



County of El Dorado

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Legislation Details (With Text)

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File created: 2/27/2015 **In control:** Board of Supervisors

On agenda: 7/28/2015 **Final action:** 7/28/2015

Title: Community Development Agency, Development Services Division, recommending the Board consider the following regarding the Consultant Contracts for the Saratoga Estates project (Tentative Map TM14-1520/Planned Development PD14-0006/Rezone Z14-0007):

- 1) Make findings pursuant to County Ordinance Section 3.13.030 that it is more economical and feasible to engage an independent contractor in the preparation of an Environmental Impact Report due to the unavailability of qualified County employees to perform the work;
- 2) Approve and authorize the Chair to sign the Agreement for Services No. 367-S1511 with Ascent Environmental for preparation of the Environmental Impact Report and as-needed planning services, for a three year term commencing upon agreement execution and total not-to-exceed amount of \$86,755;
- 3) Approve and authorize the Chair to sign the Agreement for Services No. 368-S1510 with Goodwin Consulting Group for review of the associated fiscal impact analysis and public facilities financing plan documents, and possible development agreement document, for a three year term commencing upon agreement execution and total not-to-exceed amount of \$31,000 ; and
- 4) Approve and authorize the Chair to sign the Funding Agreement No. 377-F1511 with Renasci Development, LLC ("Applicant") for a total not-to-exceed amount of \$117,755, to fund the above Agreements for Services.

FUNDING: Funded by Development Applicant.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Blue Route-Ascent 7-28-15, 2. B - Blue Route-Goodwin 7-28-15, 3. C - Blue Route-Renasci 7-28-15, 4. D - Ascent-Agreement #367-S1511 7-28-15, 5. E - Goodwin-Agreement #368-S1510 7-28-15, 6. F - Renasci-Funding Agreement #377-F1511 7-28-15, 7. Executed Ascent Environmental, Inc. Agmt. 7-28-15 item 25.pdf, 8. Executed Funding Agmt Renasci 7-28-15 item 25.pdf, 9. Executed Goodwin Consulting Agmt. 7-28-15 item 25.pdf

Date	Ver.	Action By	Action	Result
7/28/2015	1	Board of Supervisors	Approved	Pass

Community Development Agency, Development Services Division, recommending the Board consider the following regarding the Consultant Contracts for the Saratoga Estates project (Tentative Map TM14-1520/Planned Development PD14-0006/Rezone Z14-0007):

- 1) Make findings pursuant to County Ordinance Section 3.13.030 that it is more economical and feasible to engage an independent contractor in the preparation of an Environmental Impact Report due to the unavailability of qualified County employees to perform the work;
- 2) Approve and authorize the Chair to sign the Agreement for Services No. 367-S1511 with Ascent Environmental for preparation of the Environmental Impact Report and as-needed planning services, for a three year term commencing upon agreement execution and total not-to-exceed amount of \$86,755;
- 3) Approve and authorize the Chair to sign the Agreement for Services No. 368-S1510 with Goodwin Consulting Group for review of the associated fiscal impact analysis and public facilities financing

plan documents, and possible development agreement document, for a three year term commencing upon agreement execution and total not-to-exceed amount of \$31,000 ; and
4) Approve and authorize the Chair to sign the Funding Agreement No. 377-F1511 with Renasci Development, LLC ("Applicant") for a total not-to-exceed amount of \$117,755, to fund the above Agreements for Services.

FUNDING: Funded by Development Applicant.

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division, recommends that the Board approve and authorize the Chair to sign Funding Agreement No. 377-F1511 between the County and Renasci Development, LLC ("Applicant") to fund consultant services under Agreement Nos. 367-S1511 and 368-S1510 with Ascent Environmental and Goodwin Consulting Group respectively, in the amount of \$117,755.00 to complete an Environmental Impact Report (EIR) and review the fiscal analysis documents for the Saratoga Estates Zone District Amendment, Tentative Subdivision Map, and Development Plan applications.

DISCUSSION / BACKGROUND

A Professional Services Agreement with Ascent Environmental is necessary to complete the EIR and assist with planning services for the Saratoga Estates project. A new contract with the Goodwin Consulting Group is necessary to help evaluate the Fiscal Impact Study, Public Facility Financing Plan, and possible Development Agreement for the project.

The Saratoga Estates project (TM14-1520, PD14-0006, and Z14-0007) requires the preparation of an EIR. Pursuant to Resolution 61-87, Community Development Agency, Development Services Division has determined that the EIR will be prepared by a consultant retained by the County and funded by the applicant.

The application was submitted on September 4, 2014 and it was determined at that time that an EIR would be required for this project. The project is proposed to create 316 residential lots and two parks with a 30 percent open space set aside. The project is intended to construct the Saratoga Way-Iron Point Road connection.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel and Risk Management

CAO RECOMMENDATION

CAO recommending the Board move staff's recommendations.

FINANCIAL IMPACT

The proposed consultant agreements will be fully funded by the proposed applicant's Funding Agreement. There is no change to Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk to obtain the Chair's signature on Agreement for Services No. 367-S1511 with Ascent Environmental.
- 2) The Clerk to obtain the Chair's signature on Agreement for Services No. 368-S1510 with Goodwin

Consulting Group.

3) The Clerk to obtain the Chair's signature on the Funding Agreement No. 377-F1511 with Renasci Development, LLC.

4) The Clerk to send of one fully executed original of each Agreement to the CDA Administration and Finance Division.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout, Development Services Director
Community Development Agency