

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # D-2

Urgent  Routine

AGENDA DATE April 24, 2007

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of Amendment Number 1 to the Salida Community Plan Update and Specific Plan Processing Guidance Package and Cost Recovery Agreement, Approval of Amendment Number 5 for the Goodwin Consulting Contract for Financial Services, and Approval of a Contract for EMC Planning for Planning Services

STAFF RECOMMENDATIONS:

1. Approve Amendment Number 1 to the Salida Community Plan Update and Specific Plan Processing Guidance Package and Cost Recovery Agreement;
2. Approve Amendment Number 5 for the Goodwin Consulting Contract for Financial Services as defined in the attached scope of work, and authorize the Auditor to establish estimated revenues and appropriations in the amount of \$130,000; and,
3. Authorize the Director of Planning and Community Development to negotiate, sign and execute a contract with EMC Planning for Planning Services related to the Salida Community Plan Update as defined in the attached scope of work for an amount not to exceed \$371,155, and authorize the Auditor to establish estimated revenues and appropriations in the amount of \$371,155.

FISCAL IMPACT:

The Salida Developer Group will be responsible for all costs associated with the contractual obligations described herein, and the staff cost reimbursement agreement with the developers as approved with the original Guidance Package remains in effect.

BOARD ACTION AS FOLLOWS:

No. 2007-306

On motion of Supervisor Grover, Seconded by Supervisor Mayfield

and approved by the following vote,

Ayes: Supervisors: Mayfield, Grover, Monteith, DeMartini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None


1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:

  
CHRISTINE FERRARO TALLMAN, Clerk

ATTEST:

File No.

## **DISCUSSION:**

### **Background**

In July, 2005, the Board of Supervisors directed staff to proceed with various tasks associated with the Salida Community Plan update and processing two Specific Plans within the Salida update area. A Guidance package was approved by the Board in November 2005 with details of the recovery of staff costs finalized by the Board in January, 2006. In July 2006, the Board of Supervisors accepted the certification of the County Clerk that sufficient signatures were obtained by the proponents of the proposed 30 Year Land Use Restriction Initiative, and in August 2006 approved the measure to be placed on the next statewide election.

Following the determination by the Board in July 2006 regarding the proposed 30 Year Land Use Restriction Initiative, the Salida Developer Group requested that staff place the Community Plan processing "on hold" until they could determine how to proceed with their specific plan and tentative map proposals.

In late December 2006, the Developer Group indicated that they wished to proceed with processing their applications (sans the tentative map applications), but wished to do so in an expedited manner. In addition, the developers proposed modifications or alternatives to the Community Plan and to the water and wastewater infrastructure plans. An expedited schedule was also proposed.

The Developer Group and staff have been meeting regularly since December 2006 to develop an appropriate amendment to the original Guidance Package. The Salida Ad-Hoc Committee, consisting of Supervisors Grover and O'Brien, have met twice since January 2007 to provide policy guidance regarding these proposals. It was the conclusion of the Ad-Hoc Committee that an amendment to the originally adopted Guidance Package should be brought forward to the full Board of Supervisors for approval.

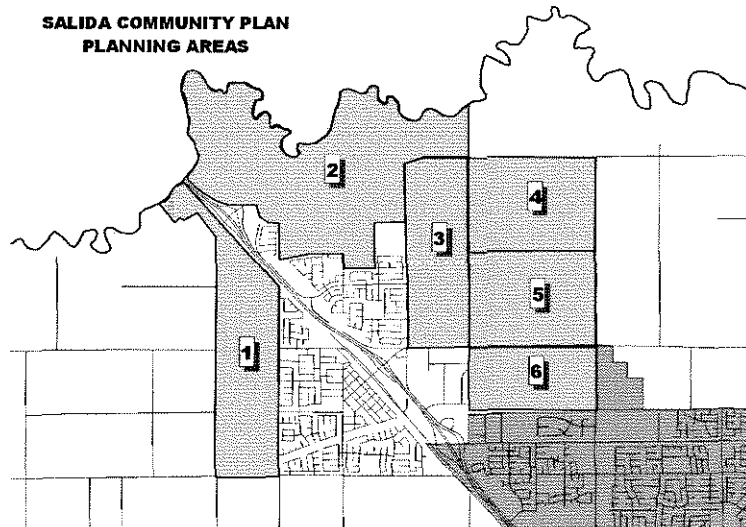
In response, the Salida Developer Group, staff, and consultants have prepared Amendment Number 1 for the Guidance Package for Board consideration (See Attachment 1). Concepts described in the amendment were also discussed at the General Plan Update Committee meeting of April 5, 2007.

The amendment to the Guidance Package includes the following:

1. Amended Land Use Authorization Applications focusing on the Salida Community Plan Update and a single comprehensive Specific Plan. (Tentative Map applications have been withdrawn);

2. Discussion of Alternative Land Use Scenarios including additional retail commercial designations, possible re-definition of Planned Industrial and Planned Industrial Reserve to include “mixed use” (high density residential), and reduction of acreage of the Planned Industrial Reserve;
3. A modified groundwater supply plan that incorporates a comprehensive water recycling and reuse scenario including the potential for off-site reclaimed water storage facilities;
4. Discussions of potential alternatives for water and wastewater purveyors;
5. A revision of the Job Generation estimates provided by the Alliance;
6. A Contract amendment for Goodwin Consulting to provide financial and fiscal services;
7. A request for a new contract with EMC Planning to provide planning services; and
8. A modified schedule.

## 1. Amended Land Use Authorization Applications



Since the original Guidance Package was considered by the Board of Supervisors, developers of the River Ranch Specific Plan area and the West Salida Specific Plan area have joined efforts. As a result, the two prior separate specific plans will be merged into one specific plan, the Salida Specific Plan. Consequently, the two relevant land use projects that now will be processed concurrently are:

1. Salida Community Plan Update
2. Salida Specific Plan

The Salida Specific Plan boundary encompasses Areas 1, 2, 3, and 6 and a portion of Area 5 within the Salida Community Plan – a total of approximately 2,733 acres.

## 2. Alternative Land Use Scenarios.

Evaluation of alternatives may be important based on potential adverse environmental effects, especially traffic impacts that may arise due to the significant amount of acreage proposed for Planned Industrial or Business Park use, its location relative to State Highway 99, and the Board of Supervisor's desire that a Level of Service C be maintained on roadways within the Community Plan boundary. Alternatives to be considered in the EIR may include removing some of the PI Reserve area from the Community Plan boundary and allowing it to remain in agricultural use, creating a Mixed Use land use designation or

a Mixed Use overlay zoning district that would apply to some or all of the area, addition of additional retail commercial areas, and/or other changes that could result in reduced impacts.

The need for Community Plan alternatives will continue to be analyzed over time. County Staff will continue to inform the Salida Ad Hoc Committee on potential project alternatives. It is important to note that the primary land use proposal remains the same as approved by the Board of Supervisors in July 2005.

### **3. Water supply and water recycling/reuse.**

The developers have re-evaluated the water supply and wastewater scenarios as originally proposed, and now suggest that a comprehensive recycling/reuse plan be developed that includes an entire “double plumbing” system of infrastructure throughout the plan area (potable and non-potable supplies). This would include a water management plan that minimizes the use of high quality groundwater and includes options such as water reuse, groundwater recharge, and use of surface waters for non-potable uses. The Ad-Hoc Committee has scheduled a tour of existing facilities in the region to gain a better understanding of the technology and possibilities for use in Salida.

One issue, yet to be resolved, is how and where to store the reusable and/or recycled non-potable water. Alternatives to be evaluated include on and off-site surface storage (storage ponds or tanks) and/or shallow groundwater recharge and storage within the aquifer. It is anticipated that these (and possibly other) alternatives will be evaluated in the EIR. The Developer Group has proposed an off-site location to the west of the Community Plan boundary. (See map in Attachment B to the Guidance Package)

### **4. Water and wastewater purveyors.**

At this time, a water purveyor for new development within the Community Plan has not yet been identified. Several options are being considered, including the City of Modesto (expanding service from the old Del Este System that currently serves existing Salida), creation of a new services district or Joint Powers Authority, expansion of the Salida Fire District to include utility services, and others. A water purveyor will need to be identified prior to public release of the Community Plan EIR.

In addition, the applicants have been evaluating options for providing wastewater treatment capacity for new development areas within the Community Plan boundary. The primary options now being explored are to work with the Salida Sanitation District to expand capacity and treatment to a tertiary level at the District’s existing plant or to construct a new state-of-the art treatment plant in another location within the Community Plan boundary that would serve only new development, with the District continuing to provide service to existing customers.

Staff and the applicants are continuing to analyze options with the recognition that purveyor determinations must be made in the next few months.

## **5. Job Generation Estimates.**

The primary goal of the Salida Community Plan update has always been economic development and job creation. When evaluating impacts associated with development as proposed within the Community Plan, one key factor to be answered is: “how many jobs will be created in the different areas, and how will those developments impact the roadways and other services?”

County Staff had previously researched local and regional business park developments to assist in estimating the number of jobs that may be created per acre of developed industrial and commercial land uses within the Community Plan boundary. Staff has continued to work to refine job generation estimates and contacted the Alliance to assist in providing an update of job generation numbers. The Alliance indicated that there is a tremendous amount of variation in job generation numbers based on development type and company locally, regionally, statewide and nationwide. In preparing this update, the Alliance analyzed local, regional, state and nationwide data. The compiled data indicated a tremendous amount of variation in job generation numbers. Variables included development type, how well established a company might be, and the amount of automation employed by the business. However, based on their analysis, the Alliance suggests the following as an average:

Planned Industrial	7 jobs/acre
High Visibility Business Park	26 jobs/acre
Business Park	22 jobs/acre
Commercial	24 jobs/acre

With 1930 acres of job creating acres within the Salida Community Plan Areas, at these rates, full buildout of the Salida Community Plan would be expected to generate approximately 31,000 jobs. The traffic and other impact analyses provided in the EIR will be based on these rates.

## **6. Goodwin Consulting Contract Amendment.**

The original Guidance Package acknowledged that the County’s contract with Goodwin Consulting Group would require modification over time as the project evolved. A modification is now needed to enable the consultant to prepare an infrastructure and services financing plan that will become the basis for any future development agreements. The scope of work for the amendment is included as Attachment E of the guidance package. Staff and the developers have reviewed this amendment and are in concurrence with the scope and costs. All costs will be borne by the developers and there will be no cost to County. Staff recommends approval of this amendment.

**7. EMC Planning Contract to provide planning services.**

Originally, staff projected that processing the Salida Community Plan would require full-time attention from one Senior Planner and part-time attention from many other staff. Cognizant of the expedited schedule and other work load priorities within the Department, the Ad-Hoc Committee discussed the possibility of bringing on extra staff to assist in the Salida planning efforts.

With Board approval, the Department of Planning and Community Development intends to enter into a Professional Services contract with EMC Planning Group Inc. to complete the Community Plan and the Salida Specific Plan as well as other tasks including preparation of project consideration documents. EMC Planning is currently under contract to the Salida Developer Group, and has provided a letter indicating that they will be severing all ties to their existing contracts. EMC Planning has worked on Salida planning issues for several years and is capable of immediately providing extremely knowledgeable expertise and services. EMC Planning Group Inc.'s work under County staff direction will be funded entirely by the Developer Group through payment mechanisms identified in the original Guidance Package. EMC Planning Group Inc.'s letter, scope of work and cost estimate is provided in Attachment D to the Guidance Package Amendment. Staff recommends approval of the contract.

**8. Modified Schedule.**

A detailed project schedule was included in the original Guidance Package. The following is a summary of key project tasks and their revised estimated completion dates:

Public release of Notice of Preparation for the EIR	May 2007
Definition of Alternatives for the EIR	May - June 2007
Financing Plan	July 2007
Public release of Draft EIR	September 2007
Public Hearings and Decisions	January -April 2008

County Staff is working closely with the developers and County consultants to bring both the Salida Community Plan and the Salida Specific Plan to the Board of Supervisors by April 2008.

**STAFFING IMPACTS:**

The scope of the work load for the Salida Community Plan update is extremely large, and existing staff from Planning and Community Development, Public Works, Environmental Resources, Chief Executive Office, County Counsel, and Parks will be involved in the Salida Community Plan effort.

*Approval of Amendment Number 1 to the Salida Community Plan Update and Specific Plan Processing Guidance Package and Cost Recovery Agreement, Approval of Amendment Number 5 for the Goodwin Consulting Contract for Financial Services, and Approval of a Contract for EMC Planning for Planning Services*  
Page 7

Based on current policy, the developers will be required to pay the actual cost of processing the Salida Plan, and as such will cover all salary, benefit and overhead costs related to the Salida Community Plan update process. Staff cost estimates for Planning, Public Works, and Environmental Resources originally approved by the Board in January 2006 remain in effect.

**POLICY ISSUES:**

The Board should determine if approval of the Guidance Package Amendment and related contracts further the goal of facilitating a strong local economy, well planned infrastructure, and delivery of efficient government services.

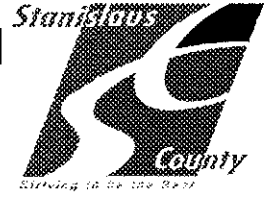
**ATTACHMENTS:**

- Attachment 1: Amendment Number 1, Salida Community Plan Update and Specific Plan Processing Guidance Package and Cost Recovery Agreement, including:
- Attachment A: Salida Specific Plan Land Use Map
  - Attachment B: Proposed Off-Site Location for Recycled Water Storage
  - Attachment C: Scope of Services for EMC Planning Group, Inc.
  - Attachment D: Scope of Services for Goodwin Consulting
- Attachment 2: Revised Schedule

# AUDITOR-CONTROLLER BUDGET JOURNAL

## BUDGET JOURNAL SCREEN

Budget Organization: **Stanislaus Budget Org**  
 Budget: **LEGAL BUDGET**  
 Accounting Period From:   
 To:



## BATCH SCREEN

Journal Batch:  BO --  
 Category: **Budget**

Line	Coding Structure						Period	Description	
	Fund 4	Org 7	Account 5	G/L Proj 7	Loc 6	Misc 6	AMOUNT		
1	178D	0025601	37323			.0	501,155.00	Developer Fees	
2	178D	0025601	63280			.0	501,155.00	Contracts	
3						.0			
4						.0			
5						.0			
6						.0			
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15						.0			
16						.0			
17						.0			
18						.0			
Totals								1,002,310.00	

Explanation: Increase estimated revenues and appropriations for amendment no. 5 for Goodwin Consulting, \$130,000 and new contract with EMC Planning for \$371,155.

Requesting Department	CES	Auditors Office Only
 Signature 4/17/07 Date	 Signature 4/20/2007 Date	 Prepared By Admin Approval (\$75K+) 4/18/07 Date

**AMENDMENT #1**

**SALIDA COMMUNITY PLAN UPDATE AND SPECIFIC PLAN PROCESSING  
GUIDANCE PACKAGE AND COST RECOVERY AGREEMENT**

**April 24, 2007**

**Prepared by:**

Stanislaus County Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**SALIDA COMMUNITY PLAN UPDATE AND SPECIFIC PLAN PROCESSING  
GUIDANCE PACKAGE AND COST RECOVERY AGREEMENT - AMENDMENT #1  
SIGNATURE PAGE**

**Prepared by:**

Stanislaus County Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

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Kirk Ford, Assistant Director

**Reviewed by:**

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\_\_\_\_\_  
Sonya Harrigfeld, Director, Environmental  
Resources

  
\_\_\_\_\_  
John Doering, Assistant County Counsel

\_\_\_\_\_  
Stan Risen, Assistant CEO

**Reviewed by:**

\_\_\_\_\_  
Scott Stringer, New Cities Development Group

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Chris Tyler, Pacific Union Homes

## **SALIDA COMMUNITY PLAN UPDATE AND SPECIFIC PLAN PROCESSING GUIDANCE PACKAGE AND COST RECOVERY AGREEMENT – AMENDMENT # 1**

### **I. PURPOSE OF AMENDMENT #1**

On July 19, 2005, the Board of Supervisors directed staff to proceed with various tasks associated with the Salida Community Plan update and with processing two Specific Plans within the Salida update area. In accordance with County Specific Plan Guidelines, staff prepared the Salida Community Plan Update and Specific Plan Processing Guidance Package and Cost Recovery Agreement (November 22, 2005) to detail the exact steps to be taken in the processing of the Salida Community Plan update and related Specific Plans, Tentative Maps and other project related approvals. The package included the project application descriptions and processing steps, responsibilities of all parties involved (developers, owners, staff, consultants, etc.) tasks to be performed by all parties, a listing of documents to be submitted, an estimated time schedule for processing, a cost estimate for staff time, a cost recovery agreement, detailed project management protocols, an indemnification agreement, and other information which the Planning Director has deemed necessary. The package was reviewed by County staff and developers, and all agreed with the contents. The Board of Supervisors ultimately adopted the final Guidance Package and reimbursement agreement in January 2006.

The purpose of this Amendment #1 to the original Guidance Package is to update the Board of Supervisors on significant elements of the Community Plan and Specific Plan process. *Unless addressed in this Amendment #1, the fundamental elements of the original Guidance Package are assumed to remain valid.* The Board of Supervisors is requested to provide guidance on issues addressed in Amendment #1 and to adopt it as a basis for continuing with the Community Plan, Specific Plan and EIR processes.

### **II. APPLICATIONS AND PROCESSING STEPS**

#### **Applications**

Since the original Guidance Package was considered by the Board of Supervisors, developers of the River Ranch Specific Plan area and the West Salida Specific Plan area have joined efforts. As a result, the two prior separate specific plans will be merged into one specific plan, the Salida Specific Plan. Consequently, the two relevant land use projects that now will be processed concurrently are:

1. Salida Community Plan Update
2. Salida Specific Plan and Maps

Salida Community Plan Update. Preparation of the Salida Community Plan is in progress. The document is being prepared by EMC Planning Group Inc. under contract to New Cities Development Group and Pacific Union Homes. However, as will be discussed later in this Amendment #1, County Staff is recommending that the County retain EMC Planning Group Inc. as a County consultant to complete the Community Plan. Current planning issues related to the Community Plan are described below.

Salida Specific Plan. The River Ranch Specific Plan and the West Salida Specific Plan are being consolidated into the single Salida Specific Plan. The Salida Specific Plan is currently being prepared by EMC Planning Group Inc. under contract to New Cities Development Group and Pacific Union Homes. However, as will be discussed later in this Amendment #1, County Staff is recommending that the County retain EMC Planning Group Inc. as a County consultant to complete the Salida Specific Plan. The Salida Specific Plan boundary encompasses Areas 1, 2, 3, and 6 and a portion of Area 5 within the Salida

Community Plan – a total of approximately 2,733 acres. Area 6 is included in the Salida Specific Plan because the County has indicated that the Specific Plan should plan for the extension of key backbone infrastructure (water, sewer, storm drainage and roadways) to Area 6 to facilitate its development. Neither New Cities Development Company nor Pacific Union Homes have an ownership interest in property within Area 6 and do not plan to participate in development of Area 6. Attachment A, Salida Specific Plan Land Use Map, shows the current proposed land uses. Land uses included in the Salida Specific Plan are: Planned Industrial (423 acres), Planned Industrial Reserve (747 acres), High Visibility Business Park (336 acres), Business Park (154 acres), Commercial (277 acres), Low Density Residential (529 acres), Medium Density Residential (158 acres), Medium-High Residential (52 acres), Public Uses (246 acres – includes 40 acres of existing private school use), and Parks and Open Space (415 acres).

The consolidation of the original specific plans into the Salida Specific Plan is considered to be a modification of the existing specific plan applications now on file with the County. A revised application which reflects the consolidation of the two prior plans has already been filed by New Cities Development Group.

Concurrent with the submission of prior applications for the River Ranch Specific Plan, Pacific Union Homes filed tentative map applications for several parcels within the River Ranch Specific Plan area. These tentative map applications have since been formally withdrawn.

### III. CURRENT ISSUES

Community Plan Boundary and Land Use Designations. The original approval by the Board in July 2005, included an expansion of the Community Plan boundary to include lands from Ladd Road to the Stanislaus River to accommodate additional lands controlled by New Cities Development Group. No additional modifications are proposed to the Community Plan boundary. The project boundary to be analyzed is exactly the same as that adopted by the Board in July and November 2005. The conceptual Community Plan land use designations also remain the same as originally approved by the Board.

Community Plan Land Use/Boundary Alternatives. The applicants and County Staff have discussed the possibility of alternatives to the proposed Community Plan land use plan. The alternatives apply to lands currently designated Planned Industrial Reserve that located west of Stoddard Road and north of Kiernan Avenue. Evaluation of alternatives may be important based on potential adverse environmental effects, especially traffic impacts that may arise due to the significant amount of acreage proposed for this use, its location relative to State Highway 99, and the Board of Supervisor's desire that a Level of Service C be maintained on roadways within the Community Plan boundary. Results of the Community Plan EIR traffic analysis may indicate whether land use/Plan area boundary alternatives are needed. Alternatives to be considered may include removing some of the PI Reserve area from the Community Plan boundary and allowing it to remain in agricultural use, creating a Mixed Use land use designation or a Mixed Use overlay zoning district that would apply to some or all of the area, and/or other changes that would result in reduced impacts. Plan area reduction alternative ideas include excluding the PI Reserve area located north of the proposed expressway, excluding a larger PI Reserve area that extends from Pirrone to the north or dividing the entire PI Reserve area in half from north to south and excluding the eastern half. The mixed use concept would allow integration of light industrial, business park and/or higher density residential uses, while placing a priority on job creation. Development standards would be created to ensure land uses are compatible. The number of residential units within the area designated Mixed Use could be capped to ensure that the priority function of this land use type, job generation, is maintained.

The need for Community Plan alternatives will continue to be analyzed over time. County Staff will continue to inform the Salida Ad Hoc Committee on potential project alternatives.

Additional Commercial Development. The applicants have suggested, that the northeast and southeast corners adjacent to the Stoddard Road/Expressway intersection would be appropriate commercial opportunity sites. The Ad-Hoc Committee suggested keeping the land use designation of "Planned Industrial" but allowing commercial development within that designation. The applicants have no control over these lands. These locations had previously been designated Planned Industrial Reserve. An alternative land use scenario may be evaluated in the EIR that includes changing the designation of these lands from "Planned Industrial" to "Commercial".

Water Supply/Recycled Water. New Cities Development Group has completed two water related technical reports. The first is entitled *Preliminary Evaluation and Analysis, Water and Water Reuse Concept Report for the Salida Community Plan* (Ripley, 2007) and the second is entitled *Groundwater Conditions in the Salida Community Plan Area* (Schmidt, 2007). County staff from the Departments of Planning and Community Development, Public Works, and Environmental Resources have reviewed the drafts of these reports and have submitted comments back to the authors.

The Developers Group is proposing to either assist the Salida Sanitation District with an upgrade to its existing plant such that the existing plant can process wastewater from the entire Plan area, or to construct a separate plant to process wastewater from new development within the Plan area. In either case, tertiary treatment level would be achieved. Recycled water can be utilized for a variety of end uses, replacing demand for ground or surface water.

The water use management plan would minimize the use of high quality groundwater. Options such as water reuse, groundwater recharge, and use of surface waters for on-potable use could reduce impacts to groundwater.

In short, based on new technical information, it appears that the number wells once envisioned as necessary to serve the Salida Plan Update Area may be significantly decreased and as such potential adverse affects of higher uses may similarly be reduced.

The current proposal is to include a comprehensive analysis of water reuse in the Salida Community Plan, Salida Specific Plan, and the related EIR.

Water Purveyor Options. At this time, a water purveyor for new development within the Community Plan has not yet been identified. At this time, several options are being considered, including the City of Modesto, creation of a new services district, expansion of the Salida Fire District to include utility services, etc. A water purveyor will need to be identified prior to public release of the Community Plan EIR. The applicants are continuing to analyze options with the recognition that a purveyor determination must be made in the next several months.

Wastewater Facilities and Purveyor. The applicants have been evaluating options for providing wastewater treatment capacity for new development areas within the Community Plan boundary. The primary options now being explored are to work with the Salida Sanitation District to expand capacity and treatment to a tertiary level at the District's existing plant or construct a new state-of-the art treatment plant in another location within the Community Plan boundary that would serve only new development, with the District continuing to provide service to existing customers. In either scenario, the applicants plan will include a reclaimed water storage facility. Sites will be studied within the existing Community Plan area and at a location outside the Community Plan boundary. A 100-acre parcel located to the west of the Hammet Road/State Highway 99 interchange has been identified for this purpose. The site is illustrated in Attachment B.

The Salida Sanitation District owns approximately 50 acres of land on which its existing treatment facility

and holding ponds are located. If the existing facilities are expanded and improved, a total of about 5 to 10 acres of the existing site will be needed. The remainder of the District's land could be available for conversion to other public uses. Further consultation among the District, applicants, and County Staff is needed before County Staff can provide more specificity to the Board of Supervisors on this issue.

Revision of Job Generation Estimates. County Staff had previously researched local and regional business park developments to assist in estimating the number of jobs that may be created per acre of developed industrial and commercial land uses within the Community Plan boundary.

Staff has continued to work to refine job generation estimates and contacted the Alliance to assist in providing an update of job generation numbers. The Alliance indicated that there is a tremendous amount of variation in job generation numbers based on development type and company locally, regionally, statewide and nationwide. In preparing this update, the Alliance analyzed local, regional, state and nationwide data. The compiled data indicated a tremendous amount of variation in job generation numbers. Variables included development type, how well established a company might be, and the amount of automation employed by the business. However, based on their analysis, the Alliance suggests the following as an average:

Planned Industrial	7 jobs/acre
High Visibility Business Park	26 jobs/acre
Business Park	22 jobs/acre
Commercial	24 jobs/acre

With 1930 acres of job creating acres within the Salida Community Plan Areas, at these rates, full buildout of the Salida Community Plan would be expected to generate approximately 31,000 jobs. The traffic and other impact analyses provided in the EIR will be based on these rates.

Salida Incorporation. As an option to the future organization of Salida, the Community Plan EIR will address effects of incorporating Salida as a city. The applicants have proposed to conduct an economic analysis study to examine the financial feasibility of incorporation.

#### **IV. CONTRACTING – COUNTY CONSULTANTS**

Assistance with Project Processing. The Department of Planning and Community Development intends to enter into a Professional Services contract with EMC Planning Group Inc. to complete the Community Plan and the Salida Specific Plan as well as other tasks including preparation of project consideration documents. EMC Planning Group Inc.'s work under County staff direction will be funded by the developers through payment mechanisms identified in the original Guidance Package. EMC Planning Group Inc.'s scope of work and cost estimate is described in Attachment D to this Amendment #1.

Contract Modification – Susan Goodwin Consulting Group. The original Guidance Package acknowledged that the County's contract with Susan Goodwin Consulting Group would require modification over time as the project evolved. A modification is now needed to enable the consultant to prepare an infrastructure and services capital, ongoing operations, and maintenance financing study. The study will, among other findings, determine the potential positive or negative economic impacts on the County from Community Plan and Specific Plan implementation. The scope of work for the study is included as Attachment E.

#### **V. SCHEDULE**

A detailed project schedule was included in the original Guidance Package. The following is a summary of

key project tasks and their revised estimated completion dates. County Staff is working closely with the developers and County consultants to bring both the Salida Community Plan and the Salida Specific Plan to the Board of Supervisors by March 2008.

<b>Task</b>	<b>Estimate End Date</b>
EIR NOP	April 2007
Infrastructure Master Plans	May 2007
Plan for Services	May 2007
Revisions to PSRs	June 2007
Financing Plan	July 2007
Water Supply Plan	July 2007
Sewer Options Plan	July 2007
Salida Community Plan	August 2007
Salida Specific Plan	August 2007
EIR Technical Studies	August 2007
Business Plan - Capital Improvements/ Financing	September 2007
Draft EIR	September 2007
Expressway Plan	November 2007
Final EIR	January 2008
Project Consideration Package	February 2008
Public Hearings – PC and BOS	February - March 2008

All parties will strive to meet this schedule, but it is subject to change dependent upon specific circumstances related to each task. County staff will manage to this schedule, and will provide monthly updates per the project management protocols.

### **COST RECOVERY AND DEPOSITS**

All cost recovery guidelines as originally approved in the original Guidance Package remain in effect.

### **ATTACHMENTS:**

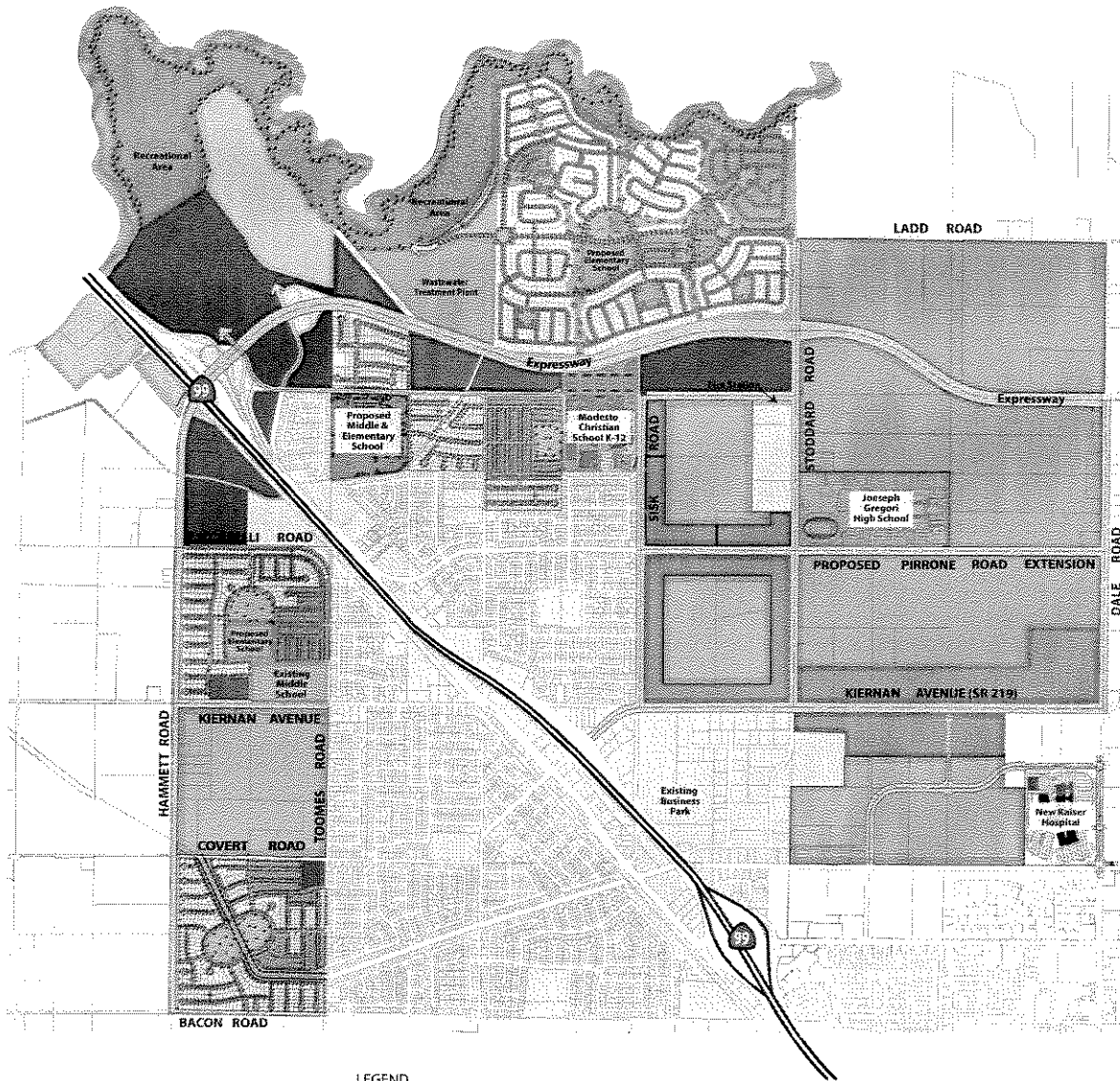
- A - Salida Specific Plan Land Use Map
- B - Off-Site Location for Recycled Water Storage
- C - Scope of Services for EMC Planning Group Inc.
- D - Scope of Services for Goodwin Consulting

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# **ATTACHMENT A**

## **SALIDA SPECIFIC PLAN LAND USE MAP**

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**LEGEND**

Description	Description
Business Park	Public Uses
High Visibility Business Park	Private School
Commercial	Parks & Open Spaces
Planned Industrial	LDR
PI Reserve	MDR
Existing Salida Community	M-HDR

# SALIDA COMMUNITY PLAN

SALIDA, CA



Project Management • Urban Design • Land Planning • Entitlements  
 Engineering • Surveying • Construction Staking • Marketing & Graphics  
 Corporate: 200 W. Roseburg Avenue, Suite B2, Modesto, CA 95350 • 866.526.4214  
 www.mva.net • Modesto, CA • Stockton, CA • Reno, NV • Scottsdale, AZ

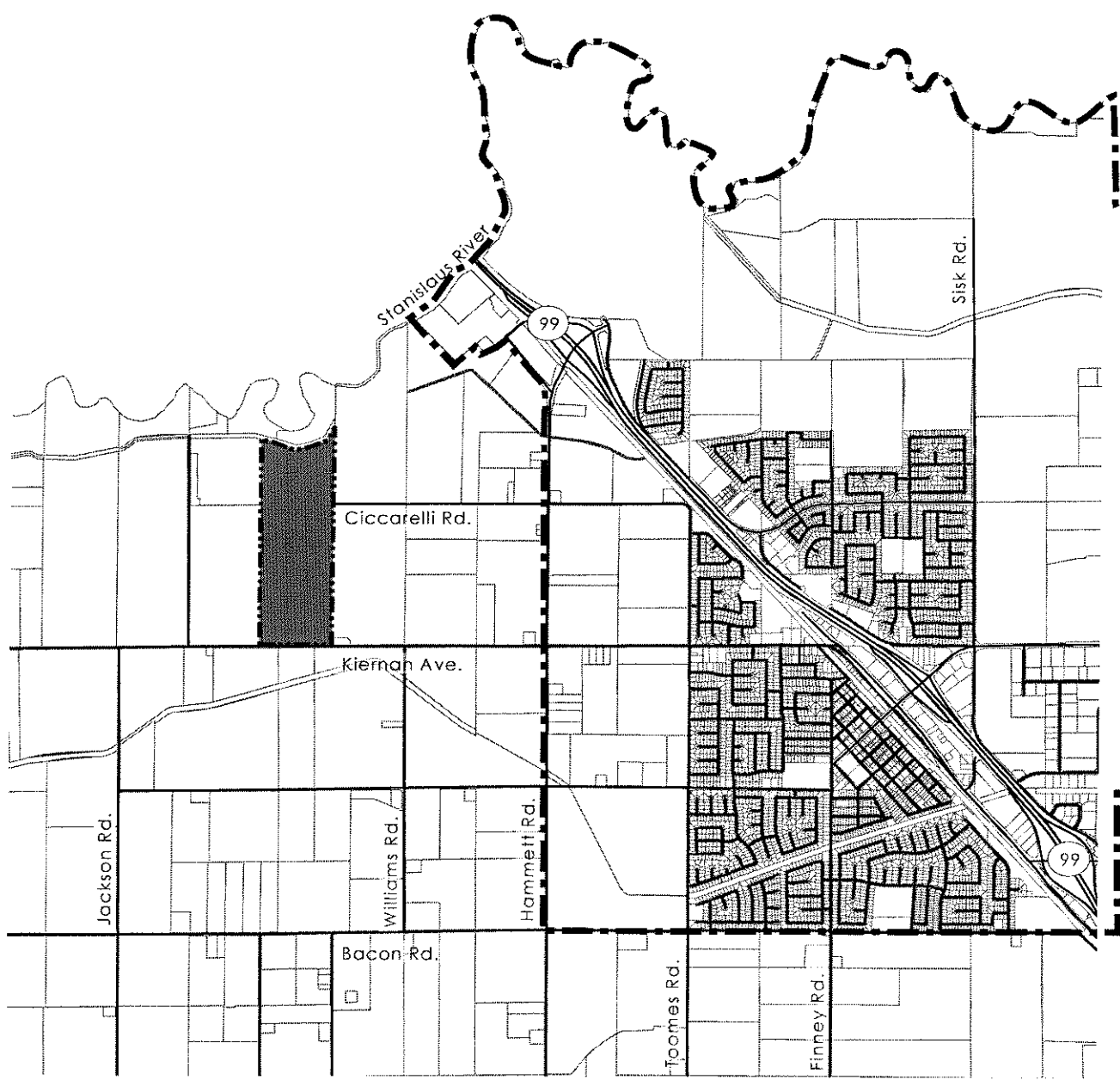


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# **ATTACHMENT B**

## **OFF-SITE LOCATION FOR RECYCLED WATER STORAGE**

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- Community Plan Boundary
- Project Boundary



Source: EMC Planning Group Inc. 2007, Stanislaus County 2006

Attachment B

# Off-Site Location for Recycled Water Storage

Guidance Package Amendment #1



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# **ATTACHMENT C**

## **SCOPE OF SERVICES FOR EMC PLANNING GROUP INC.**

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# PLANNING SERVICES PROPOSAL

Salida Community Plan and River Ranch Specific Plan

PREPARED FOR

Ron Freitas, Planning Director  
Stanislaus County Planning and Community Development Department  
1010 10<sup>th</sup> St., Suite 3400  
Modesto, CA 95354  
Tel 209.525.6330

PREPARED BY

EMC Planning Group Inc  
301 Lighthouse Avenue Suite C  
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January 31, 2007

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## **Appendices**

Appendix A    EMC Planning Group Inc. Resumes

# 1.0

## INTRODUCTION

EMC Planning Group Inc. is pleased to submit this proposal to provide planning services to Stanislaus County for the preparation and processing of the Salida Community Plan and the River Ranch Specific Plan. EMC Planning Group Inc. is uniquely qualified to assist the County with this project given that the firm's has been involved with the planning process for these plans since the year 2000.

The substantive components of this proposal are included in Section 2 through Section 5. Section 2 is the scope of work. Section 3 summarizes EMC Planning Group Inc. staffing, Section 4 includes the proposed planning services budget, and Section 5 is the project schedule.

The scope of work in Section 2 is divided into a number of individual phases, each of which contains a range of tasks. The overall scope of work focuses on: 1) coordination and facilitation of project activities; 2) consolidating the extensive amount of project work that has been undertaken to date and producing a final community plan and specific plan; and 3) preparing documentation needed by the Planning Commission and Board of Supervisors in the project consideration process. Many of the tasks will result in preparation of specific deliverables. Where this occurs, the deliverables are so noted. The most significant deliverables are a community plan, specific plan, and project consideration packages for the Planning Commission and Board of Supervisors.

## 2.0

# SCOPE OF WORK

### **TASK 1 – PROJECT ADMINISTRATION AND GUIDANCE TASKS**

This includes contract negotiation and execution, insurance compliance, EMC Planning Group Inc. team administration, and overall project administration from contract authorization through hearings by the Board of Supervisors and finalization of documents based on the Board of Supervisors actions.

### **TASK 2 – COORDINATION AND COMMUNICATIONS**

This task covers general communications and coordination among all interests in the project process, including but not limited to: County staff, County subconsultants (i.e. EIP, Goodwin Associates, etc.), responsible agencies, the developer group, etc. Because EMC Planning Group Inc's role is to facilitate project processing for the County and because the project is complex, significant staff hours have been allocated for this task. Time to participate in/attend the twice monthly conference call/team meeting activities is included in this task; a total of fourteen (16) County/Developer team meetings, which will be held once per month, and fourteen (16) conference calls, which will also be held once per month, are assumed.

This is considered to be a “catch-all” task which also captures a range of other related actions needed to facilitate completion of plans and studies.

### **TASK 3 – COMMUNITY PLAN PREPARATION**

A significant amount of work has already been put into the Salida Community Plan document. However, revisions are needed to reflect changes in land use and other planning variables that have occurred since mid 2006. EMC Planning Group Inc. will work with County staff and the developer team to identify required changes. Changes to both the community plan text and graphics are anticipated. It is assumed that two more iterations of the community plan – a draft and a final plan, will be required. Should additional iterations be needed, a contract amendment may be required.

**Deliverables:** Revised Large Scale Salida Community Plan Base Map (5 copies)

Draft Salida Community Plan (50 hard copies, 25 copies on CD)

Final Salida Community Plan (50 hard copies, 25 copies on CD)

Large Scale Community Plan Land Use Map (5 copies)

### **TASK 4 – SPECIFIC PLAN PREPARATION**

Since the most recent versions of the River Ranch Specific Plan and the West Salida Specific Plan were prepared, significant changes in the planning approach for the community plan area have been made. Changes in land use and policy direction have occurred; specific plan boundaries have changed; and new information regarding infrastructure requirements, improvement costs, and environmental opportunities and constraints has been generated. The primary focus of this task is to combine the prior River Ranch and West Salida Specific Plans into one consolidated plan which addresses planning areas 1 through 5 and infrastructure improvements for planning area 6. It is anticipated that a significant percentage of the coordination and communications level of effort identified in Task 2 will be utilized to facilitate this task. It is assumed that the consolidated specific plan will be produced in administrative draft, proof draft, draft, and final forms. Additional iterations of the specific plan, if needed, may result in the need for a contract amendment.

**Deliverables:** Large Scale Revised Specific Plan Base/Boundary Map (5 copies)

Administrative Draft Specific Plan (20 hard copies, 10 copies on CD)

Proof Draft Specific Plan (20 hard copies, 10 copies on CD)

Draft Specific Plan (50 hard copies, 25 copies on CD)

Final Specific Plan (50 copies, 25 copies on CD)

Large Scale Draft and Final Community Plan Land Use Map (8 total copies)

## **TASK 5 – ENVIRONMENTAL DOCUMENTATION REVIEW**

EMC Planning Group Inc's primary role for this task is to peer review the environmental documentation being prepared by EIP. The following environmental documentation will be reviewed and one set of comments on each product will be prepared and submitted to the County:

- Notice of Preparation
- Administrative Draft EIR
- Proof Draft EIR
- Administrative Final EIR

It is assumed that EIP's existing scope of work includes CEQA noticing and document circulation tasks; therefore, these tasks are not including in this scope of work.

**Deliverables:** One comment memo for each of the CEQA documents listed above.

## **TASK 6 – PROJECT CONSIDERATION PACKAGE**

### **Planning Commission Package**

EMC Planning Group Inc. will prepare an administrative draft consideration package for review by County staff and County Counsel. Upon receipt of the County's comments, a proof draft consideration package will be completed and delivered to the County for review and comment. Upon receiving comments from the County on the proof draft, a draft project consideration package will be completed and delivered to the County. The project consideration package is highly detailed and sections are linked. As a result, preparation of the initial package and revisions to it is time intensive.

The project consideration package would include a staff report, resolutions, ordinances (as necessary), CEQA findings, project findings, and exhibits to support the County's decision making process.

Two (2) meetings with County staff/Counsel to prepare, review, and finalize the draft package are assumed.

### **Board of Supervisors Project Consideration Package**

The bulk of the work on the project consideration package will have been completed in preparation of project consideration by the Planning Commission. However, revisions to the package will be required to tailor it for the Board of Supervisors and to reflect recommendations by the Planning Commission. A revised draft package will be prepared for the Board of Supervisors. Upon review and comments received from the County, a final draft package will be prepared (this task assumes only one review of the package by the County). Once the Board of Supervisors takes action on the project, a final package will be prepared which reflects any project modifications/actions taken by the Board of Supervisors.

Two (2) meetings with County staff/Counsel to prepare, review, and finalize the Board of Supervisors' draft and final project consideration package are assumed.

**Deliverables:** Administrative Draft PC Package (10 hard copies, 5 copies on CD)

Proof Draft PC Package (10 hard copies, 5 copies on CD)

Draft PC Package (20 hard copies, 5 copies on CD)

Draft Board Package (10 hard copies, 5 copies on CD)

Final Draft Board Package (15 hard copies, 5 copies on CD)

Final Board Package (10 hard copies, 5 copies on CD)

## **TASK 7 – MEETINGS AND PUBLIC HEARINGS**

This task consists of project representation at a range of meetings during the community plan and specific plan preparation and approval process. The types and number of meetings anticipated are as follows:

- Municipal Advisory Committee – 2
- Public Meetings – 2
- Agency Meetings – 6
- County Counsel/Staff – 4

- Planning Commission – 2
- Board of Supervisors – 2

Meetings with each of the above interests require pre-meeting preparation. It is assumed that significant preparation time for Municipal Advisory Committee Meetings and public meetings will be needed. It is assumed that County staff will undertake the bulk of preparation activities for Planning Commission and Board of Supervisors meetings, with materials production support from EMC Planning Group Inc. It is further assumed that all meetings will take place in the Modesto area – travel time and mileage costs are based on this assumption.

**Deliverables:** Deliverables for each type of meeting will vary. It is assumed that materials for Municipal Advisory Committee, public, Planning Commission, and Board of Supervisors meetings include a powerpoint presentation; range of handouts, including maps and other project information, but excluding copies of technical reports or other larger project documents; and two (2) large scale community plan/specific plan maps.

Should a greater number of meetings be necessary, EMC Planning Group Inc. would bill each additional meeting on a fixed fee basis. The cost for each meeting is dependent on the EMC Planning Group Inc. staff person who attends. For Michael Groves, Senior Principal, the cost is \$2,250 and for Ron Sisseem, Principal Planner, the cost is \$1,750. Both costs include mileage and assume nominal preparation time. If substantial preparation time or production of supporting materials is required, additional cost would be incurred. These fixed fee costs are included in a footnote in Section 4 - Planning Services Budget.

## **EXCLUSIONS/ASSUMPTIONS**

### **Graphics Assumptions**

Graphics preparation can be a significant cost in the preparation of advance planning documents. The assumptions for graphics deliverables are stated for each of the project tasks. Revisions to these assumptions, if needed, can be made in collaboration with the County.

### **Document Review/Comment Assumptions**

For each community plan or specific plan deliverable submitted to the County for review and comment, EMC Planning Group Inc. assumes that all comments from County staff or other commenting interests will be received at one time (to avoid multiple revisions).

### **Services Exclusions**

Costs associated with the following activities are excluded from this Planning Services proposal:

- Community outreach or involvement activities;
- Preparation of technical reports; and
- Retention of subconsultants

**Modifications to Scope of Work/Contract Amendments**

EMC Planning Group Inc. recognizes that the planning services scope of work and the need for additional or different tasks may change over time as the planning process proceeds. Tasks in addition to those identified in this Scope of Work will not be undertaken until EMC Planning Group Inc. submits a contract amendment to the County and the contract amendment is approved by the County.

## STAFF ASSIGNMENTS

### EMC PLANNING GROUP INC.

The EMC Planning Group Inc. team will be led by its Senior Principal and founder, Michael J. Groves. Michael will represent the team at all major public meetings, provide strategic direction and inputs, review all content produced by EMC Planning Group Inc. staff, and provide overall management direction for the firm.

Ron Sissem, M.R.P., Principal Planner, will serve as the project manager/primary point of contact for the County and EIP, developer group, and other project interests. He will manage the community plan and specific plan revision/preparation process and represent the County at team meetings, public meetings, agency meetings, and public hearings. Sally Rideout, Senior Planner; Janet Ilse, Biologist/Senior Planner; and Markus Naerheim, Assistant Planner will provide key professional staff support, assisting with project coordination and the preparation of community plan and specific plan deliverables. Teri Wissler Adam, Principal, will manage and conduct the CEQA documentation review processes. Resumes for EMC Planning Group Inc. staff are attached as Appendix A.

All noted staff members are permanent employees of EMC Planning Group Inc. and have been assembled as the planning services team based on their fit for the project and their availability to complete assigned tasks.

## 4.0

# PLANNING SERVICES BUDGET

The project budget is shown on the following page. The budget is subject to revision based on further consultations with County Staff, as these consultations could result in changes to the scope of work.

<b>Salida Planning Services Budget</b>											
<b>Task</b>	<b>EMC Planning Group Inc.</b>									<b>Total Hours</b>	<b>Total Cost</b>
	<b>Groves Sr. Principal</b>	<b>Staedler/Adam Principal</b>	<b>Sissem Principal Planner</b>	<b>Rideout Senior Planner</b>	<b>Ilse Senior Planner</b>	<b>Naerhiem Assistant Planner</b>	<b>Kim Production</b>	<b>Bermea Administrative</b>			
<b>Staff</b>											
<b>Billing Rate (Per Hour)</b>	\$235.00	\$200.00	\$150.00	\$125.00	\$125.00	\$95.00	\$125.00	\$75.00			
Administration	8.0	16.0	36.0	3.0	0.0	0.0	0.0	3.0	66.0	\$11,080.00	
Coordination and Communications	156.0	6.0	276.0	102.0	8.0	32.0	2.0	6.0	588.0	\$96,750.00	
Community Plan Preparation (draft/final)	8.0	0.0	30.0	60.0	4.0	45.0	14.0	2.0	163.0	\$20,555.00	
Specific Plan Preparation (admin/proof/draft/final)	25.0	36.0	172.0	220.0	12.0	185.0	36.0	8.0	694.0	\$90,550.00	
CEQA Document Review	2.0	48.0	20.0	10.0	0.0	0.0	0.0	0.0	80.0	\$14,320.00	
<b>Project Consideration Package</b>											
PC Proj. Consid. Pkg (2 meetings, admin/draft)	36.0	0.0	126.0	0.0	0.0	12.0	8.0	10.0	192.0	\$30,250.00	
CC Proj. Consid. Pkg (draft, final)	24.0	0.0	44.0	0.0	0.0	6.0	6.0	6.0	86.0	\$14,010.00	
<b>Meetings/Public Hearings*</b>											
Agency - 6 (prep/travel/attend)	32.0	0.0	48.0	24.0	0.0	6.0	0.0	0.0	110.0	\$18,290.00	
Public/MAC Meetings - 4 (prep/travel/attend)	36.0	0.0	56.0	16.0	0.0	4.0	12.0	8.0	132.0	\$21,340.00	
Co. Counsel/Staff - 4 (consideration packages)	16.0	0.0	32.0	0.0	0.0	0.0	2.0	4.0	54.0	\$9,110.00	
Public Hearings - 4 (prep/travel/attend)	32.0	0.0	52.0	16.0	0.0	4.0	16.0	6.0	126.0	\$20,150.00	
<b>Subtotal (Hours)</b>	<b>375.0</b>	<b>106.0</b>	<b>892.0</b>	<b>451.0</b>	<b>24.0</b>	<b>294.0</b>	<b>96.0</b>	<b>53.0</b>	<b>Total Hours</b>	<b>Total Cost</b>	
<b>Subtotal (Cost)</b>	<b>\$88,125.00</b>	<b>\$21,200.00</b>	<b>\$133,800.00</b>	<b>\$56,375.00</b>	<b>\$3,000.00</b>	<b>\$27,930.00</b>	<b>\$12,000.00</b>	<b>\$3,975.00</b>	<b>2291.0</b>	<b>\$346,405.00</b>	

<b>Additional Costs</b>	
Production Costs	\$13,000.00
Travel Costs	\$4,500.00
Postal/Deliverables	\$1,000.00
Communication	\$1,500.00
Miscellaneous	\$2,500.00
Administrative Overhead 10%	\$2,250.00
<b>Total</b>	<b>\$24,750.00</b>

<b>Subconsultant Fees</b>	
None	\$0.00
Subconsultant Overhead 10%	\$0.00
<b>Total</b>	<b>\$0.00</b>

<b>Total Costs</b>	<b>\$371,155.00</b>
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\*Note: If additional meetings are required, they would be billed on a time and materials basis. Anticipated time (and mileage) cost per meeting for Michael Groves is \$2,250 and \$1,750 for Ron Sissem.

## 5.0 PROJECT SCHEDULE

The projected project schedule is shown on the following pages. The schedule reflects EMC Planning Group Inc.'s current understanding of the project processing approach and timing to complete each step in the process. The schedule is subject to change based on unforeseen circumstances and ability of responsible parties in the process to complete tasks/assignments within time periods assumed in the schedule.

Schedule Forthcoming

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# **ATTACHMENT D**

## **SCOPE OF SERVICES FOR GOODWIN CONSULTING GROUP**

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**AMENDMENT 5  
TO  
EXHIBIT A**

**SALIDA COMMUNITY PLAN  
COUNTY OF STANISLAUS**

**PUBLIC FACILITIES FINANCING PLAN  
SCOPE OF WORK**

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Pursuant to the original scope of work, GCG was to prepare a Public Facilities Financing Plan (PFFP) for the North Salida planning area, including West Salida, River Ranch, and North Gateway (collectively “the Project”). The scope of work was revised to focus on an interim step in the PFFP process involving a feasibility test of the proposed Project. The County and landowners, pursuant to a Board of Supervisors directive, decided to evaluate alternative scenarios, as described more fully in Amendments 1 through 4 to the Agreement for Consulting Services. A final draft of the *Feasibility and Fiscal Analysis Executive Summary*, dated February 10, 2006, was prepared and presented to the Board and Project landowners. With revised land use plans, updated infrastructure cost estimates, continuing environmental reviews, and other changes since the executive summary was prepared last year, this Amendment 5 includes specific tasks to update the feasibility and fiscal analysis and produce the comprehensive PFFP that was first contemplated under the original contract, include the following:

**Task 1.        Update Feasibility and Fiscal Test**

Based on new land use, infrastructure, absorption, phasing, and other assumptions, GCG will rerun the financial feasibility analysis incorporated into the executive summary from last year. GCG will also revisit the fiscal impact analysis to retest the level of fiscal mitigation that may be required for residential development. This preliminary, or interim, step will give the County and landowners a sense of how viable the newly formulated Project may be and provide direction into the issues that will need the most scrutiny entering the detailed analysis associated with the PFFP.

**Task 2.        Prepare Public Facilities Financing Plan**

GCG will transition from the feasibility analysis into the comprehensive PFFP work at the direction of the County. The PFFP tasks will be the same as those outlined in the original scope of work, but the essence of the PFFP will include the following:

1. Conduct detailed public financing and fiscal impact analyses on an annual or phased basis, such as project start-up, completion of residential development, and completion of non-residential development (buildout of the plan area).
2. Delineate project-specific development impact fees that must be charged to fund infrastructure on a pay-as-you-go basis, and project land-secured bond amounts and annual special tax rates necessary to fill funding gaps that are anticipated. Project phasing and effects on vacant land will be evaluated as part of this analysis.
3. Incorporate other sources of funding that may be applied to offset local or regional infrastructure requirements.
4. To the extent capital facility oversizing is required, either within Project phases or with respect to infrastructure that benefits areas outside the entire Project, examine fee credit and reimbursement programs so that, ultimately, all future development pays its fair share.
5. Prepare a funding matrix that summarizes the sources of financing to pay for each major category of capital improvements.
6. Revise the fiscal impact work to incorporate a more thorough analysis on an annual or phased basis to determine short-term and long-term fiscal impacts, identify potential fiscal deficits and measures to mitigate those shortfalls, and assess the Project's ability to be self-sustaining.
7. Update the feasibility tests to ensure that the Project will be viable to develop, including a review of burden-to-value ratios and market comparisons.
8. Discuss guidelines and procedures that must be undertaken to implement the conclusions and recommendations of the PFFP.

**Task 3.        Start-Up Contributions and Development Tie-Ins**

Completing the PFFP will likely entail an iterative process. Based on the results of the first round of analysis, refining the preliminary phasing plan to address problems or issues that arise during the analysis may become unavoidable. The goal is to produce a phasing plan within the financing plan that: 1) maximizes the amount of non-residential land uses that can be supported through “start-up contributions” made by residential land uses; and 2) minimizes the amount of up-front costs required to make those non-residential areas available for development.

The phasing plan will incorporate development thresholds that both monitor residential development and encourage non-residential development. GCG will work with the County and landowners to amplify and refine the concept of tie-ins that connect residential development to non-residential development with building permit triggers or other measures. Financial feasibility and self-sustainability issues could both be impacted by the tie-in concept. Therefore,

impacts on financial feasibility and fiscal revenues and expenses will be evaluated as the tie-in concept is further developed and finalized.

**Task 4.        Other Services**

The Salida Community Plan is a large, complex project, and the development of a detailed, implementation-oriented PFFP will be somewhat complex as well. As a result, numerous meetings with County staff and landowners will be required to develop facts and assumptions, review preliminary analyses, discuss and resolve issues, and finalize reports and presentations. In addition, a series of meetings and workshops to educate, inform, and respond to the public, County subcommittees, and the Board of Supervisors will need to occur. GCG will also assist the County and landowners in their process of negotiating a development agreement, some of the provisions of which will relate directly to issues such as development phasing, trigger mechanisms, fiscal mitigation, and public facilities financing. Additional flexibility is built into the budget for this contract amendment to address these services and any other services that may be requested.

**AMENDMENT 5  
TO  
EXHIBIT B**

**SALIDA COMMUNITY PLAN  
COUNTY OF STANISLAUS**

**PUBLIC FACILITIES FINANCING PLAN  
BUDGET AND FEE SCHEDULE**

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**Services**

Goodwin Consulting Group, Inc. (GCG) proposes a maximum budget of \$130,000 to perform Tasks 1 through 4 of the scope of work set forth above in Amendment 5. This budget represents a maximum amount not to be exceeded. Additional consulting services beyond those included in the scope of work may be provided within the maximum budget if total hourly billings are less than the budget maximum. Alternatively, if the scope of services can be completed for less than the maximum budget, only the hours actually expended will be billed. Following is the schedule of GCG's hourly service rates:

<i>Hourly Service Rates</i>	
Managing Principal	\$225/Hour
Principal	\$215/Hour
Senior Associate	\$175/Hour
Associate	\$150/Hour
Analyst	\$135/Hour
Research Assistant	\$80/Hour

*\* The rates reflected above are valid through December 31, 2007, and may be adjusted thereafter.*

**Expenses**

In addition to fees for services, GCG shall be reimbursed for direct expenses, including mileage, photocopying, data sources, courier, overnight delivery, and long-distance telephone expenses.

**Billing Structure**

GCG will submit monthly invoices to the County providing details of services rendered and expenses incurred. Invoices are due and payable within 15 days.



Revised: March 19, 2007  
**Salida Community Planning Schedule**

Task	critical path	Activity Name	Activity Description	Team Leader	2005												2006												2007												2008			
					Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr							
7	*	<b>Water Supply:</b>	Prepare and review a Draft Water Supply Plan. Include surface water source as an alternative and cumulative water source. Determine if there is adequate water and who will provide it. Once determined, take approach to County Ad-Hoc sub-committee and BOS.	County Staff EIR consultant Scott Stringer George Petrulakis																																								
8	*	<b>Sewer Plant Expansion:</b>	Waste Water Treatment Plant Options Analysis for tertiary treated waste water and phasing plan. Site location of plant and work out arrangements with Sewer District.	Scott Stringer Dana Ripley Dan Holmes Sewer District																																								
9		<b>MSR:</b>	Draft Municipal Services Review document that defines existing service levels and anticipated service and infrastructure needs.	County Staff Dan Holmes																																								
10		<b>Community Plan:</b>	Prepare a Draft Community Plan, County review of document and revisions made and provided to EIP.	County Staff EMC																																								
10A	*	<b>Land Uses and Community Plan:</b>	Determine revisions to Land Uses in area 4 & 5 and location of sewer treatment plant. Further revisions to Community Plan for submittal to EIR Consultant. Incorporate changes to area 4 & 5 and locate sewer treatment plant.	County Staff EMC																																								
11	Complete	<b>Design Guidelines:</b>	Prepare Draft Design Guidelines - stand alone document to be referred to by Community Plan and Specific Plans.	Dahlin Group Scott Stringer																																								
11A		<b>Design Guidelines:</b>	Revisions to Design Guidelines to add mixed use area and incorporate into Specific Plan as appropriate.	County Staff EMC																																								
12	Complete	<b>Regional Park Plan:</b>	Prepare a Draft Regional Riverfront Park Plan, Cost the improvements and determine phasing. EMC to incorporate into Specific Plan document.	Scott Stringer County Departments EMC																																								
13A		<b>Residential Mapping:</b>	Submittal of individual up-to-date lotting programs for Specific Plan evaluation.	County Staff EMC Developer Engineer																																								
13B	#	<b>Plan Objectives</b>																																										
13C	*	<b>Specific Plans:</b>	Revise Draft Specific Plan documents for west and east of Highway 99 and combine them into one document for Development Team and County review.	County Staff EMC																																								
14	*	<b>Infrastructure Plans:</b>	Prepare an Infrastructure (transportation, water sewer, and storm drainage) Phasing Plan that includes costs for the infrastructure. Create full plan for services, including soft services (see 15A below). Is required for Specific Plan, Incorporation, and annexation.	Scott Stringer Dan Holmes Mid-Valley Eng. Development Team County Staff/Goodwin EMC																																								

\* - Asterisk: Items that drive critical path timeline

# - Italicized Number: Immediate Priority

NOTE: Revised based on EIP's latest schedule





CHIEF EXECUTIVE OFFICE  
2007 JUN 25 P 2:31

**AMENDMENT 5  
TO  
AGREEMENT FOR CONSULTING SERVICES**

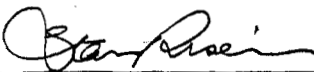
**SALIDA COMMUNITY PLAN  
COUNTY OF STANISLAUS**

**PUBLIC FACILITIES FINANCING PLAN**

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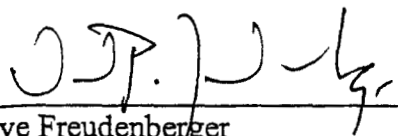
This Amendment 5 to Agreement for Consulting Services between the County of Stanislaus and Goodwin Consulting Group, Inc., is executed on June 1, 2007 as follows:

**County of Stanislaus**

By: 

Title: Asst EXECUTIVE OFFICER

**Goodwin Consulting Group, Inc.,  
a California Corporation**

By:   
Dave Freudenberger  
Principal

**AMENDMENT 3  
TO  
AGREEMENT FOR CONSULTING SERVICES**

**Salina Community Plan  
COUNTY OF STANISLAUS**

**PUBLIC FACILITIES FINANCING PLAN**

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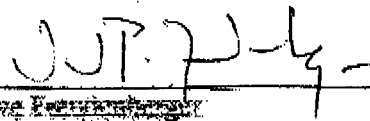
This Amendment 3 to Agreement for Consulting Services between the County of Stanislaus and Goodwin Consulting Group, Inc., is executed on DECEMBER 11, 2005 as follows:

County of Stanislaus

By: 

Title: Asst. Agr. Officer

Goodwin Consulting Group, Inc.,  
a California Corporation

By:   
Dave Ferrante  
Principal