



Legislation Details (With Text)

File #: ID 20-001480 **Version:** 1 **Name:**
Type: Action Item **Status:** Agenda Ready
File created: 10/22/2020 **In control:** City Council
On agenda: 11/19/2020 **Final action:** 11/19/2020
Title: Actions related to the Specific Plan of the Southeast Development Area:

1. ***RESOLUTION - 47th Amendment to the Annual Appropriation Resolution No. 2020-159 to appropriate \$625,000 from the SB 2 Planning Grant for Environmental services related to the Specific Plan of the Southeast Development Area (Requires 5 votes) (Subject to Mayor's veto)

2. Approve a Consultant Services Agreement with First Carbon Solutions for environmental assessment services related to the Specific Plan of the Southeast Development Area in an amount not to exceed \$625,000

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Consultant Services Agreement, 2. AAR 47th Amendment

Date	Ver.	Action By	Action	Result
11/19/2020	1	City Council	adopted	

REPORT TO THE CITY COUNCIL

November 19, 2020

FROM: JENNIFER K. CLARK, Director
Planning and Development Department

BY: SUMMER CECIL, Project Manager
Planning and Development Department

SUBJECT

Actions related to the Specific Plan of the Southeast Development Area:

1. ***RESOLUTION - 47th Amendment to the Annual Appropriation Resolution No. 2020-159 to appropriate \$625,000 from the SB 2 Planning Grant for Environmental services related to the Specific Plan of the Southeast Development Area (Requires 5 votes) (Subject to Mayor's veto)

2. Approve a Consultant Services Agreement with First Carbon Solutions for environmental

assessment services related to the Specific Plan of the Southeast Development Area in an amount not to exceed \$625,000

RECOMMENDATION

Staff recommends Council authorize the Director of Planning and Development, or designee, to approve a Consultant Services Agreement with First Carbon Solutions for environmental assessment and planning services related to the Specific Plan of the Southeast Development Area in an amount not to exceed \$625,000.

EXECUTIVE SUMMARY

On May 15, 2020, the State of California Department of Housing and Community Development awarded the City an SB 2 Planning Grant in support of the Southeast Development Area (SEDA) Specific Plan. Completion of the plan will require an Environmental Impact Report (EIR), an infrastructure assessment, and a fiscal nexus study. Staff recommends Council authorize the Director of Planning and Development, or designee, to enter into a Consultant Services Agreement with the local firm First Carbon Solutions in an amount not to exceed \$625,000 to assist the City in this scope of work.

BACKGROUND

SEDA, located to the southeast of the City of Fresno, is an approximately 9,000-acre area designated as one of several growth areas in the City's General Plan. By comprehensively planning for this large area of development opportunity, the City is able to address wide-ranging infrastructure, housing, employment, environmental, fiscal, and community challenges associated with growth.

The Plan is based upon a hierarchy of walkable mixed-use centers supported by a multi-modal transportation network. Centers that serve as commercial and civic focal points are designed to include a mix and intensity of uses and a diversity of housing types. Although Fresno's average housing costs are less than half those of the Bay Area and Southern California, its production has not kept up with demand. Providing lower cost housing in the center of the state will make Fresno a prime location for achieving the State's housing production goals.

Completion of the plan will require updates for new greenhouse gas emission reduction targets, the conversion from Level of Service to Vehicle Miles Traveled, updated water conservation measures, completion of infrastructure assessment, fiscal nexus study and a Program EIR. At conclusion the package of Specific Plan, EIR and Nexus Study will increase density and accelerate housing production. The plan includes a commitment to sound public finance and fiscal accountability, a vision for complete neighborhoods and communities, and environmental responsibility at all levels.

In order to assist in the completion of this work, the City pursued and was awarded a State of California Department of Housing and Community Development SB 2 Planning Grant for \$625,000. Staff released a Request for Qualifications on August 28, 2020, and received responses from three qualified firms: First Carbon Solutions, Rincon Consultants, Inc., and Stantec Consulting Services. Staff recommends local firm, First Carbon Solutions, as the most qualified environmental planning firm for this type of large-scale project; and subsequently recommend entering into a Consultant Services Agreement not to exceed \$625,000. Anticipated adoption of this specific plan is early 2022.

First Carbon Solutions has assembled a team of experts including Raimi and Associates; Economic and Planning Systems, Inc.; Blair, Church, and Flynn, and TJKM. The firms have experience in similar projects including the East Palo Alto General Plan, Crown Canyon Specific Plan, and City of Sacramento Stadium Area Enhanced Infrastructure Financing District Plan; and is knowledgeable in City of Fresno projects including the Central Southeast Specific Plan and EIR, the Transform Fresno Community Engagement Plan, and the Recycled Water Master Plan. Based upon their qualifications and proposal, they have been found to be the most responsive firm and are recommended for award.

ENVIRONMENTAL FINDINGS

The approval of this Agreement is not a project as defined by the California Environmental Quality Act.

LOCAL PREFERENCE

Local preference was not implemented, but First Carbon Solutions is a local business.

FISCAL IMPACT

Adoption of the attached AAR amendment will appropriate the necessary funding which will be reimbursed by the awarded State of California Department of Housing and Community Development SB 2 Planning Grant in the amount of \$625,000.

Attachments:

Consultant Services Agreement
AAR 47th Amendment