

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
1112 I Street #100
Sacramento, California 95814
(916) 874-6458

March _____, 2007

**REQUEST FOR PROPOSAL TO PREPARE
ENVIRONMENTAL IMPACT REPORT FOR
PROPOSED ARDEN-ARCADE INCORPORATION (03-07)**

INTRODUCTION

The Sacramento Local Agency Formation Commission is requesting proposals from Environmental Consultants to prepare an Environmental Impact Report for the proposed incorporation of the Arden-Arcade Community in Sacramento County.

BACKGROUND

Residents of Arden-Arcade have submitted a petition to incorporate their community. The proposed incorporation territory is shown on the attached map. This area is currently developed and consists primarily of residential and commercial development. Subject territory is currently surrounded by urban development. Services are provided by the County of Sacramento and various independent and dependent special districts and private water companies.

The proposed incorporation consists of a change of organization from county jurisdiction to the establishment of a city with corporate powers, governed by a city council. This change of organization will occur pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Pursuant to State law, the new city has two years after the incorporation to adopt its General Plan. Initially, the new city will operate under the current Sacramento County General Plan.

The petition provides the following information:

1. The effective date of incorporation shall be June 30, 2009.
2. The proposed city will be a general law city and shall have a city manager form of government.
3. The proposed city shall consist of six (6) council members elected by district.
4. The major shall be elected at large.

5. To enhance the character and identity of Arden-Arcade by creating a municipal corporation.
6. To increase local control over and accountability for decisions by having an elected city council and mayor.
7. To ensure that the planning, zoning, and other regulatory land use decisions affecting Arden-Arcade and to ensure the enforcement thereof.
8. To increase the accessibility of local government, officials and staff members to the residents of Arden-Arcade.
9. To improve and enhance local police protection.
10. To increase the allocation and acquisition of Federal and State revenues to support local services and programs in the Arden-Arcade community.
11. To increase local responsibility for determining services, service levels and capital improvements in the Arden-Arcade community.
12. To promote more citizen participation and involvement in local civic affairs of Arden-Arcade.
13. To stimulate economic growth that will support the well being of the proposed city.

QUALIFICATIONS

Sacramento LAFCo is seeking a consultant committed to providing the highest quality experience with proven expertise in environmental analysis related to incorporations and understanding of the operations of Sacramento LAFCo. Familiarity with the function and purpose of Local Agency Formation Commissions and knowledge of Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 is highly recommended.

The Consultant should have background in the following areas:

- California Environmental Quality Act
- Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
- California Government Code
- California Public Resources Code
- City and County Regulations
- California Planning, Zoning and Development Law
- Applicable Special District Enabling Acts
- City and Regional Planning Issues
- California Public Utility Commission Proceedings

PROJECT SCOPE & DESCRIPTION

The Consultant will be required to prepare an Environmental Impact Report to be used by LAFCo to analyze the environmental impacts related to the proposed incorporation of the Arden-Arcade Community. The purpose of this analysis is to provide the public and public agencies with detailed information about the impacts an incorporation is likely to have on the environment; to identify any adverse impacts and how those impacts should be minimized and to suggest alternatives to such a project.

The proposed analysis will be used by the Sacramento Local Agency Formation Commission in evaluating the proposed incorporation in order to render a decision to approve, modify, or deny the incorporation.

Although the act of incorporation should not by itself create a change in the physical environment, indirect impacts could occur due to changes in jurisdiction from the county to a new city. The incorporation does not propose any land use modifications, but if incorporation is approved, the new city council is empowered to adopt its own land use policies which may embrace new land use policies other than those set forth in the existing Sacramento County General Plan. It should be noted that the new city council would be required to prepare the required environmental documentation for adoption of its General Plan.

PROPOSALS

Interested Consultants shall provide the following information to Sacramento LAFCo.

- Statement of Qualifications
- Scope of Work Proposed
- Resume of individuals proposed on the project team
- Listing of similar projects completed by the firm.
Listing of similar projects completed for the individuals proposed.
Set forth their contribution to each of the similar projects listed.
- Listing of no less than three references. References should have knowledge of the project manager and other task leaders proposed on the team.
- Proposal cost and schedule to prepare all actions necessary for LAFCo to comply with CEQA for this project.
- Any other information that you may believe would assist LAFCo in reviewing and evaluating your proposal.

Proposals should be submitted by 5:00 P.M. on _____
to:

Peter Brundage, Executive Officer
Sacramento Local Agency Formation Commission
1112 I Street #100
Sacramento, California 95814
(916) 874-6458

Cost and schedule are critical issues related to this proposed project. The Final EIR will need to be completed by February 2008 in order to commence public hearings on the proposed incorporation in order to meet a November 2008 election deadline.

INTERVIEW & SELECTION

The proposal will be reviewed and the most qualified firms will be requested to make presentations to a selection committee.

ADDITIONAL INFORMATION AND QUESTIONS

Please contact Peter Brundage, 916-874-5935, if you have any questions. Upon request, LAFCo will make available the Tables of Contents and Summary Tables of the EIRs prepared by the Commission for the previous incorporations of the Cities of Citrus Heights, Elk Grove, and Rancho Cordova within Sacramento County to assist consultants in accurately scooping the environmental analyses necessary to complete the EIR for the proposed Arden-Arcade incorporation. Consultants may also view the complete EIRs at LAFCo's office at the address noted above.

PB:Maf
(RFP EIR Arden-Arcade)