

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: GABE OSBURN, DIRECTOR OF PLANNING AND ECONOMIC  
DEVELOPMENT  
SUBJECT: FOURTH AMENDMENT TO PROFESSIONAL SERVICES  
AGREEMENT NUMBER F002144 WITH PLACEWORKS, INC.

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve a Fourth Amendment to Professional Services Agreement Number F002144 with PlaceWorks, Inc., Santa Ana, California, to revise the scope of work, extend the time of performance, and to increase compensation in the amount of \$200,000 for total Consultant compensation not to exceed \$2,799,909, and to extend the time of performance.

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EXECUTIVE SUMMARY

The Fourth Amendment to the Professional Services Agreement with PlaceWorks, Inc., Berkeley, California (Consultant) includes a revised scope of work, extends the time of performance, and increases total compensation. The revised scope of work includes additional internal and public review versions of the General Plan 2050, Greenhouse Gas (GHG) Reduction Strategy, and Environmental Impact Report (EIR), development of a New Development Checklist to ensure new development projects are compliant with the GHG Reduction Strategy, provides additional modeling and mapping, supports GHG Reduction Strategy public meetings and accommodates additional project management activities. The proposed amendment also extends the overall project timeline to early 2025 and increases compensation by \$200,000 for total Consultant compensation not to exceed \$2,799,909.

BACKGROUND

In 2009, the Council adopted the current Santa Rosa 2035 General Plan (General Plan 2035). The General Plan 2035 provides the City's long-term vision of community development and guides day-to-day decisions regarding housing and commercial development, infrastructure improvements and environmental protection. It also serves

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as the baseline environmental document to help streamline California Environmental Quality Act (CEQA) review for private and public projects within the City.

In 2012, the Council adopted the City's existing Community-wide Climate Action Plan (CCAP) to reduce GHG emissions to 1990 levels (a reduction of 30%) by 2020, consistent with AB 32 (the Global Warming Solutions Act of 2006).

In 2015, the State set more ambitious 2030 and 2040 GHG reduction targets of 40% and 80%, respectively, to stave off the worst impacts of climate change.

On August 13, 2019, the Council authorized PED to prepare a comprehensive update of the General Plan 2035 and EIR. Consultant project proposals for an updated General Plan (called General Plan 2050) and Environmental Impact Report (EIR) were reviewed in December, 2019.

On January 29, 2020, the Council's Climate Action Subcommittee directed staff to consider a coordinated update of the CCAP with the General Plan 2050 and EIR.

On March 3, 2020, the Council authorized Professional Services Agreement (PSA) F002144 with PlaceWorks, Inc. to complete the General Plan 2050 and EIR, with total compensation not to exceed \$2,500,000. The PSA did not, however, include consultant services to update the City's CCAP nor did it include services to prepare a qualified GHG Reduction Strategy.

On October 13, 2020, the Council authorized an amendment to the PSA to modify the General Plan 2050 scope of work to include a Greenhouse Gas (GHG) Reduction Strategy, to increase the agreement compensation by \$99,909 for this additional service, for a total contracted amount not to exceed \$2,599,909.

On November 16, 2021, the City and Consultant entered into a second amendment to amend the Agreement for the purpose of clarifying the Consultant is not responsible for Healthy City tasks described in the scope of work and to affirm the Consultant will coordinate with the City to integrate Healthy City policy and expanded community outreach in the General Plan Update and Environmental Impact Report.

On May 16, 2023, the City and Consultant entered into a third amendment to extend the time of performance from April 30, 2023 to March 31, 2024 to accommodate unexpected delays due to COVID and expanded review times.

PRIOR CITY COUNCIL REVIEW

See Background section above.

## ANALYSIS

The Fourth Amendment to the Professional Services Agreement (PSA) with PlaceWorks, Inc., Berkeley, California (Consultant) includes a revised scope of work, extends the time of performance, and increases total compensation.

The revised scope of work includes additional internal and public review versions of the General Plan 2050, Greenhouse Gas (GHG) Reduction Strategy, and Environmental Impact Report (EIR), development of a New Development Checklist to ensure new development projects are compliant with the GHG Reduction Strategy, provides additional modeling and mapping, supports GHG Reduction Strategy public meetings and accommodates additional project management activities. The proposed amendment also extends the overall project timeline and increases compensation.

The extended timeline accommodates consolidation and reconciliation of extensive comments and suggestions resulting from wide-spread public engagement, internal and external Technical Advisory Committees (TACs), City boards and committees, the Planning Commission, and City Council. The additional time will also allow a more thoughtful review and preparation of the accompanying Greenhouse Gas Emission (GHG) Reduction Strategy and Environmental Impact Report.

The revised scope of work provides a second Public Review Draft of the General Plan 2050 to ensure consistency with the Public Review Draft GHG Reduction Strategy and draft EIR, and accommodates additional consultant project management to perform this additional work in close collaboration with City staff.

The total compensation for PlaceWorks outlined in the updated Scope of Services increases from \$2,599,909 to an amount not to exceed \$2,799,909, and the time of performance changes from March 31, 2024, to June 1, 2025.

## FISCAL IMPACT

Funds for this contract amendment are within the Planning and Economic Development Advance Planning fund. Approval of this action does not have a fiscal impact on the General Fund.

## ENVIRONMENTAL IMPACT

The Council finds that the proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA) under section 15061(b)(3) and 15378 in that there is no possibility that the implementation of this action may have significant effects on the environment, and that no further environmental review is required.

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BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Resolution/Exhibit A – Fourth Amendment to PSA No. F002144 with PlaceWorks, Inc.

PRESENTER

Jessica Jones, Deputy Director - Planning  
Planning and Economic Development