County of El Dorado

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Legislation Details (With Text)

File #:	12-1144	**Version:**	2	
Type:	Agenda Item	**Status:**	Approved	
File created:	9/4/2012	**In control:**	Board of Supervisors	
On agenda:	4/28/2015	**Final action:**	4/28/2015	

Title: Community Development Agency, Development Services Division, recommending the Board take the following actions on the Consultant Contracts for the Tilden Park project, funded entirely with development applicant funding (General Plan Amendment A08-0015/Rezone Z08-0039/Planned Development PD08-0025/Tentative Map TM08-1485):
1) Make findings pursuant to County Ordinance Section 3.13.030 that is more economical and feasible to engage an independent contractor in the preparation of a Focused Environmental Impact Report due to the unavailability of qualified County employees to perform the work;
2) Approve and authorize the Purchasing Agent to sign Agreement for Services #365-S1510 with Analytical Environmental Services for the preparation of a Focused Environmental Impact Report, for a three year term following final execution, and a not-to-exceed value of $33,550.00; and
3) Approve and authorize the Purchasing Agent to sign the First Amendment to Funding Agreement No. 002D-F-12/13-PA with Real Returns, LLC ("Applicant") to increase the not-to-exceed amount of the Agreement by $14,587.00, for a total not-to-exceed amount of $55,853.00 and to increase the deposit amount by $4,376.00 to $16,756.00.

FUNDING: Funded by Development Applicant.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Blue Route-Analytical Environmental Services Agreement 4-28-15, 2. 2B - Blue Route-First Amendment Funding Agreement 4-28-15, 3. 2C - Analytical Environmental Services Agreement #365-S1510 4-28-15, 4. B - Funding Agreement 9-25-12, 5. 2D - First Amendment-Funding Agreement #002D-F-12_13-PA 4-28-15, 6. A - Blue Route 9-25-12.pdf

Date	Ver.	Action By	Action	Result
4/28/2015	2	Board of Supervisors	Approved	Pass
9/25/2012	1	Board of Supervisors	Approved	Pass

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DEPARTMENT RECOMMENDATION

Staff recommends that the Board approve the Agreement with Analytical Environmental Services and the First Amendment to the Funding Agreement with Real Returns, LLC to complete the preparation of the Focused Environmental Report and provide related planning and professional consulting services for the project.

DISCUSSION / BACKGROUND

On November 13, 2008, Real Returns LLC submitted applications to the County for a General Plan Amendment, Rezone, Planned Development, and Tentative Subdivision Map for the proposed Tilden Park development that would include 14 single family residential lots, ranging in size from 5,151 to 9,590 square feet (total of 2.97 acres), two commercial lots, which would be 3.28 acres and 4.94 acres in size, two open space lots totaling 35,506 square feet (0.82 acre), an 80-room hotel, 12,500 square feet of office and retail space, a 120-seat restaurant, and a 20,000 square-foot market.

The property, identified by Assessor's Parcel Numbers 070-280-59 and 070-280-60, consisting of 12.01 acres, is located approximately 500 feet from the northwest corner of the intersection of Crosswood Drive and Wild Chaparral Drive, in the Shingle Springs area, Supervisorial District 4.

The Board authorized the Chief Administrative Officer to sign Funding Agreement No. 090-F1310 between the County of El Dorado and Real Returns, LLC in an amount not-to-exceed $41,266.00 for preparation of an Environmental Impact Report for the proposed project on September 25, 2012.

Due to unanticipated delays and additional complexity of the Project resulting in a longer timeline, additional funding in an amount not-to-exceed $14,587.00 is required to complete the preparation of the Focused Environmental Report and provide related planning and professional consulting services.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel and Risk Management

CAO RECOMMENDATION

FINANCIAL IMPACT

The proposed consultant agreement will be fully funded by the 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 Purchasing Agent's signature on two (2) copies of Agreement for Services #365-S1510 with Analytical Environmental Services.
2) The Clerk to obtain the Purchasing Agent's signature on two (2) copies of the First Amendment to Funding Agreement No. 002D-F-12/13-PA with Real Returns, LLC.
3) The Clerk to send one fully executed original of the Agreement and Amendment to the CDA Admin and Finance Division.

STRATEGIC PLAN COMPONENT
N/A

CONTACT
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Community Development Agency