



Legislation Text

File #: 14-0073, **Version:** 2

Community Development Agency, Long Range Planning Division, recommending the Board authorize the Chair to sign the First Amendment to Agreement for Services 410-S1411 with Goodwin Consulting Group, Inc., to extend the term of the Agreement an additional three years with no change to the contract amount, to provide peer review and development of a standard set of guidelines for Fiscal Impact Analysis and Public Facilities Financing Plan documents for three Specific Plan Projects: Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley.

FUNDING: Applicant Funding Agreements. (Local - 100%)

DEPARTMENT RECOMMENDATION

Community Development Agency, Long Range Planning Division, recommending the Board authorize the Chair to sign the First Amendment to Agreement for Services 410-S1411 (Amendment 1) with Goodwin Consulting Group, Inc. (Goodwin), to extend the term of the Agreement an additional three years with no change to the contract amount, to provide peer review and development of a standard set of guidelines for Fiscal Impact Analysis and Public Facilities Financing Plan (PFFP) documents for three Specific Plan Projects: Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley.

Make findings pursuant to Section 3.13.030 of the County Ordinance that it is more economical and feasible to engage an independent contractor for peer review and development of a standard set of guidelines for Fiscal Impact Analysis and Public Facilities Financing Plan documents for three proposed Specific Plan Projects: Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley.

DISCUSSION / BACKGROUND

On March 11, 2014 (Item 6), the Board approved Agreement for Services 410-S1411 (Agreement) with Goodwin for a three-year term, to provide peer review and development of a standard set of guidelines for Fiscal Impact Analysis and PFFP documents for three Specific Plan Projects: Central El Dorado Hills, Village of Marble, and Lime Rock Valley.

The County is currently processing and has not yet completed the three major development proposals for Central El Dorado Hills, Village of Marble Valley, and Lime Rock Valley (Projects). On November 13, 2012 (Items 7 through 10), the Board approved contract services with ICF Jones and Stokes, Inc. (ICF), and Michael Baker International (Michael Baker), formerly Pacific Municipal Consultants, to complete the preparation of Environmental Impact Reports (EIRs) and as-needed planning services for these Projects.

On March 8, 2016 (Items 12 through 14), the Board approved amendments to contracts with ICF and Michael Baker to increase the contract budgets and extend the time frame for completion of these Projects, and to cover additional work needed as a result of recent changes in the California Supreme Court decision regarding preparation of the analysis for an EIR for greenhouse gases, and the additional responses to comments for same. Due to the additional time needed for this work, the

time frame for completion of Goodwin's work must also be extended.

The Projects are required to provide Fiscal Impact Analysis and PFFP documents as part of the entitlement process. Preparation of these documents does not imply any commitment whatsoever by the County that the Projects will be approved by the Board.

The PFFP documents for the Projects will set forth a proposed funding strategy for public infrastructure and community facilities that are needed to serve each Project. Funding capacities from land-secured financing, such as Mello-Roos or assessment districts, will be established and applied to assist in funding facilities in a timely manner. The PFFP documents will also provide an estimate of the total infrastructure burden for each land use, and determine whether these burdens are viable based on the competitive marketplace and industry-standard tests of feasibility.

ALTERNATIVES

Disapproval of Agreement Amendment 1 would not allow enough time for the completion of the guidelines for the Fiscal Impact Analysis and PFFP Documents for all three Specific Plans.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Concurrence by County Counsel and Risk Management.

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no change to the Net County Cost associated with this item. The consultant will be paid by the County from applicant funds in accordance with the Funding Agreements adopted for the three proposed Specific Plan Projects (Nos. 241-F1311, 240-F1311 and 245-F1311). No net county costs are to be incurred by the County. Goodwin has not asked for a rate increase during this contract.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board to obtain the Chair's signature on two (2) originals of Agreement Amendment 1; and
- 2) Clerk of the Board to return one (1) fully executed original of Agreement Amendment 1 to the Community Development Agency, Long Range Planning Division, for transmittal to the Consultant.

STRATEGIC PLAN COMPONENT

Good Governance

CONTACT

Shawna Purvines, Interim Assistant Director
Community Development Agency, Long Range Planning