



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

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Title: Development Services Department recommending Chairman be authorized to sign retroactive Agreement for Services 114-S0811 with Pacific Municipal Consultants, Inc. (PMC) in the amount of \$217,065 for a term to expire June 30, 2008 for the preparation of Floor Area Ratio (FAR) and Mixed Use Development (MUD) general plan amendment.

FUNDING: General Fund - Development Services Budget

Sponsors:

Indexes:

Code sections:

Attachments: 1. PMC 114-S0811 Blue Rt & Contract.pdf, 2. Mixed Use Development Minutes 121307.pdf, 3. Memo to PC 110807.pdf

Date	Ver.	Action By	Action	Result
1/15/2008	2	Board Of Supervisors	Approved	Pass
11/27/2007	1	Board Of Supervisors	Approved	Pass

Development Services Department recommending Chairman be authorized to sign retroactive Agreement for Services 114-S0811 with Pacific Municipal Consultants, Inc. (PMC) in the amount of \$217,065 for a term to expire June 30, 2008 for the preparation of Floor Area Ratio (FAR) and Mixed Use Development (MUD) general plan amendment.

FUNDING: General Fund - Development Services Budget

BUDGET SUMMARY:		
Total Estimated Cost		\$217,065
Funding		
Budgeted	\$217,065	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$217,065	
Change To Net County Cost		\$0.00

Fiscal Impact/Change to Net County Cost: There is no increase in net County cost. The approved FY 2007-08 Development Services budget includes funding for this agreement.

Background: On July 18, 2006 the El Dorado County Board of Supervisors approved Agreement

#343-S0711 (DSP-06-02) with Pacific Municipal Consultants, Inc. (PMC) in the amount of \$217,065 for a one year term to expire on July 17, 2007. This agreement provided critical environmental impact services to the Planning Services Division of Development Services Department related to the preparation of the General Plan Environmental Report as required for General Plan Amendment A06-0002, Far Areas Ratio (FAR) and Mixed Use Development (MUD).

The original agreement required the consultant to address the preparation of a supplemental Environmental Impact Report (EIR), including but not limited to Land Use and Housing, Agriculture and Forestry, Visual Resources, Traffic and Circulation, Water Resources, Utilities and Public Services, Noise, Air Quality, Hazards, and Lake Tahoe Basin.

The FAR and MUD aspects of the original project are now being processed as two separate projects. PMC completed the Final Supplemental EIR, Findings of Fact, Statement of Overriding Considerations and project resolutions for the proposed Floor Area Ratio (FAR) amendments. The project was heard by the Planning Commission on May 10, 2007 and recommendations from the Planning Commission were presented to the Board of Supervisors on July 17, 2007. PMC completed the project resolutions, findings of fact, statement of overriding considerations and mitigation monitoring program based on the final action of the Board of Supervisors. The FAR project was completed on July 17, 2007 with the adoption of Resolution 184-2007 by the Board of Supervisors approving the General Plan amendments, specifically Policy 2.2.1.5, Table 2-3 Building Intensities, of the Land Use Element.

As part of the original agreement, PMC is also working with Development Services staff to develop a MUD Ordinance and to provide a comprehensive environmental review upon completion of the draft ordinance. As the MUD project evolved, staff determined that the project would continue past the agreement expiration date of July 17, 2007. Development Services submitted a request in April 2007 to the Procurement and Contracts Division to process an amendment that would extend the term of the agreement for one year. The Board of Supervisors received a project status report during August 2007 and provided guidance and direction to Development Services to continue with the development of a MUD ordinance.

Concurrent to the Board review, the Purchasing Agent determined that an outside review of the consultant's qualifications was required. The Purchasing Agent coordinated the review of the consultant's qualifications to perform the needed services with Steven Johnson, Architect, of the General Services Department. Staff anticipates the MUD process to take one year to complete and requests that the term of the agreement be extended until June 30, 2008. There is no increase to the not to exceed amount of the agreement.

As the current agreement is retroactive, compensation for services performed after June 30, 2007 and prior to the effective date of this agreement will be in accordance with Exhibit "B", marked "Schedule of rates and Charges". Travel and/or mileage expenses shall be paid in accordance with Exhibit "C" marked "Board of Supervisors Policy D-1".

The Development Services Department has contracted with Pacific Municipal Consultants, Inc. for the provision of environmental impact assessments services as they relate to the General Plan Amendment A06-0002, Floor Area Ratios, and Mixed Use Development. The Procurement and Contracts Division has processed Amendment I to the subject agreement.

In accordance with Board of Supervisors Policy C-17, Section 7.4.2, the Purchasing Agent concurs

with the department's request to amend this agreement. The amendment calls for a term extension covering the period of July 17, 2007 through June 30, 2008, and does not increase the total not to exceed amount of the contract. The total not to exceed amount of the contract remains at \$217,065 for the two (2) year term.

The Purchasing Agent has coordinated the review of the contractor's qualifications to perform the needed services with Steven Johnson, Architect, of the General Services Department. The Purchasing Agent concurs that Pacific Municipal Consultants, Inc. has demonstrated its ability to perform the work based on prior experience with this consultant, qualifications of the consultant, and the availability of the consultant to perform the services. Additionally, the consultant provides similar services to other departments within the County.

The County Purchasing Agent has reviewed the department's request to contract with Pacific Municipal Consultants, Inc. and concurs that the continued use of this contractor is appropriate in order to avoid an interruption of needed services provided to the County. The Purchasing Agent has advised the department that a competitive request for qualifications selection process will need to be requested and initiated by the Purchasing Agent prior to the expiration of the extended term. The Purchasing Agent concurs that the department's request is in compliance with Board of Supervisors Policy C-17, Sections 7.4.2, 7.5, and 7.10.

Reason for Recommendation: General Plan Amendment A06-0002 requires a Mixed Use Development (MUD) Plan. This agreement will assist the Planning Services Division of Development Services Department with the preparation of a Mixed Use Development Plan.

Action to be taken following Board approval: Board Chair to sign Agreement #114-S0811. Board Clerk's Office will forward the executed agreement to Development Services for distribution.

Contact: Jeffrey L. Meyer ext. 5334

Concurrences: