



Legislation Details (With Text)

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Title: Community Development Agency, Development Services Division, recommending the Board approve and authorize the Chair to sign the Second Amendment to Agreement for Services 087-S1511 with LSA Associates, Inc., for the Dixon Ranch Project (Tentative Map TM11-1505), extending the term an additional two (2) years with a new expiration date of January 23, 2019 for the purposes of preparation of an Environmental Impact Report.

FUNDING: N/A (Developer Funded Agreement).

Sponsors:

Indexes:

Code sections:

Attachments: 1. 6A - Blue Route and LSA Contract Second Amendment BOS 1-10-17, 2. Executed Agreement 087-S1511 1-10-17, 3. 5A - Blue Route-LSA Contract First Amendment BOS 12-15-15, 4. 5B - Blue Route-Funding Agreement First Amendment BOS 12-15-15, 5. 5C - LSA Contract First Amendment BOS 12-15-15, 6. 5D - Funding Agreement First Amendment BOS 12-15-15, 7. 5E - Budget Transfer BOS 12-15-15, 8. Executed Agreement (Dixon Ranch Venture) 105-F1511 (12/15/15), 9. Executed Agreement (LSA) 087-S1511 (12/15/15), 10. 4A - Blue Route-LSA Contract 12-9-14, 11. 4B - Blue Route-Goodwin Contract 12-9-14, 12. 4C - Blue Route-Funding Agmt 12-9-14, 13. 4D - LSA Contract-#087-S1511 12-9-14, 14. 4E - Goodwin Contract-#246-S1511 12-9-14, 15. 4F - Funding Agmt-#105-F1511 12-9-14, 16. 4G - Budget Transfer 12-9-14, 17. Executed LSA Assoc. Agmt. 12-9-14 item 6.pdf, 18. Executed Goodwin Agmt 12-9-14 item 6.pdf, 19. Executed Funding Agreement 12-9-14 item 6.pdf, 20. Fully executed LSA Second Amend. Agmt, 21. 3A - Blue Route 5-14-13, 22. 3B - 2nd Amd 299-S1211 5-14-13, 23. 3C - Blue Route - Funding Agreement 5-14-13.pdf, 24. 3D - 2nd Amend Funding Agreement 311-F1211 5-14-13.pdf, 25. 3E - Budget Transfer 5-14-13.pdf, 26. 2A - Blue Route - LSA Amd 1, 27. 2B - 1st Amd 299-S1211, 28. 2C - Blue Route - Dixon Ranch Partners Amd 1, 29. 2D - 1st Amd 311-F1211 - Funding Agreement, 30. 2E - Budget Transfer, 31. A - Blue Route, 32. B - Agreement, 33. C - Blue Route - Funding, 34. D - Funding Agreement, 35. E - Budget Transfer, 36. F - Funding Agreement 005-D-F-11-12-PA.pdf, 37. G - 12-0076 - Various emails constituents.pdf, 38. H - Emails from constituents rcvd 1-24-12.pdf, 39. Fully executed Funding Agreement 299-S1211.pdf, 40. Fully executed Funding Agreement 311-F1211.pdf

Date	Ver.	Action By	Action	Result
1/10/2017	6	Board of Supervisors	Approved	Pass
12/15/2015	5	Board of Supervisors	Approved	Pass
12/9/2014	4	Board of Supervisors	Approved	Pass
5/14/2013	3	Board of Supervisors	Approved	Pass
2/5/2013	2	Board of Supervisors	Approved	Pass
1/24/2012	1	Board of Supervisors	Approved	Pass

Community Development Agency, Development Services Division, recommending the Board approve and authorize the Chair to sign the Second Amendment to Agreement for Services 087-S1511 with LSA Associates, Inc., for the Dixon Ranch Project (Tentative Map TM11-1505), extending the term an additional two (2) years with a new expiration date of January 23, 2019 for the purposes of

preparation of an Environmental Impact Report.

FUNDING: N/A (Developer Funded Agreement).

DEPARTMENT RECOMMENDATION

Community Development Agency (CDA), Development Services Division, recommends the Board approve and authorize the Chair to sign the Second Amendment to Agreement for Services 087-S1511 with LSA Associates, Inc. (LSA), extending the term an additional two (2) years with a new expiration date of January 23, 2019.

DISCUSSION / BACKGROUND

The Dixon Ranch Project (A11-0006, Z11-0008, TM11-1505, PD11-0006) requires the preparation of an Environmental Impact Report (EIR). Pursuant to Resolution 61-87, the Division determined that the EIR would be prepared by a consultant retained by the County and funded by the applicant.

The consultant contract is for the preparation of a legally adequate CEQA document for the project. The CEQA document is an informational document to inform the public and decision makers about the potential environmental effects of a proposed project. The preparation of the CEQA document does not indicate approval of a project. The Dixon Ranch project will be scheduled for a public hearing before the Board of Supervisors in early 2017.

The Board approved the original contract with LSA on January 24, 2012 (Item 13), for a period of two (2) years. A new contract with LSA was approved by the Board on December 9, 2014 (Item 16), for a period of three (3) years to expire on January 23, 2017. A First Amendment to the contract with LSA was approved by the Board on December 15, 2015 (Item 24), augmenting the budget by \$62,358 to finish preparation of the Public and Final Draft EIRs. A Second Amendment to the contract with LSA to extend the term an additional two (2) years is needed as the Project will not be heard by the Board prior to the current expiration date of January 23, 2017.

ALTERNATIVES

The rejection of the contract extension would result in the preparation of California Environmental Quality Act (CEQA) documentation by LSA working directly for the Dixon Ranch developer. Although this is authorized by County CEQA Resolution 61-87, it is preferred by the Division to have the CEQA consultant contract under the control of the County to ensure quality and control.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel and Risk Management

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

The proposed Second Amendment to the LSA Agreement to extend the term for an additional two (2) years has no financial impact.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk to obtain the Chair's signature on two (2) originals of the Second Amendment to the Agreement for Services 087-S1511 with LSA.
- 2) The Clerk to send one (1) fully executed original to CDA Contracts and Procurement Unit.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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Community Development Agency