



Legislation Text

File #: 15-0809, **Version:** 1

Community Development Agency, Development Services Division, recommending the Board take the following actions on the Consultant Contracts for the Ponte Palmero Phase 2 Project, funded entirely with development applicant funding (General Plan Amendment A11-0004/Rezone Z11-0005/Planned Development PD11-0003/Parcel Map P11-0004):

- 1) Make findings pursuant to County Ordinance Section 3.13.030 that it is more economical and feasible to engage an independent contractor in the preparation of an Environmental Impact Report due to the unavailability of qualified County employees to perform the work;
- 2) Approve and authorize the Chair to sign Agreement for Services #480-S1511 with Dudek for the preparation of the Environmental Impact Report for a three year term following final execution, and a not-to-exceed value of \$139,960; and
- 3) Approve and authorize the Chair to sign Funding Agreement No. 481-F1511 with Cameron Park Senior Living, LLC for a total not-to-exceed amount of \$139,960, to fund the above Agreement for Services.

FUNDING: Funded by Development Applicant (100%).

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division (Development Services), recommends that the Board approve and authorize the Chair to sign Funding Agreement No. 481-F1511 between the County and Cameron Park Senior Living, LLC (Applicant) to fund consultant services under Agreement #480-S1511 with Dudek, in the amount of \$139,960, to complete an Environmental Impact Report (EIR) for the Ponte Palmero Phase II General Plan Amendment, Zone District Amendment, Tentative Parcel Map, and Development Plan applications.

DISCUSSION / BACKGROUND

The Ponte Palmero Phase II Project (Project), A11-0004/Z11-0005/PD11-0003/P11-0004, requires the preparation of an EIR. Pursuant to Resolution 61-87, Development Services has determined that the EIR will be prepared by a consultant retained by the County and funded by the applicant.

The Project proposes to develop Phase II of the Ponte Palmero retirement village including a community care facility (50,510 square feet/44 units), an assisted living facility (53,690 square feet/46 units), and a club house (11,450 square feet).

The Project is proposed on approximately 8.8 acres of land within an approximately 41.17-acre undeveloped parcel of land (Assessor's Parcel Number 083-350-55) within the unincorporated community of Cameron Park, in western El Dorado County. The property is located north of US Route 50 on the west side of Ponte Morino Drive, approximately 0.2 mile north of the intersection with Palmer Drive, in the Cameron Park area.

A Professional Services Agreement with Dudek is necessary to complete the EIR for the Project.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel and Risk Management have approved the agreements.

CAO RECOMMENDATION

CAO recommending moving staff's 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 Chair's signature on two (2) copies of the Agreement for Services #480-S1511 with Dudek.
- 2) The Clerk to obtain the Chair's signature on two (2) copies of the Funding Agreement No. 481-F1511 with Cameron Park Senior Living, LLC.
- 3) The Clerk to send one fully executed original of each Agreement to the CDA Admin and Finance Division.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout
Development Services Division Director
Community Development Agency