



## REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

Consent

March 14, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** Professional Services Agreement with Kleinfelder, Inc. for the Preparation of an Environmental Impact Report (EIR) for the Del Paso Park Clean-Up Project (CB33) regarding reuse of the Trapshooting Club for commercial purposes

**Location/Council District:** 3701 Fulton Avenue/Council District 2

**Recommendation:**

Adopt a Resolution executing a professional services agreement with Kleinfelder, Inc. for the Del Paso Park EIR as a part of the Del Park Clean-Up Project (CB33).

**Contact:** Jim Rinehart, Citywide Division Manager, 808-5054  
Denise Malvetti, Economic Development Project Manager, 808-2796

**Presenters:** Not applicable

**Department:** Economic Development

**Division:** Citywide

**Organization No:** 4453

**Summary:**

This report recommends that City Council authorize the City Manager to execute a Professional Services Agreement with Kleinfelder, Inc. for the Del Paso Park EIR. The Del Paso Park EIR will consider environmental impacts associated with the rezone of the property currently occupied by the Sacramento Trapshooting Club for commercial use, including the proposed Honda auto dealership.

**Committee/Commission Action:** Not Applicable

**Background Information:**

The City currently leases 21± acres of Del Paso Park to the Sacramento Trapshooting Club, which has occupied the site since approximately 1915. The lease expired on



September 30, 2004 and the Trapshooting Club now operates on the premises under a month to month agreement.

In 2002, the City Council directed staff to examine potential alternatives for the "highest and best" uses for the site that would offer a compatible and productive use of the property. 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 currently leased by the Trapshooting Club. An Exclusive Rights to Negotiate (ERN) was executed on June 1, 2004, between the City and Rapton. It has been renewed by Council twice, and expires on August 31, 2006.

An environmental analysis is required for the proposed Del Paso Park project under the California Environmental Quality Act (CEQA). The analysis will examine the impacts of the potential rezone from recreational to commercial use. The Request for Proposals (RFP) for the EIR was sent out to nine (9) firms pre-qualified by the City's Environmental Planning Services Division to conduct CEQA analysis. Four (4) of the nine (9) firms that received the RFP are certified with the City's Office of Small Business Development. The RFP was also posted on the City's Contracting Opportunities webpage.

Five (5) qualified firms responded to the RFP. The five (5) firms that submitted are: Foothill Associates; Kleinfelder, Inc.; Pacific Municipal Consultants (PMC); RFB Consulting and Stantec. The evaluation team consisted of four (4) staff members from the Environmental Planning Services Division and the Economic Development Department. The evaluation committee ranked the firms based on their qualifications, proposed work plan, understanding and organization of project tasks, ability to meet the proposed project timeline and a clearly defined cost schedule.

Kleinfelder, Inc. received the highest ranking from the evaluation committee because they demonstrated a better understanding of the project's complexities, an ability to complete the CEQA process in the defined timeframe, and because of their superior experiences with similar projects. Kleinfelder, Inc. has extensive experience with both brownfields and wetlands which are two of the major challenges of the trapshoot site. Kleinfelder, Inc. acknowledged these challenges associated with the project and addressed how they would be met. In addition to their vast experience, Kleinfelder also received high ratings from the evaluation committee because of their commitment to meeting the project's deadlines.

This report recommends that City Council authorize the City Manager to execute a Professional Services Agreement with Kleinfelder, Inc. for the Del Paso Park EIR.

**Financial Considerations:**

This agreement shall be funded by the Del Paso Park Clean-Up Project (CB33), in an amount not to exceed \$180,000.

**Environmental Considerations:**

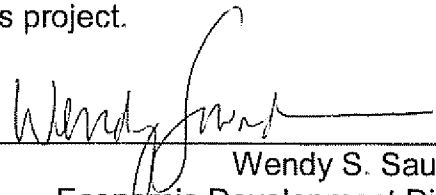
In and of itself, the awarding of this contract has no environmental considerations. Clearly, the findings of the EIR will result in environmental considerations and actions at some future date.

**Policy Considerations:**

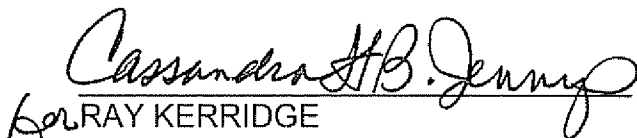
The rezoning consideration of the 20± acre portion of Del Paso Park is consistent with the City of Sacramento Strategic Plan goals to expand economic development throughout the City and achieve sustainability and livability.

**Emerging Small Business Development (ESBD):**

The Request for Proposal (RFP) process complied with the City's policies regarding emerging and small businesses. This process included distribution to environmental consulting companies certified with the City as emerging and small businesses (ESB). Subsequently, five proposals were submitted. One proposal was submitted by an ESB company. At the conclusion of the selection process, Kleinfelder, Inc., a full-service large company was selected based upon the merits of their proposal in addressing more fully, the City's requirements and needs for this project.

Approved By:   
Wendy S. Saunders  
Economic Development Director

Recommendation Approved:

  
Cassandra H.B. Jenny  
for RAY KERRIDGE  
City Manager

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## RESOLUTION NO.

Adopted by the Sacramento City Council

### PROFESSIONAL SERVICES AGREEMENT WITH KLEINFELDER, INC. FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE DEL PASO PARK CLEAN-UP PROJECT (CB33).

#### BACKGROUND

- A. The City currently leases 21± acres of Del Paso Park to the Sacramento Trapshooting Club, which has occupied the site since approximately 1915. The lease expired on September 30, 2004 and the Trapshooting Club now operates on the premises under a month to month agreement.
- B. In 2002, the City Council directed staff to examine potential alternatives for the "highest and best" uses for the site that would offer a compatible and productive use of the property.
- C. An environmental analysis is required for the proposed Del Paso Park project under the California Environmental Quality Act (CEQA). The analysis will examine the impacts of the potential rezone from recreational to commercial use.
- D. The City released a Request for Proposals (RFP) on February 3, 2005. Five (5) qualified firms responded to the RFP. Kleinfelder, Inc. received the highest ranking from the evaluation committee because they demonstrated a better understanding of the project's complexities, an ability to complete the CEQA process in the defined timeframe, and because of their superior experiences with similar projects.

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

- Section 1.** The City Manager is authorized to execute a professional services agreement with Kleinfelder, Inc. for the EIR for the Del Paso Park Clean-Up Project (CB33) in an amount not to exceed \$180,000.

