



COMMUNITY DEVELOPMENT AGENCY LONG RANGE PLANNING DIVISION

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March 6, 2015

To: Board of Supervisors

From: Shawna Purvines, Principal Planner

Subject: Amendment III to Agreement No. 365-S1210 with Pacific Municipal Consultants

PURPOSE:

On November 13, 2012, the Board approved Amendment I to Agreement for Services No. 365-S1210 with Pacific Municipal Consultants (PMC) to provide as-needed planning services for the proposed Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley Specific Plan Projects (Projects). Services provided by PMC are fully funded by the three (3) respective Project applicants: Serrano Associates, LLC; Marble Valley Company, LLC; and G3 Enterprise, LLC, in accordance with the Funding Agreement associated with each Project (Nos. 241-F1311, 240-F1311 and 245-F1311).

The County has not processed a Specific Plan application in nearly 20 years. County staff is leading the processing of these applications, with PMC providing key support functions. PMC's experience processing Specific Plan applications helps to ensure that the public, staff, the Board and others have the information necessary to evaluate and make decisions regarding the proposed Projects. Processing these applications does not represent a commitment that a proposed project, or any portion of an application, will be approved by the Board.

Based on changes to the project schedule, project description, and the need for additional public workshops and meetings, scope of work and budget augmentations are proposed to complete the processing of the proposed Projects applications. No costs are to be incurred by the County; all costs are paid by the project applicant.

Planning Commission and Board hearings to consider these proposed Projects may begin in late summer or early fall 2015.

DEPARTMENT RECOMMENDATION:

Community Development Agency (CDA), Long Range Planning (LRP), recommending the Board approve and authorize the Chair to sign Amendment III to Agreement No. 365-S1210 with PMC, expanding the scope of work, amending Exhibit C-1, "Rate Schedule" and increasing the not-to-exceed amount of the Agreement by \$242,564 for a not-to-exceed total amount of \$764,139 to assist County staff will tasks associated with processing the proposed Project applications.

DISCUSSION/BACKGROUND:

On November 13, 2012, the Board approved Agreements for Services with ICF Jones and Stokes, Inc. (ICF) and PMC to provide direct consultant services to the County for preparation of Environmental Impact Reports (EIRs) and as-needed planning consultation services for the Projects. Services provided by PMC include project management and application processing; participation in public outreach meetings and hearings; and technical review of complex project studies, administrative draft EIRs, and draft Specific Plan documents.

On November 13, 2012, the Board also approved separate Funding Agreements with each applicant (Nos. 241-F1311, 240-F1311 and 245-F1311). The Funding Agreements establish a legally binding mechanism that allows the County to be fully reimbursed by the applicants for costs incurred under these contracts. Consultants began work on November 19, 2012.

On March 11, 2014, the Board approved Amendment II to Agreement for Services No. 365-S1210 authorizing additional project funding to accommodate extended project schedules and additional work needed to complete processing of proposed Projects. The Board also approved Amendments to the Funding Agreements associated with each Project (Nos. 241-F1311, 240-F1311 and 245-F1311), increasing the amount of the Agreements to cover the additional work by ICF and PMC. The amended Funding Agreements also included funding for a separate Agreement with Goodwin Consulting Group, to provide assistance with reviewing Fiscal Impact Analysis prepared by the applicants and preparing/reviewing Public Facilities Financing Plans.

Amendment III to Agreement for Services No. 365-S1210 will provide additional funding for the following for each of the three (3) proposed Projects:

- Weekly and monthly project meetings and conference calls through the end of 2015
- Up to four (4) outreach workshops involving the public and Planning Commission
- Additional round of draft Specific Plan review/edits
- Commencement of the Development Agreement process and development of the Public Facilities Financing Plan
- Two (2) more rounds of Draft EIR review/edits as well as Final EIR review/edits

Associated Planning Consultant Services: Under separate agenda items (Legistar Files 12-1370, 12-1352 and 12-1354), staff is recommending Amendments to Agreements 267-S1311, 239-S1311 and 268-S1311 with ICF to include additional services for the Projects. These Legistar items also recommend Amendments to the Funding Agreements associated with each project (Nos. 241-F1311, 240-F1311 and 245-F1311).

ALTERNATIVES:

Should the Board decide not to approve Amendment III to the Agreement for Services with PMC, PMC's services would be limited to those approved in Amendment II. This would reduce PMC's participation in upcoming public outreach meetings and hearings, and reduce their role in the technical review of complex project studies, the draft EIRs and draft Specific Plan documents.

Limiting PMC's involvement at this point in the application review process would require existing staff to accommodate the additional work needed to complete the processing of the proposed Projects. This would significantly increase staff workload over the next six (6) to nine (9) months, likely causing delays to other applications currently being processed.

In addition, since the County has not processed a Specific Plan application in nearly 20 years, most County staff does not have direct expertise processing such complex applications. PMC's experience processing Specific Plan applications helps to ensure that the public, staff, the Board and others have the information necessary to evaluate and make decisions regarding the proposed Projects.

OTHER DEPARTMENT/AGENCY INVOLVEMENT:

County Counsel and Risk Management have approved this Amendment.

FINANCIAL IMPACT:

There is no change to Net County Cost associated with this item. No costs are to be incurred by the County. All costs are paid by the project applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS:

- 1) The Clerk of the Board will obtain the Chair's signature on two (2) originals of Amendment III to Agreement No. 365-S1210; and
- 2) The Clerk of the Board will return one (1) fully executed original of Amendment III to Agreement No. 365-S1210 to Long Range Planning for transmittal to the consultant.

CONTACT:

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