

October 21, 2014

TO: Board of Supervisors

FROM: Kim Kerr, Assistant Chief Administrative Officer

Subject: Amendment III to Agreement for Services No. 595-S1211 with ICF Jones & Stokes, Inc. for the Partial Recirculation of the Draft Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update

The Community Development Agency, Long Range Planning Division recommends the Board authorize the Chair to sign Amendment III to Agreement for Services No. 595-S1211 with ICF Jones & Stokes, Inc., expanding the scope of work and increasing the not-to-exceed amount of the Agreement by \$54,947.90 for a not-to-exceed total amount of \$407,677.90 and extending the term of the Agreement to February 1, 2016, contingent upon review and approval of the Amendment by County Counsel and Risk Management.

Background

On January 18, 2012, the Board approved a contract in the amount of \$295,145 with ICF Jones & Stokes, Inc. (ICF) for the completion of the Environmental Impact Report (EIR) for the County's Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU). ICF is a multi-disciplinary environmental consulting firm well-known to the County through previous work over the years on a variety of California Environmental Quality Act (CEQA) projects. The consultant has been working with County staff over the course of the last two years on the TGPA-ZOU.

On March 5, 2012, the Board approved Amendment I to Agreement for Services No. 595-S1211 to revise the scope of work to include the development of a Mixed Use Development and Traditional Neighborhood Design manual as part of the Comprehensive Zoning Ordinance Update in accordance with Resolution of Intention 183-2011.

On January 28, 2014, the Board approved Amendment II to Agreement for Services No. 595-S1211, extending the term of the Agreement for one (1) additional year to cover the period February 1, 2012 to February 1, 2015 with no change to total compensation.

Recent Background on the TGPA-ZOU process:

- February 25, 2014: The Board authorized the release of the TGPA-ZOU Draft EIR (DEIR) for a 120-day comment period, 75 days longer than required by CEQA.
- March 24, 2014: The TGPA-ZOU DEIR was released for a 120-day public comment period to close on July 23, 2014.
- July 10, 2014: Staff held a public hearing at the Planning Commission to receive comments on the DEIR.
- July 23, 2014: The public comment period closed for the DEIR.
- August 4-27, 2014: TGPA-ZOU project hearing was held, consisting of a series of eight (8) total meetings; seven (7) with the Planning Commission and one (1) with the Agriculture Commission.
- Current and in progress: Staff is preparing responses to comments received and revisions to the EIR as necessary to address comments. Staff is also preparing a response to a request by the Planning Commission.

Discussion

This Amendment III to Agreement for Services No. 595-S1211 is necessary to prepare a partial recirculation of the DEIR, which will expand on the initial discussion and analysis for a few select sections within the DEIR. Additional discussion and analysis will be focused on groundwater impacts, energy use, revisions to the Zoning Ordinance Update and transportation.

The partial recirculation of the DEIR will require a 45-day comment period. The Final EIR will be completed following recirculation, and will include:

- Comments received
- Written responses to comments received
- Revisions to the EIR in response to comments

Based on a number of different factors, including the sheer size and scope of the project and the extended comment period for the DEIR, staff anticipated there may be a need for a partial recirculation of the DEIR, and therefore budgeted funding for this purpose.

Reason for Recommendation

Staff recommends the Board approve and authorize the Chair to sign Amendment III to Agreement No. 595-S1211 with ICF increasing the not-to-exceed amount of the Agreement by \$54,947.90 and extending the term of the Agreement by one (1) year, contingent upon approval by County Counsel and Risk Management. The amendment will provide the expertise and assistance necessary to complete a partial recirculation of the DEIR.

Clerk of the Board Follow Up Actions

- 1) The Chair will sign two originals of Amendment III to Agreement No. 595-S1211; and

2) The Clerk of the Board will return one fully executed original of Amendment III to Agreement No. 595-S1211 to the Long Range Planning Division for transmittal to the consultant.

Contact

Kim Kerr, Assistant Chief Administrative Officer
Chief Administrative Office

Concurrences

Contingent upon review and approval of the Amendment by County Counsel and Risk Management.