



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Richard J. MacHott, Planning Manager

Date: January 8, 2019

Subject: Professional Services Agreement with Glenn Lukos Associates for Biological and Regulatory Support for the Summerhill Drive Extension Project

Recommendation

Approve and authorize the City Manager to execute a Professional Services Agreement with Glenn Lukos Associates in an amount not to exceed \$109,362 for Biological and Regulatory Support for the Summerhill Drive Extension Project in such final form as approved by the City Attorney.

Background

Development of the Tuscany Hills community began in the 1980's with the approval and subsequent development of Tract Map No. (TR) 17413. The Tuscany Hills Specific Plan, which included TR 17413 in its southern portion, was adopted by the City Council on January 9, 1990. Additional development within the southern portion of the Tuscany Hills Specific Plan included lots developed as part of Tract Map No. 24383. The development of the southern portion of the specific plan included the construction of Summerhill Drive as its southern access from Railroad Canyon Road near the interchange with I-15 and Railroad Canyon Road. As of 2003, the southern portion of the Tuscany Hills Specific Plan had basically been built out; while the northerly portion remained entirely undeveloped.

On March 22, 2005, the City Council approved Subsequent Environmental Impact Report (SCH No. 2004071082), Amendment No. 1 to the Tuscany Hills Specific Plan No. 89-3, Tentative Tract Map (TTM) No. 31370 and related applications, for the subdivision of the 368-acre northern portion of the specific plan. In addition to the Subsequent EIR, the project was reviewed and approved through the MSHCP Joint Project Review (JPR) process. As part of the JPR process, Glenn Lukos Associates prepared the biological reports, MSHCP Consistency Analysis and Determination of Biologically Superior Preservation (DBESP) analysis.

On June 13, 2017, the City Council approved a final extension of time for TTM 31370, extending its life to June 1, 2022. TTM 31370 was conditioned to comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted for this project, as printed with the certified Final Subsequent Environmental Impact Report. To date, there has been no development within TTM 31370.

Discussion

Certain road improvement projects are required as part of the development of TTM 31370. One of these road projects is the extension of Summerhill Drive from its current terminus near Ponte Russo north to Greenwald Avenue. However, since approval of TTM 31370 in 2005, there has been no development of any portion of that project. Therefore, since the extension of Summerhill Drive will provide a much-needed second access for the Tuscany Hills development, the City will be moving forward with construction of Summerhill Drive as a capital improvement project. The completion of Summerhill Drive will improve the ability of public safety agencies, including police and fire services, to provide service to the community. It will also create improved opportunities for residents to enter and exit the Tuscany Hills development.

The extension of Summerhill Drive to Greenwald Avenue is within TTM 31370 (except for a small portion of recorded right-of-way between the southern boundary of TTM 31370 and Ponte Russo in TR 24383). This road is also included in the CEQA document for TTM 31370; therefore, no additional CEQA documentation is required.

As described in the Subsequent Environmental Impact Report, development within TTM 31370 including Summerhill Drive will require permits from the U. S. Corps of Engineers, the California Department of Fish and Wildlife and the Regional Water Control Board for impact to jurisdictional waters.

Staff recommends that Glenn Lukos Associates(GLA) perform the necessary biological studies and to prepare and process the regulatory agency permits that are required prior to construction of the Summerhill Drive extension. This recommendation is based upon GLA's expertise in providing services related to the needed regulatory permits and its familiarity with the Summerhill Drive Extension project area.

Fiscal Impact

The cost for biological and regulatory support for the Summerhill Drive Extension project is funded from developer contributions.

Exhibits:

- A. GLA – Draft Professional Services Agreement
- B. GLA – GLA Proposal, Rev. 12-28-18
- C. GLA – Summerhill Drive Extension Location Map