



COUNTY OF PLACER
Community Development/Resource Agency

PLANNING
SERVICES DIVISION

Michael J. Johnson, AIPC
Agency Director

E.J. Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AIPC
Agency Director

Crystal Jacobsen, Principal Planner

DATE: February 24, 2015

SUBJECT: TAHOE BASIN AREA PLAN CONTRACT AMENDMENT

ACTION REQUESTED

1. Approve a contract amendment with Stockham Consulting for continued facilitation of the Placer County Tahoe Basin Area Plan in the amount of \$100,000 of budgeted net County cost (for a total aggregate amount of \$149,999), and authorize the County Executive Officer to sign the contract amendment.

BACKGROUND

The Planning Services Division is continuing with the preparation of the Tahoe Basin Area Plan. The Tahoe Basin Area Plan work program is presently focusing on completing the Public Review Draft Area Plan and a Notice of Preparation (NOP) for the preparation of the EIR/EIS. The County received verbal and written comments from Tahoe Regional Planning Agency (TRPA) on a first administrative draft Area Plan. Staff has been working to address concerns raised by the TRPA and has made adjustments to the Area Plan based on input received. Staff has modified the Area Plan's approach so that the Plan better illustrates the County's on-going investment in environment improvements in the Basin, and also identifies an environmental enhancement strategy for the next 20 years. Staff and the Tahoe Basin Area Plan consultant team are working to release a Public Review Draft Area Plan and NOP in April 2015, and are targeting an early 2016 Board adoption, followed by a spring 2016 TRPA submittal of the Area Plan.

Stockham Consulting has been under contract with Placer County since November 2014 to assist the County to review the Draft Tahoe Basin Area Plan, make recommendations for adjustments to the Area Plan approach, help facilitate the Tahoe Basin Area Plan through the TRPA review and adoption process, and generally work to foster and expedite the County's environmental redevelopment and TRPA Regional Plan implementation efforts in the Tahoe Basin. A contract amendment of \$100,000 is required to fund further facilitation efforts, outreach to key stakeholders, and recommendations for further modifications based on TRPA and key stakeholder input. The County contracted with consultant, Arlo Stockham, based on his expertise with the TRPA Regional Plan and Code of Ordinances, as well as his reputation and familiarity with the TRPA processes, staff, Advisory Planning Commission (APC) and Governing Board. A complete description of the scope of work associated with the proposed contract amendment is provided in Attachment 1. Funding for the contract amendment will come from the Planning Division's FY 2014-15 budget.

FISCAL IMPACT

The first amendment to the Stockham Consulting contract is for \$100,000 and will be funded from Planning Division's FY 2014-15 budget.

ATTACHMENTS

Attachment 1 – First Contract Amendment – Stockham Consulting

cc:

**FIRST AMENDMENT TO PLANNING SERVICES AGREEMENT
PROFESSIONAL CONSULTANT SERVICES – ARLO STOCKHAM**

THIS FIRST AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT is made and entered on this _____ day of _____, 2015, by and between the COUNTY OF PLACER, hereinafter referred to as COUNTY, and ARLO STOCKHAM, hereinafter referred to as CONSULTANT.

WHEREAS, on December 31, 2014, COUNTY and CONSULTANT entered into a Contract whereby consulting services would be provided to the COUNTY; and

WHEREAS, the parties have agreed to additional services to be provided by Consultant under said contract and the compensation for those additional services.

NOW, THEREFORE, IT IS MUTUALLY AGREED by and among the parties as follows:

1. That section 1 of the original Contract shall be amended to provide for the additional services and compensation as follows:

The CONSULTANT agrees to perform the additional professional services as set forth in Exhibit "A" attached hereto and incorporated herein by reference, and the total compensation to be paid CONSULTANT for these additional services shall not exceed \$100,000.00 as set out in Exhibit "A".

2. The COUNTY agrees to pay to CONSULTANT \$149,999.00 as the sole compensation under the Contract and as amended by the First Amendment.

EXCEPT as specifically modified above, all of the remaining terms and conditions of the said Contract shall remain and continue in full force and effect.

COUNTY OF PLACER:

By: _____
David Boesch, County Executive Officer

Date: _____

CONSULTANT:

By: _____
Arlo Stockham, President

Date: _____

APPROVED AS TO FORM:

By: _____
County Counsel

Date: _____

APPROVED AS TO CONTENT:

By: _____
Michael J. Johnson, AICP
Agency Director

Date: _____

Arlo Stockham - Consulting Services
Placer County Tahoe Basin Area Plan
2014/2015 Scope of Work
REVISED - February 10, 2015

Placer County is currently preparing two Area Plans for adoption by the County's Board of Supervisors and the Tahoe Regional Planning Agency (TRPA) Governing Board. The development of the Tahoe Basin Area Plan and the Martis West Area Plan includes close coordination with the TRPA to ensure that the Area Plans conform with and implement the goals and policies of the TRPA Regional Plan and Code of Ordinances. Arlo Stockham (Consultant) will provide consultant services to assist the County in the processing of the Area Plans through the TRPA and will also work to foster and expedite the County's environmental redevelopment and Regional Plan implementation efforts in the Tahoe Basin.

Mr. Stockham has been selected for his expertise with the TRPA Regional Plan and Code of Ordinances, as well as his reputation and familiarity with the TRPA processes, staff, Advisory Planning Commission (APC) and Governing Board. The following Scope of Work outlines key tasks associated with each Area Plan as well as tasks associated with environmental redevelopment advocacy:

Task 1 - Tahoe Basin Area Plan

A. Professional Consultation Services

Consultant will provide input into the County's Tahoe Basin Area Plan preparation to ensure close coordination and partnership with the TRPA, and to help advance the Area Plan to adoption.

B. Area Plan Issues/Policies

Consultant will work with County staff to identify points of conflict or areas of concern with TRPA policies and regulations with regard to the development of the Tahoe Basin Area Plan.

C. Guidance and Direction

Consultant will identify key controversies related to the Area Plan including but not limited to environmental threshold gain, and provide recommendations to the County on how best to address such issues.

D. Document Review

Consultant will provide review and comments on Tahoe Basin Area Plan documents prepared by the County to ensure conformance with the TRPA Regional Plan and Code of Ordinances.

Exhibit A

Placer County Tahoe Basin Area Plan
Consultant Services Scope of Work
February, 2015

E. Meeting/Public Hearing Participation

Consultant will participate in working meetings with County staff and TRPA staff, and at TRPA public meetings and hearings, including APC hearings, Regional Plan Implementation Committee meetings, and Governing Board hearings.

Task 2 – County Environmental Redevelopment Advocacy and Agency Coordination

A. Professional Consultation Services

Consultant will consult on TRPA policies, regulations, and processes as they relate to the County's environmental redevelopment efforts in the Tahoe Basin. Consultant will provide professional input and recommendations on County-initiated programs and projects which are geared toward achieving environmental gains and revitalization of the County communities within the Tahoe Basin.

B. Project Advocacy and Agency Coordination

Consultant will serve as an advocate and champion for the processing of County projects in an effort to help foster and expedite the achievement of environmental gains within the Placer County communities of the Tahoe Basin. Consultant will work with County staff to provide coordination on the processing of projects, and will help to shepherd projects, on behalf of the County, through various review processes, including but not limited to County department/division review, outside agency and/or special district review, as well as TRPA review.

The Scope of Work outlined above shall be executed on a time-and-materials basis, with an initial not-to-exceed fee of \$100,000. The billing rate for said consultant shall be \$160 per hour.

The Consultant shall report directly to Crystal Jacobsen, Principal Planner.

Exhibit A

Placer County Tahoe Basin Area Plan
Consultant Services Scope of Work
February, 2015

