

RESOLUTION NO. RES-2025-035

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH DYETT & BHATIA, URBAN AND REGIONAL PLANNERS, FOR PREPARATION OF THE SOUTH SANTA ROSA SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO ESTABLISH APPROPRIATIONS OF \$104,428 WITH THE SOURCE OF FUNDS BEING THE PLANNING AND ECONOMIC DEVELOPMENT'S ADVANCE PLANNING FUND JL KEY 08015., FILE NO. ST23-004

WHEREAS, the City of Santa Rosa was awarded a \$1,200,000 grant from the Metropolitan Transportation Commission/Association of Bay Area Governments (MTC/ABAG) to prepare a Specific Plan and Environmental Impact Report (EIR) for an approximately 1,900 acre area, including about 1,400 acres of unincorporated County land. The area is south of Highway 12 and east of Highway 101, extending to Petaluma Hill Road, and south to the urban growth boundary incorporating both sides of Highway 101 and incorporates both the City's Santa Rosa Avenue Priority Development Area (PDA) and the County's South Santa Rosa PDA; and

WHEREAS, on March 28, 2023, the Council adopted a resolution authorizing the filing of an application for funding to MTC/ABAG for the South Santa Rosa Specific Plan (Specific Plan) and EIR and appropriating grant funds received to a project key to be established by the Chief Financial Officer; and

WHEREAS, a Request for Proposals was released for preparation of the Specific Plan and EIR, interviews were held and 4Leaf Inc. was selected as the most qualified consultant; and

WHEREAS, on January 9, 2024, the Council adopted a resolution approving the Professional Services Agreement with 4Leaf, Inc.; and

WHEREAS, on January 9, 2024, the Council authorized the Chief Financial Officer to pay all claims for services performed under this agreement from project JL Key 08070 – South Santa Rosa Specific Plan and appropriate expenditures of \$1.2M in JL key 08070 and offsetting grant revenue to be received in the General Fund 1100-4426; and

WHEREAS, in January 2024, the South Santa Rosa Specific Plan project commenced which included the preparation and Council adoption of a Community Engagement Strategy in April 2024; and

WHEREAS, throughout 2024, draft technical background reports on the Specific Plan were developed, which include an Existing Conditions Report, Affordable Housing and Anti-Displacement Strategy, a Plan Area Profile, and Market Demand Analysis; and

WHEREAS, during 2024, the Specific Plan Technical Advisory Committee (TAC) was formed; the TAC includes both internal and outside agency staff members which provide technical review and comment on Specific Plan deliverables; and

WHEREAS, during September and October of 2024, the Specific Plan Engagement Advisory Committee (EAC) was formed. The EAC is comprised of Plan area residents and business owners, who were selected by City staff after a review of 37 applications. The role of the EAC is to work with the project team to support community engagement, with members sharing upcoming engagement opportunities and bringing input to City staff; and

WHEREAS, during October 2024, the City held three community workshops within the Plan area to engage members of the public and identify areas of issue and opportunity; and

WHEREAS, on December 4, 2024, after several months of attempting to resolve ongoing concerns, the City terminated the PSA with 4Leaf, Inc.; and

WHEREAS, in December 2024, Planning staff contacted Dyett & Bhatia requesting an updated scope, budget, and schedule to complete the Specific Plan and EIR. Dyett & Bhatia was identified as the second highest rated consultant in the original competitive Request for Proposal (RFP) process that took place in winter of 2023; and

WHEREAS, the scope of work associated with the Professional Services Agreement will allow completion of the South Santa Rosa Specific Plan and EIR, with the amount not to exceed seven-hundred and sixty-six thousand, two-hundred and seventy two dollars and no cents (\$765,272.00), with the source of reimbursement funds being the previously appropriated \$1,200,000 grant from MTC/ABAG; and

WHEREAS, the Advance Planning Fund was created to develop and/or update land use policy documents, including Specific Plans; and

WHEREAS, based on the cost of Specific Plan work completed to date, there is a need above the remaining grant funds to complete the project and it is being requested that Council authorize the Chief Financial Officer to establish appropriations of \$104,428 with the source of funds being the Planning and Economic Development's Advance Planning Fund.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves a Professional Services Agreement with Dyett & Bhatia, Urban and Regional Planners, in an amount not to exceed \$765,272, in substantially the same form as Exhibit A, subject to approval as to form by the City Attorney related to the preparation of the South Santa Rosa Specific Plan and EIR.

///

///

///

BE IT FURTHER RESOLVED that the Council authorizes the Chief Financial Officer to establish appropriations of \$104,428 with the source of funds being the Planning and Economic Development Departments Advance Planning Fund JL Key 08015.

IN COUNCIL DULY PASSED this 4th day of March, 2025.

AYES: (7) Mayor Stapp, Vice Mayor Alvarez, Council Members Bañuelos, Fleming, MacDonald, Okrepkie, Rogers

NOES: (0)

ABSENT: (0)

ABSTAIN/RECUSE: (0)

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
City Clerk Mayor

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

Exhibit A – Professional Services Agreement with Dyett & Bhatia, Urban and Regional Planners