

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
October 7, 2025

To: Board of Supervisors

Through: David Villanueva, County Executive
Dave Defanti, Deputy County Executive
Community Services

From: Troy Givans, Director
Community Development Department

Subject: Approve The Resolution To Execute A Retroactive Seventh Amendment To An Agreement With Environmental Science Associates For Environmental Services For The Grandpark And Upper Westside Specific Plan Projects.

District(s): Serna

RECOMMENDED ACTION

Approve the attached Resolution authorizing the Deputy County Executive of Community Services or designee to execute a seventh amendment to the agreement with Environmental Science Associates (ESA) for environmental services in the amount of \$183,736.00 (Attachment 2).

BACKGROUND

On February 7, 2012, the Board of Supervisors (Board) initiated the master planning process for the Natomas Vision Plan Area, including the initiation of a General Plan amendment to move the Urban Services Boundary (USB) and Urban Policy Area (UPA). The Natomas Vision Plan Area application envisioned the development of the North, West, South, and Boot Precincts, and would preserve the agricultural character of the Agricultural/Conservation Precinct. The initiation of the master plan allowed the planning process and the early stages of the environmental review process to begin.

Since that time, the master planning process for the Natomas Vision Plan Area has transformed into separate master planning efforts for two of the precincts. The Board formally initiated the Grandpark Specific Plan (formerly the North Precinct) and the Upper Westside Specific Plan (formerly the Boot Precinct) in the unincorporated Natomas community (Attachment 1). Both are private development applications that include moving the USB and UPA to encompass

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their respective project areas, amending the General Plan Land Use Diagram to urban land uses, and establishing new land use designations under their respective Specific Plans.

Contract With Environmental Science Associates (ESA)

In July 2015, the Department of Community Development published a Request for Proposals (RFP) for qualified consulting firms to prepare an Environmental Impact Report consistent with the California Environmental Quality Act (CEQA) for the requested entitlements for the Natomas Vision Plan Area. ESA was selected as the most qualified consulting firm. Following the selection of ESA, but prior to the Board's approval of the contract, the participating owners of the Natomas Vision Plan Area application revised the project to include only the North Precinct, which was later renamed Grandpark. ESA's scope of work was revised accordingly.

On November 17, 2015, the Board approved a resolution authorizing the Director of Community Development to execute an agreement for \$974,688.00 with ESA as the County's consultant to prepare an Environmental Impact Report (EIR) and supporting technical studies for the Grandpark Project. The contract has had four amendments authorized by the Board to date:

- Amendment 1: On January 10, 2017, the Board approved the first amendment to the agreement to increase the scope of work and value of the contract to \$1,433,912.00 based on the Grandpark applicant's project description changes and information received during scoping.
- Amendment 2: On March 24, 2020, the Board approved a second retroactive amendment to the agreement that increased the maximum compensation amount to \$1,822,202.75, including a modification to the total contingencies, and extended the term of the agreement to January 1, 2023.
- Amendment 3: On June 14, 2022, the Board approved a third amendment to the agreement to: 1) increase the contract by \$466,800.00 for a revision to the nearly completed transportation analysis by Fehr & Peers, a sub-consultant to ESA, 2) add \$657,258.00 to prepare an EIR and supporting technical studies for the Upper Westside Project; and, 3) extend the term of the agreement to January 1, 2026.
- Amendment 4: On January 24, 2023, the Board approved a fourth amendment to the agreement to add planning services to the contract in addition to the environmental services already included. This included \$258,500.00 for Grandpark and \$258,500.00 for Upper Westside for a new contract total of \$3,463,260.75. These amounts included

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\$235,000.00 plus a \$23,500.00 contingency for Grandpark and \$175,250.00 plus an \$83,250.00 contingency for Upper Westside.

- Amendment 5: On August 6, 2024, the Board approved a fifth amendment to the agreement to replenish the account for environmental services. This included \$437,689.00 for Grandpark and \$173,311.00 for Upper Westside for a new contract total of \$4,074,260.75. These amounts included \$414,189.00 plus a \$23,500.00 contingency for Grandpark and \$173,311.00 for Upper Westside. The term of the Agreement was also extended to December 31, 2027.
- Amendment 6: On February 25, 2025, the Board approved a sixth amendment to of the agreement to increase the total contract amount by \$287,000.00 to replenish and provide additional budget contingency and allow for additional funds for work on the EIR related to responses to comments.

Table 1 provides a summary of the original contract and each amendment to date.

Table 1: ESA Contract Budget Summary

ESA Contract 81410	Contract Amount			
	Grandpark		Upper Westside	
	Environmental Services	Planning Services	Environmental Services	Planning Services
Original Contract ¹	\$886,080.00			
1st Amendment ¹	\$417,477.00			
2 nd Amendment	\$418,645.75			
2 nd Amendment Contingency	\$100,000.00			
3 rd Amendment	\$416,800.00		\$597,508.00	
3 rd Amendment Contingency ²	\$50,000.00			\$59,750.00
4 th Amendment		\$235,000.00		\$175,250.00

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ESA Contract 81410	Contract Amount			
	Grandpark		Upper Westside	
	Environmental Services	Planning Services	Environmental Services	Planning Services
4 th Amendment Contingency ³			\$106,750.00	
5 th Amendment	\$414,189.00		\$173,311.00	
5 th Amendment Contingency		\$23,500.00 ²		
6 th Amendment			\$287,200.00 ⁴	
Subtotal	\$2,703,191.75	\$258,500.00	\$1,164,769.00	\$235.000.00
Total	\$4,361,460.75			
Notes:				
1. Excludes contingency which was later modified under the 2 nd Amendment.				
2. A contingency release of \$59,750.00 was approved in November 2022 to expedite planning services work for Upper Westside. Therefore, this contingency is applied under the 'Upper Westside: Planning Services' column.				
3. The contingency of \$83,250.00 included \$23,500.00 for the planning services work and reestablished \$59,750.00 for work on the environmental impact report. In January 2024 the remaining contingency for Upper Westside (for both planning and environmental services) was released for work on the environmental impact report. It is also important to note that the Grandpark contingency for planning services totaling \$23,500.00 was erroneously released to the Upper Westside project with the same January 2024 release. This error was corrected with this 5 th Amendment.				
4. This included \$13,100.00 to replenish the Admin Draft EIR budget contingency and \$218,000.00 in additional funds plus a 25 percent contingency of \$56,100.00 to account for any extra effort needed to address unanticipated issues that may arise as ESA prepares and refines the responses.				

Upper Westside

The Final Environmental Impact Report (FEIR) was released on June 11, 2025. Since then, the applicant team has begun exploring the option of having Natomas Central Mutual water Company (NCMWC) provide potable water supply to the project in greater detail. As such, the County has requested the ESA team provide a scope and cost to revise the Upper Westside FEIR to include a new alternative in which the Upper Westside Specific Plan project would receive potable water from this source.

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ESA's scope and budget assumes that the revision of the FEIR, to include a new alternative in which potable water would be supplied from NCMWC, would require recirculation pursuant to CEQA Guidelines Section 15088.5. As a result, they request a budget augment to not only cover the development and analysis of the new alternative, but also to cover responses to comments on the partially recirculated EIR, attendance of the project's hearing before the Board, and project management. In total, ESA proposes an additional budget of \$183,736.00.

Retroactivity

To avoid project delays, ESA has begun work as described in the augmented scope. Therefore, this request is for retroactive approval of the scope and budget.

Summary of Changes

The seventh amendment to the agreement would increase the total contract amount by \$183,736.00 and bring the new agreement total to \$4,545,196.75. Table 2 below summarizes the changes since the original agreement.

Table 2: ESA Contract Budget Summary

ESA Contract 81410	Contract Amount			
	Grandpark		Upper Westside	
	Environmental Services	Planning Services	Environmental Services	Planning Services
Current Contract (after 6 th Amendment)	\$2,703,191.75	\$258,500.00	\$1,164,769.00	\$235,000.00
Proposed 7 th Amendment			\$183,736.00	
Subtotal	\$2,703,191.75	\$258,500.00	\$1,348,505.00	\$235,000.00
Total	\$4,545,196.75			

FINANCIAL ANALYSIS

The Department of Community Development, Planning and Environmental Review Division will be 100 percent reimbursed for this expenditure by the project applicants through the Grandpark Funding Agreement and Upper Westside Funding Agreement.

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ATTACHMENTS:

- RES Resolution Authorizing The Deputy County Executive Or Designee To Execute A Seventh Amendment To An Agreement With Environmental Science Associates For Planning Services For The Grandpark Specific Plan (Formerly Known As The Natomas North Precinct) Project And The Upper Westside Specific Plan Project
- ATT 1 Natomas Specific Plan Areas
- ATT 2 Environmental Services Budget Augment and Scope of Work for Upper Westside
- ATT 3 Contract 81410 Seventh Amendment