



Legislation Text

File #: 18-0545, **Version:** 1

Community Development Services, Planning and Building Department, recommending the Board take the following action on the Consultant Contract 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) approve and authorize the Chair to sign Amendment 1 to the Agreement for Services 365-S1510 with Analytical Environmental Services increasing the funding amount by \$6,080.00 for a new total not-to-exceed amount of \$39,630.00 and extending the term an additional three years upon final execution, for the preparation of a Focused Environmental Impact Report for project.

FUNDING: Project Applicant (100%).

DEPARTMENT RECOMMENDATION

Staff is recommending that the Board approve Amendment 1 to the Agreement with Analytical Environmental Services, Inc. (AES) to complete the preparation of the Focused Environmental Impact Report (EIR) and provide related planning and professional consulting services for the project.

It is recommended that the Board 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 a Focused Environmental Impact Report due to the unavailability of qualified County employees to perform the work

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, on property identified by Assessor's Parcel Numbers 070-280-59 and 070-280-60, consisting of 12.01 acres, 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.

On August 17, 2012, the Board authorized the Chief Administrative Officer, Purchasing Agent, to sign the original Agreement for Services 089-S1310 between the County of El Dorado and AES in an amount not-to-exceed \$41,266.00 for preparation of a Focused EIR for the proposed project.

Due to unanticipated delays and the additional complexity of the Project resulting in a longer timeline, a new contract 365-S1510 with AES was initiated on May 14, 2015 in the amount of \$33,550.00 to continue the preparation of a Focused EIR for the Tilden Park Project.

Subsequent to the 2015 Board action on the Consultant Contract, the Tilden Park Project was placed on hold due to the uncertainty brought about by Measure E. At the applicant's request the project has

recently been reactivated in December 2017. As the consultant three year contract will soon expire on May 14, 2018 an amendment to the contract is being requested to extend the term an additional three years to complete the work needed on the project. In response to changes to the project plan, new billing rates and required updates to project reports the consultant costs have increased and an amendment to the contract has been initiated. The amended contract will have a budget of \$39,630.00 and will expire three years after final execution.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel and Risk Management

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

The proposed consultant agreement will be fully funded by the applicant. 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 Amendment 1 to the Agreement for Services 365-S1510 with AES; and
- 2) The Clerk to send one fully executed original of the Amendment to the agreement back to the Community Development Services, Administration and Finance Department.

STRATEGIC PLAN COMPONENT

Good Governance

CONTACT

Roger Trout, Director
Community Development Services, Planning and Building Department