

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: PATRICK STREETER, SENIOR PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT  
SUBJECT: FIRST AMENDMENT TO PROFESSIONAL SERVICES  
AGREEMENT NUMBER F001125 WITH GHD FOR  
PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT  
AND RELATED SERVICES ASSOCIATED WITH THE  
PROPOSED SPRING LAKE VILLAGE EAST GROVE  
DEVELOPMENT PROJECT

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve the First Amendment to the Professional Services Agreement number F001125 with GHD for preparation of an environmental impact report and related services associated with the proposed Spring Lake Village East Grove development project, adding an additional amount of \$113,546, for a total amount not to exceed \$286,418, and extending the time of performance of services to end on December 31, 2018.

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EXECUTIVE SUMMARY

This Resolution will amend an agreement with GHD for environmental review services in the additional amount of \$113,546 and extend the time of performance of services to December 31, 2018. All funds will be provided by Episcopal Senior Communities (ESC), the applicant for the proposed Spring Lake Village East Grove development project, for which an Environmental Impact Report is being prepared. This action is related to Council Goal 6: Commit to making Santa Rosa a healthy community where people feel safe to live, work and play.

BACKGROUND

1. On October 5, 2010, the Council certified the Spring Lake Village Expansion and Annexation Project Final Environmental Impact Report, prepared by the firm Winzler & Kelly, now GHD.

2. On December 29, 2014, the Planning and Economic Development Department received applications from Episcopal Senior Communities for a Conditional Use Permit, Design Review, Hillside Development Permit, and Rezoning associated with the proposed Spring Lake Village East Grove project.
3. During the spring of 2015, several meetings were held with ESC as well as internally with City staff. The determination was made by City staff that preparation of an EIR would be appropriate for the proposed project and that a Professional Services Agreement with GHD, the firm that had prepared the initial Spring Lake Village EIR, would be the preferred course of action.
4. On June 29, 2015, GHD submitted a Scope of Services and Preliminary Schedule for preparation of the Spring Lake Village East Grove Draft EIR.
5. On January 27, 2016, ESC paid a sum of \$172,872.00 to the Planning and Economic Development Department to be invoiced by GHD for the preparation of the Spring Lake Village East Grove Draft EIR.
6. On February 23, 2016, the Council approved a waiver of competitive bidding and authorized the Mayor to execute an Agreement for Professional Services with GHD, for preparation of the Spring Lake Village East Grove Environmental Impact Report.
7. On April 18, 2017, GHD provided the Department of Planning and Economic Development with a list of changes to the scope, schedule, and budget of the Draft EIR that would be necessary to address a modification to the Spring Lake Village East Grove project.

#### PRIOR CITY COUNCIL REVIEW

At its February 23, 2016, meeting, the Council approved a waiver of competitive bidding and authorized the Mayor to execute an Agreement for Professional Services with GHD, for preparation of the Spring Lake Village East Grove EIR. At the meeting, one Council Member asked clarifying questions about the East Grove development project, to which a representative of ESC responded.

#### ANALYSIS

1. Amending the existing Professional Service Agreement will allow GHD to continue the preparation of the Spring Lake Village East Grove Draft Environmental Impact Report, which includes all required meetings, project management, acquisition of technical documents, and publishing of environmental documents as outlined in the scope of work and schedule attached to the Amendment.

2. The existing agreement, with a cost of service of approximately \$173,000, will be amended to increase funding and extend the term as follows:
  - Increasing compensation by \$113,546 (for a total contracted amount not to exceed \$286,418);
  - Extending time of performance to end on December 31, 2018.

All funds will be provided by the Spring Lake Village East Grove development project applicant, Episcopal Senior Communities.

3. In accordance with Council Policy 600-01 (Professional Services), when an agreement exceeds \$100,000, approval must be granted by the City Council.

### FISCAL IMPACT

Funding for the preparation of the Draft EIR will be provided in its entirety by Episcopal Senior Communities.

### ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

### NOTIFICATION

Not applicable.

### ATTACHMENTS

- Resolution/Exhibit A

### CONTACT

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