



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING  
SERVICES DIVISION**

EJ Ivaldi, Deputy Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael Johnson, AICP  
Agency Director

By: E.J. Ivaldi, Deputy Director

**DATE:** May 19, 2015

**SUBJECT:** Placer Vineyard Specific Plan Contract Amendment

**ACTION REQUESTED**

Approve a contract amendment with Dudek, Inc. to provide continued environmental and planning services to process development phase applications for the Placer Vineyards Specific Plan in the amount of \$200,500 (for a total aggregate amount of \$250,000) and extend the term by two years, and authorize the County Executive Officer to sign the contract amendment. All costs associated with this action will be paid by the applicant, Placer Vineyards Owners Group.

**BACKGROUND / SUMMARY**

The Placer Vineyards Specific Plan Area (PVSP) is located on approximately 5,230 acres in the southwest corner of Placer County. The development plan includes 14,132 residential units; 300 acres of commercial development, featuring a town center; 50 acres of public uses; approximately 167 acres of schools; approximately 900 acres of parks and open space and roughly 300 acres of rights-of-way for arterial and collector roads serving the project. The build out of the PVSP will require core backbone infrastructure, remaining backbone infrastructure, and public facilities.

On January 6, 2015, the Board approved amendments to the overall Specific Plan policy, design and development standards documents as well as the development agreement. With that action, a group of property owners comprising the first development phase has submitted applications to begin processing their development phase. The first development phase is made up of 6 sites (properties 1A, 3, 7, 12B, 15, and 19 (See Map, Attachment 1), comprising 1,440 acres, 4,802 units, and 37.5 acres of commercial development. The first development phase makes up approximately 34% of the residential unit holding capacity for the entire plan area. Staff is also speaking with several other property owners who are looking to initiate their own development phase applications shortly.

The County entered into a contract with Dudek, Inc. May 16, 2014, for environmental review assistance and minor planning services assistance for the overall Placer Vineyards Specific Plan Amendment that was in process at the time. The original contract amount was \$49,500. Dudek has begun assisting staff in reviewing development phase applications. Because of the size and complexity of the first development phase and other anticipated development phase applications, the

initial contract budget of \$49,500 is not sufficient to cover the anticipated workload. Staff is proposing to increase the contract by an additional \$200,500 to continue to assist with the processing of the development phases and environmental conformity review analyses. Further, the original contract is set to expire in May 2015, and staff proposes increasing the term an additional two years. The scope of work for Dudek is not proposed to change with this contract amendment. Dudek will be responsible for CEQA conformity review of the development phases and will assist staff in processing and conditioning the large lot maps and potential small lot maps based upon terms negotiated in the Development Agreement, County Standard Conditions, and the overriding CEQA documents for the project and amended mitigation measures. The proposed contract amendment is included as Attachment 2 to this report.

Staff requests to amend the contract with Dudek, Inc. to allow for Dudek to facilitate the processing of applications related to the development phases. Staff will provide contract management and oversight to the development phases. The contract services are provided for the convenience of the applicant who is amendable to utilizing contract services in order to expedite processing. The applicant has signed "At Cost Disclosure Agreements" and will be subject to all normal application fees. Application fees will be utilized to cover the cost of staff time and consultant services. If costs exceed application fees, the applicant will be required to provide deposits and reimburse the County for any expenses incurred. This type of contractual arrangement allows the developer to move forward at an expedited pace while the County still maintains ultimate control and direction over the services provided by the consultant.

**FISCAL IMPACT**

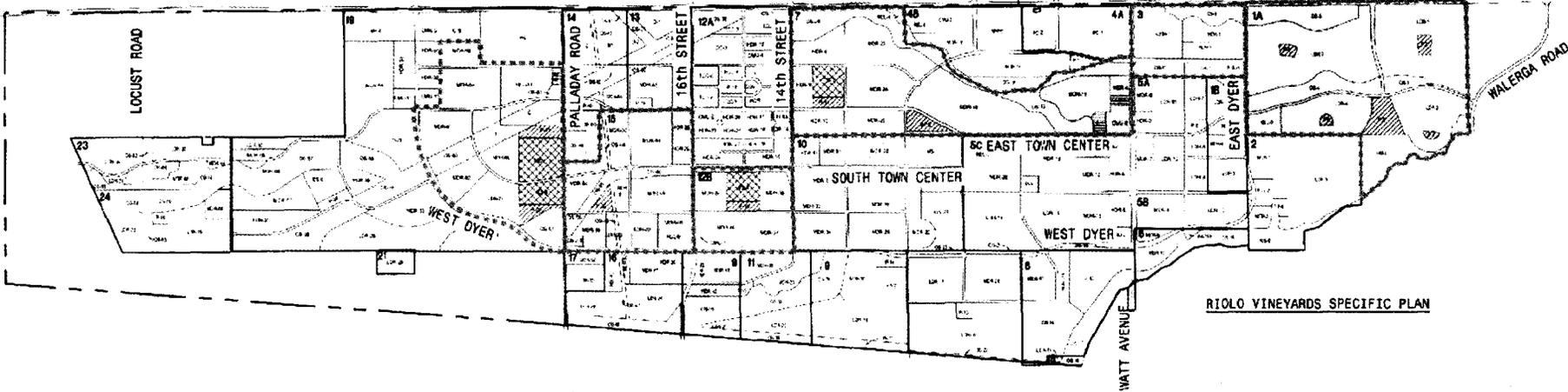
There is no net County cost associated with this action as all costs will be paid by the applicant. The contract amendment increases the total amount to a not to exceed amount of \$250,000.00 and extends the term by two years. All of the remaining terms and conditions of the said Contract shall remain and continue in full force and effect.

**ATTACHMENTS**

- Attachment 1: Map of first development phase
- Attachment 2: Contract amendment

SIERRA VISTA SPECIFIC PLAN

BASE LINE ROAD



RIOLO VINEYARDS SPECIFIC PLAN

**LEGEND:**

- 8 OWNERSHIP I.D. NUMBER
- LDR-14 LAND USE PARCEL DESIGNATION
- \*\*\*\*\* INITIAL PARTICIPANT'S DEVELOPMENT PHASE BOUNDARY
- PHASE IA
- PHASE IB
- PHASE IC
- ▨ PARK PARCEL
- ▩ SCHOOL PARCEL
- ▧ PUBLIC PARCEL



NORTH

SCALE 1" = 2400'

**Mackay & Somps**  
 ENGINEERS PLANNERS SURVEYORS  
 5075 HOLLAND AVENUE SUITE 200 SAN JOSE, CA 95128

Figure 1-1  
 Placer Vineyards Development Phase  
 Development Phase Participants

January 2015

ATTACHMENT 1

441

**FIRST AMENDMENT TO PLANNING SERVICES AGREEMENT  
PROFESSIONAL CONSULTANT SERVICES – DUDEK, INC.**

THIS FIRST AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT No 373160B ("Contract No. 373160B") is made and entered on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the COUNTY OF PLACER, hereinafter referred to as COUNTY, and DUDEK, INC, hereinafter referred to as CONSULTANT.

WHEREAS, on May 16, 2014, COUNTY and CONSULTANT entered into Contract No. 373160B whereby consulting services would be provided to the COUNTY; and

WHEREAS, the parties wish to extend the term of Contract No. 373160B and increase the total compensation amount of said Contract, so that Consultant can provide additional services within the Scope of Work approved under Contract No. 373160B.

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

1. That Section 1 of Contract No. 373160B shall be amended in its entirety as follows:  
**Services – Term.** Subject to the terms and conditions set forth in this Agreement, Consultant shall provide Placer County with the consulting services as described in Exhibit A associated with the Placer Vineyards Specific Plan, attached hereto and incorporated herein by reference (the "Services"). This Agreement shall be effective upon the date of execution by the County of Contract No. 373160B and shall run for a period of thirty-six (36) months, or until all of the Services have been provided, whichever is sooner.
  
2. That Section 2 of Contract No. 373160B shall be amended in its entirety as follows:  
**Payment.** County shall pay Consultant for the Services rendered pursuant to this Agreement in accordance with Exhibit B, attached hereto and incorporated herein by reference. The total amount payable for all services provided under this Agreement shall not exceed Two Hundred Fifty Thousand and no/100 Dollars (\$250,000.00).

EXCEPT as specifically modified above, all of the remaining terms and conditions of Contract No. 373160B shall remain and continue in full force and effect.

COUNTY OF PLACER:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
David Boesch, County Executive Officer

CONSULTANT:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Consultant: Dudek

CONSULTANT:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Consultant: Dudek

APPROVED AS TO FORM:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
County Counsel

APPROVED AS TO CONTENT:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Michael J. Johnson, AICP  
Agency Director