



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: OCTOBER 17, 2017

TO: BOARD OF SUPERVISORS

FROM: PLANNING AND BUILDING SERVICES

SUBJECT: VINEYARD CROSSING VESTING TENTATIVE MAP SUBDIVISION PLANNED DEVELOPMENT EIR CONTRACT CONSULTANT SELECTION (Case No. S_2017-0002 and RFP No. PBS 17-003)

The subject project involves a Vesting Tentative Subdivision Map and Development Agreement to develop a 123 lot subdivision on approximately 23.26 acres of land which would include 123 dwelling units and potential to develop 20 second residential units (accessory dwelling units). The developer's objective is to provide a variety of housing unit types to be owner occupied or available for rent. Additional entitlements include a request for a general plan amendment, rezone and proposed planned development overlay to allow for flexibility in lot sizes and lot design. The proposal would also include design standards and park amenities and other public improvements that would be managed by a maintenance district. Access to the project site would be provided via Lovers Lane that runs along the south side of the property. The project site is located in the unincorporated area of Mendocino County approximately 1.65 miles north of the City of Ukiah town center at 156 Lovers Lane, Ukiah (Assessor's Parcel Numbers: 170-040-05 and 170-030-06).

On September 8, 2017, Department of Planning and Building Services (PBS) staff released Request for Proposal (RFP No. PBS 17-003) titled "Vineyard Crossing Vesting Tentative Map Subdivision Planned Development." The RFP was to solicit CEQA (California Environmental Quality Act) consulting services to prepare an Environmental Impact Report (EIR) for the subject subdivision project. The RFP closed on September 27, 2017, and four responsive proposals were received by the County. These included proposals from Ascent, Dudek, ECorp and Impact Sciences environmental consulting firms. Based on the evaluation ranking of each of the RFPs by the Interim Director and PBS staff, PBS is recommending the contract be awarded to ECorp, Inc. based on the competitive cost, timeline and comprehensiveness of their proposal.

A major component of the contractor's tasks will include analysis and identification of potential and cumulative environmental impacts associated with project implementation. The proposed contractor has proposed to provide all services outlined in the RFP, including preparation of EIR draft and final documents, peer review of special studies, attendance of four meetings (Planning Commission, Board of Supervisors, scoping and public comment), a mitigation monitoring and reporting program and statement of facts and findings. Notably, the proposed contractor identified the ability to bypass the Initial Study component of environmental review and proceed directly to the Notice of Preparation of an EIR. This is permissible under CEQA, thereby allowing for a more streamlined process for the project and a lower cost of EIR preparation by eliminating the Initial Study task. The proposed contractor also provided the most expedited implementation plan and work schedule with an estimated 11-month timeline to Final EIR completion.

The proposed contractor also provided the most competitive base cost estimate at \$147,320. Furthermore, the proposed contractor extended an optional task involving the engagement and participation of outside legal counsel specializing in matters and projects involving land use and CEQA. Specifically, the proposal presents as an optional task that provides for the engagement of the law firm of

Abbott & Kindermann for as-needed and as-requested assistance on CEQA and land use matters associated with the project. William Abbott has recognized expertise in the land use and environmental practice areas of law in California. Along with firm staff, they would be available to provide input and legal services on behalf of the EIR and the EIR project team. The proposed contractor anticipates the involvement of Mr. Abbott and Abbott & Kindermann staff in the preparation and review of project Facts and Findings and, if necessary, with the preparation of Statements of Overriding Consideration. As included in the contractor proposal, and as confirmed by Scott Friend, Project Manager at ECorp, this optional legal service would have an initial not-to-exceed fixed fee of \$10,000 established for the purpose of providing funding for as-needed and as-requested by the County legal services for the project. This would bring the cost of services by the proposed contractor to a **total of \$157,320**. PBS staff recommends the inclusion of this additional task into the work schedule as the law firm has expertise in CEQA regulatory compliance, would further expedite the environmental review process and would alleviate internal review by County Counsel.

Lastly, the proposed contractor Principal-in-Charge (Chris Stabenfeldt, AICP), has local experience working with PBS. Mr. Stabenfeldt served as the Project Director for the comprehensive update of the Mendocino County General Plan and associated EIR. PBS staff has also verified the references contained in the proposal by the proposed consultant in which positive feedback was provided.

Based on the RFP evaluations by PBS staff, PBS respectfully recommends ECorp, Inc. for consideration for the contract for services as described in RFP No. PBS 17-003.

ATTACHMENTS:

- A. Scope of Services and Timeline, Work Schedule & Cost Plan and Narrative
- B. County and Consultant Contract