



County of El Dorado

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Legislation Text

File #: 13-0139, Version: 1

Development Services recommending the Board consider the following:

- 1) Authorize the Chair to sign Funding Agreement No. 384-F1311 between the County of El Dorado and San Stino L.P. to provide funding for preparation of an Environmental Impact Report for the San Stino development project;
- 2) Authorize the Chair to sign Agreement for Services No. 383-S1311 with LSA Associates for a term of two years in an amount not-to-exceed \$318,335;
- 3) Make findings in accordance with Chapter 3.13, Section 3.13.030 of the county ordinance that it is more economical and feasible to engage an independent contractor for the preparation of an Environmental Impact Report for the San Stino development project; and
- 4) Authorize the Chair to sign a budget transfer to appropriate revenue and expenditures associated with the Agreement (4/5 vote required).

FUNDING: Applicant Funding Agreement.

BUDGET SUMMARY:	
Total Estimated Cost.....	\$318,335
Budgeted.....	
New Funding.....	\$318,335
Savings.....	
Other.....	
Total Funding Available.....	\$318,335
Change To Net County Cost.....	\$0

Fiscal Impact/Change to Net County Cost

No change to Net County Cost. The cost of the consultant for the preparation of the environmental impact report is \$318,335. The consultant will be paid by the County from monies paid to the County from the applicant in accordance with the Funding Agreement. No costs are to be incurred by the County.

Background

On September 4, 2012, San Stino L.P. submitted applications to the County for a General Plan Amendment, Rezone, Planned Development, and Tentative Subdivision Map (File Nos. A12-0005, Z12-0009, PD12-0001, and TM12-1509) for the proposed "San Stino" residential development; and on January 23, 2013 submitted two applications for Special Use Permits (S13-0001 and S13-0002) for entry gates, and two requests for general vacation of certain public streets in the Holiday Lake Ranches and Holiday Hills Estates subdivisions. The San Stino project is generally located south of U.S. Highway 50 between French Creek Road and Old Frenchtown Road, south of Mother Lode

Drive in the Shingle Springs area. The project proposes to develop approximately 645 acres creating 1,041 residential lots and include 270 acres of open space, parks, trails, and landscaped lots.

It is mutually agreed between the applicant and the County that an Environmental Impact Report (EIR) would be prepared in accordance with the California Environmental Quality Act. Development Services has determined that utilizing a consultant to prepare a legally and technically adequate EIR for use by the County in consideration of the proposed project is in the public's best interest and is authorized by the El Dorado County Charter.

EIR Preparation

As outlined in the Scope of Work, in Exhibit A of the Agreement for Services, LSA Associates shall complete the EIR for the San Stino Project; including the proposed entry gates and street vacations; which would include preparation of the project description to contain all of the requirements listed in section 15124 of the State CEQA Guidelines; preparation of a Notice of Preparation for distribution to government agencies; preparation of an Administrative Draft EIR for review by the County; preparation of a screen check Draft EIR for final review by the County; preparation of the Public Review Draft EIR for distribution by the County to the public and agencies; preparation of an administrative draft response to comments following the 45-day Draft EIR review period for review by the County; preparation of a "screen check" response to comment for review by the County; preparation of the final response to comments and the Final EIR; and preparation of Statement of Findings of Fact for each significant impact and Statement of Overriding Considerations. In addition, LSA would also prepare a Mitigation Monitoring and Reporting Program as required to monitor impact mitigation measures during and following project implementation. LSA will attend all required public hearings and conduct coordination as necessary. A \$28,940 contingency is included to cover any additional scope items subject to County staff approval.

The Procurement and Contracts Division completed a Request for Qualifications (RFQ) process at the request of the Department of Transportation in February 2011 for a variety of project support services. A multi-jurisdictional panel evaluated and ranked each Statement of Qualifications and established, based on category of service, a short list of acceptable service vendors. LSA Associates was on a short list of qualified respondents from that RFQ process. The RFQ process was conducted in accordance with Procurement Policy C-17.

The Department recommends the Board make findings in accordance with Chapter 3.13, Section 3.13.030 of the county ordinance that it is more economical and feasible to engage an independent contractor for environmental services because there are specialty skills required for the work to be performed under this Agreement that are not expressly identified in County classifications.

The El Dorado County Employees Association, Local #1, has been informed of the proposed Agreement.

Action to be taken following Board approval:

1. The Chair will sign two originals of the Agreements.
 2. The Clerk of the Board will return one fully executed original of each Agreement to the Environmental Management Department for transmittal to the consultant.
 3. The Chair will sign budget transfer and Clerk will forward to the Auditor-Controller for processing.
- Contact: Roger Trout, Director of Development Services

Concurrences: County Counsel and Risk Management