



Legislation Details (With Board Report)

File #: 23-519 **Name:** Revision to Subsequent EIR for the River View at Las Palmas Assisted Living Senior Facility Project

Type: General Agenda Item **Status:** Passed

File created: 6/6/2023 **In control:** Board of Supervisors

On agenda: 6/27/2023 **Final action:** 6/27/2023

Title:

- a. Approve and authorize the Housing and Community Development Director to execute a Professional Services Agreement with Rincon Consultants, Inc., for the not to exceed amount of \$29,261 to prepare a partially revised subsequent Environmental Impact Report and staff reports for the River View at Las Palmas Assisted Living Senior Facility Project (PLN150372);
- b. Approve and authorize the Housing and Community Development Director to execute a Funding Agreement with River View at Las Palmas, LLC, for the not to exceed amount of \$36,608.90 and for a term beginning upon execution through June 30, 2024; and
- c. Authorize the Housing and Community Development Director to execute future amendments to the Agreements where the amendments do not significantly alter the scope of work or increase the approved Agreement amount by more than ten percent (10%), subject to review and approval as to form by the Office of the County Counsel and as to fiscal provisions by the Auditor-Controller's Office.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment 1 - Funding Agreement, 3. Attachment 2 - Professional Services Agreement, 4. Completed Board Order Item No. 99

Date	Ver.	Action By	Action	Result
6/27/2023	1	Board of Supervisors		

- a. Approve and authorize the Housing and Community Development Director to execute a Professional Services Agreement with Rincon Consultants, Inc., for the not to exceed amount of \$29,261 to prepare a partially revised subsequent Environmental Impact Report and staff reports for the River View at Las Palmas Assisted Living Senior Facility Project (PLN150372);
- b. Approve and authorize the Housing and Community Development Director to execute a Funding Agreement with River View at Las Palmas, LLC, for the not to exceed amount of \$36,608.90 and for a term beginning upon execution through June 30, 2024; and
- c. Authorize the Housing and Community Development Director to execute future amendments to the Agreements where the amendments do not significantly alter the scope of work or increase the approved Agreement amount by more than ten percent (10%), subject to review and approval as to form by the Office of the County Counsel and as to fiscal provisions by the Auditor-Controller's Office.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Housing and Community Development Director to execute a Professional Services Agreement with Rincon Consultants, Inc., for the not to exceed amount of \$29,261 to prepare a partially revised Subsequent Environmental Impact Report and staff reports for the River View at Las Palmas Assisted Living Senior Facility Project (PLN150372);
- b. Approve and authorize the Housing and Community Development Director to execute a Funding Agreement with River View at Las Palmas, LLC, for the not to exceed amount of \$36,608.90 and for a term beginning upon execution through June 30, 2024; and
- c. Authorize the Housing and Community Development Director to execute future amendments to the

Agreements where the amendments do not significantly alter the scope of work or increase the approved Agreement amount by more than ten percent (10%), subject to review and approval as to form by the Office of the County Counsel and as to fiscal provisions by the Auditor-Controller's Office.

SUMMARY/DISCUSSION:

River View at Las Palmas, LLC, ("Project Applicant") has applied to the County for a 30-lot residential subdivision and Las Palmas Specific Plan Amendment (PLN150372) ("Project"). This Project modifies and replaces the proposal from the Project Applicant for an Assisted Living Senior Facility Project. A Subsequent Environmental Impact Report ("SEIR") was prepared for the Assisted Living Facility Project under a separate agreement. That SEIR analyzed a 40-lot residential subdivision alternative. The modified project for the 30-lot residential subdivision (Project) requires revisions to the SEIR to provide detailed analysis of the residential subdivision alternative. The County requires that the Project Applicant provide funding for the preparation of revisions to the alternatives section of the SEIR for the River View at Las Palmas Assisted Living Senior Facility Project.

To minimize the impact to current planning projects, it is necessary to engage the services of an outside consultant. The Housing and Community Development Department (HCD) has an established on-call list of consultants as well as a separate public list of consultants who specialize in environmental documentation. Rincon Consultants, Inc., is on both lists as a qualified consultant and has been chosen to provide the necessary services.

Staff recommends entering into the Professional Services Agreement (PSA) with Rincon Consultants, Inc., and a Funding Agreement (FA) with Project Applicant to complete this project in a timely manner.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel and the Auditor-Controller's Office have reviewed and approved the Professional Services Agreement with DD&A and the Funding Agreement with Century Communities, respectively.

FINANCING:

Pursuant to the terms of the FA between River View at Las Palmas, LLC, and the County, the SEIR provided by Rincon Consultants, Inc., under the PSA, and the County Contract Administration Fee will be paid by the Project Applicants with an advance deposit of \$32,219.75 that includes the County Administration Fee of \$2,958.75. Separate fees for County staff costs associated with the Project will be paid by the Project Applicants in accordance with the County of Monterey Land Use Fee Schedule. The PSA and FA are structured so that there is no cost to the County associated with these Agreements, and there is no impact to the General Fund.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This project supports the Board of Supervisors' Health and Human Services and Economic Development initiatives by providing a healthy and safe environment for County seniors and jobs in our community.

- Economic Development Administration
- Health & Human Services Infrastructure
- Public Safety

Prepared by: Kathleen Nielsen, Management Analyst II, x4832

Approved by: Lori Woodle, Finance Manager I, x6682

Approved by: Craig W. Spencer, Working out of Class as Director, Housing and Community Development, x5233

The following attachments are on file with the HCD:

Attachment 1 - Funding Agreement

Attachment 2 - Professional Services Agreement