



## Legislation Text

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**File #:** 12-1372, **Version:** 4

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Community Development Agency, Long Range Planning Division, recommending the Board approve and authorize the Chair to sign the Amendment IV to Agreement 365-S1210 with Michael Baker International (formerly Pacific Municipal Consultants), expanding the scope of work to add a contingency, changing the name of the consultant from Pacific Municipal Consultants to Michael Baker International, and increasing the not-to-exceed amount of the Agreement by \$75,000 for a not-to-exceed total amount of \$839,139 to assist County staff with tasks associated with processing the proposed Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley Specific Plan Project applications.

**FUNDING:** Applicant Funding Agreements.

**DEPARTMENT RECOMMENDATION:**

Community Development Agency, Long Range Planning Division, recommending the Board approve and authorize the Chair to sign the Amendment IV to Agreement No. 365-S1210 with Michael Baker International (formerly Pacific Municipal Consultants), expanding the scope of work to add a contingency, changing the name of the consultant from Pacific Municipal Consultants to Michael Baker International (MBI), and increasing the not-to-exceed amount of the Agreement by \$75,000 for a not-to-exceed total amount of \$839,139 to assist County staff with tasks associated with processing the proposed Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley Specific Plan Project applications (Projects).

**DISCUSSION/BACKGROUND:**

On November 13, 2012, item number 8, the Board approved Agreements for Services with ICF Jones and Stokes, Inc. (ICF) and MBI to provide direct consultant services to the County for preparation of Environmental Impact Reports (EIRs) and as-needed planning consultation services for the proposed Projects. Services provided by MBI 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, item numbers 7, 9, and 10, 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, item number 3, 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 the 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 MBI. 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.

Based on changes to the project schedule, project description, and the need for additional public workshops and meetings, scope of work and budget augmentations were necessary to complete the processing of the proposed Projects' applications.

On April 14, 2015, the Board approved Amendment III to Agreement No. 365-S1210 with MBI, 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 with tasks associated with processing the proposed Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley Specific Plan Project applications (Projects).

On February 1, 2016, \$8,000 was transferred from Task 2 - Application Processing to Task 3 - Environmental Processing for Central El Dorado Hills, \$12,000 was transferred from Task 2 - Application Processing to Task 3 - Environmental Processing for Village of Marble Valley and \$12,000 was transferred from Task 2 - Application Processing to Task 3 - Environmental Processing for Lime Rock Valley to continue to provide assistance on the EIRs. This Amendment IV to Agreement No. 365-S1210 with MBI is necessary to assist County staff with tasks associated with processing the proposed Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley Specific Plan Project applications.

In the interest of maintaining project schedules and providing County staff with flexibility to respond to changes in the specific plan entitlement requests, California Environmental Quality Act (CEQA) requirements and practices and issues raised by the public, a Contingency task is being added to the contract. This task provides for unanticipated services or costs necessary to successfully complete the Projects. Potential areas of additional work Consultant may be called upon to conduct are described in Attachment 4B.

No costs are to be incurred by the County; all costs are paid by the project applicants.

The County has not processed a Specific Plan application in nearly 20 years. County staff is leading the processing of these applications with MBI providing key support functions. MBI'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.

**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 agenda 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 IV to the Agreement for Services with MBI, MBI's services would be limited to those approved in Amendment III. Limiting MBI's involvement at this point in the application review process would require existing staff to accommodate the additional work that may be needed to complete the processing of the proposed Projects. This will

increase staff workload, 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. MBI'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.

**CAO RECOMMENDATION:**

Chief Administrative Office recommends moving staffs recommendations, while also approving related Legistar files 12-1370, 12-1352, and 12-1354 on the same agenda.

**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 IV to Agreement No. 365-S1210.
- 2) The Clerk of the Board will return one (1) fully executed original of Amendment IV to Agreement No. 365-S1210 to Long Range Planning for transmittal to the consultant.

**STRATEGIC PLAN COMPONENT:** N/A

**CONTACT:**

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