



County of El Dorado

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Legislation Text

File #: 09-1521, Version: 7

Development Services Department recommending the Board authorize the Chairman to sign the following Agreements:

- 1)
 - a) Agreement for Services 245-S2011 with Michael Brandman Associates in the amount of \$167,591 for a period of two years for the preparation of an Environmental Impact Report (EIR) for the proposed development of a 177-acre high-density, mixed-use subdivision (General Plan Amendment A08-0017, Rezone Z08-0041, Planned Development PD08-0027, Tentative Map TM08-1486) located north of Green Valley Road in El Dorado County; and
 - b) Reimbursement Agreement 246-O1011 for Funding of Consultant Services with GGV Greenwood, LLC for same; or
- 2)
 - a) If the Board chooses not to approve, direct staff to take the project forward to the Planning Commission for a determination on whether the project cannot be approved based on policy reasons and, therefore, pursuant to CEQA Guideline 15270 (a) and (b) would not need to have an EIR prepared prior to quick action for denial. (Cont'd 1/12/10, Item 8)

BUDGET SUMMARY:		
Total Estimated Cost		\$167,591
Funding		
Budgeted	\$	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$167,591	
Change To Net County Cost		\$0

Fiscal Impact/Change to Net County Cost:

The is no net cost to the County. The full amount of the consultant agreement is reimbursed by the applicant in a reimbursement agreement.

Background:

The proposed project is the development of a mixed-use subdivision located north of Highway 50 in El Dorado County, California. This approximately 177-acre high-density, mixed-use development project would construct 290 residential lots (132 Village Lots, 84 Neighborhood Lots, and 74 Estate Lots) and a Village Center (including three commercial lots) on Assessor's Parcel Numbers (APNs) 323-640-01, -02, -06, and -07 in Western El Dorado County, north of Green Valley Road. Other features of the mixed-use development include common areas such as a pool, outdoor gathering area, gazebo, and open-space area with walkways. In addition, the project site currently has a 100-

year-old barn, which will be incorporated into project designs. Keeping the barn on site will enable the barn to be utilized by the project for community events and programs such as farmers' markets and community meetings. The project would also construct park improvements on a 2.7-acre parcel located on APN 317-250-48. The project will require minor improvements to the local roadway system; including, signage and stripping, sidewalks, and landscaping along Campus Drive, which will also require a minor extension that will ultimately connect it to "Offsite Road H." Currently, the project parcels are zoned for agricultural use (AE) and the project will therefore require rezoning as well as a General Plan Amendment. Two of the subject parcels are located within the El Dorado Irrigation District (EID) service area, but the other two parcels will require annexation via El Dorado LAFCO.

DSD has determined that an Environmental Impact Report (EIR) is required for this project and recommends the Board make finding pursuant to El Dorado County Charter, Section 210 (b) (6) that, in part, there are specialty skills required for the work performed under the Consultant Agreement that are not expressly identified in County classifications and an independent contractor can more economically and feasibly perform the services required within the timeframe required by law pursuant to California Environmental Quality Act Guidelines. DSD further recommends the Board making finding pursuant to El Dorado County Code, Title 3, Chapter 12, Section 160 (C) that the Consultant Agreement is exempt from the competitive bidding process. As the Consultant Agreement is 100 percent developer funded, competitive bidding would result in no economic benefit to the County.

Action to be taken following Board approval:

The Board Chairman will sign two (2) originals of the Consultant Agreement (#245-S1011) and two (2) originals of the Reimbursement Agreement (#246-O01011). The Board Clerk will forward one fully -executed original of both Agreements to the Department for further processing.

Contact: Roger Trout, Development Services Director, ext. 5369; Pierre Rivas, Principal Planner, ext. 5841.