. The Fulton Avenue Development Project consists of two phases. Phase I consists of implementation of the remediation plan and provides a buildable site to Mel Rapon Honda. Phase II consists of building the public infrastructure such as roads, utilities, traffic signal, water main, and sewer lift station improvements and other improvements necessary to access the site.
- K. Phase I improvements were completed in December 2007.
- L. The purpose of the resolution is to approve the change order to the Teichert Construction contract in the amount of \$195, 304.62.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. The City Manager is authorized to execute the change order in the amount of \$195,304.62 with Teichert Construction for the Fulton Avenue Development Phase I Construction (CIP# B18333203).

Adopted by the City of Sacramento City Council on February 12, 2008 by the following vote:

Ayes: Councilmembers Cohn, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Councilmember Fong.

  
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Mayor Heather Fargo

Attest:

  
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Shirley Concolino, City Clerk