



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 9/13/2022

To: Sonoma County Board of Supervisors
Department or Agency Name(s): Permit Sonoma
Staff Name and Phone Number: Brian Oh, (707) 565-1931
Vote Requirement: Majority
Supervisorial District(s): Countywide

Title:

Sonoma Developmental Center Specific Plan Services Contract Amendment

Recommended Action:

Authorize the Director of Permit Sonoma to negotiate, finalize, and execute the first amendment to the agreement with Dyett and Bhatia, Urban and Regional Planners expanding and modifying the scope of work for preparation of the Sonoma Developmental Center Specific Plan and Environmental Impact Report, and increasing the contract amount by \$238,328 to a total not-to-exceed amount of \$1,714,277.

Executive Summary:

In December 2019, the Director of Permit Sonoma executed an agreement with Dyett and Bhatia, Urban and Regional Planners (Dyett and Bhatia), to prepare a Specific Plan and environmental impact report for the former Sonoma Developmental Center. This item presents an amendment to the agreement to accommodate tasks not contemplated in the original scope of work. Staff recommends that the Board authorize the Director to execute an amendment to the agreement with Dyett and Bhatia to modify the scope of work and increase the contract amount by \$238,328.

Discussion:

California Government Code Section 14670.10.5 authorizes the California Department of General Services (DGS) to contract with the County of Sonoma for planning and environmental review services related to the 945-acre Sonoma Developmental Center (SDC) property in Sonoma Valley. On December 17, 2019, the Board of Supervisors approved a contract with DGS for those services and at the same time authorized a contract with Dyett and Bhatia (Consultant) to provide the County support in preparing the SDC Specific Plan and Environmental Impact Report. As the County continues to meet its commitments as outlined in State legislation for disposition of the State-owned property, staff recommends increasing the original contract amount (\$1,475,949) by \$203,088 to compensate the Consultant for the following additional tasks added to the scope of work. The additional work was added to ensure that the County is successful in meeting its commitments to complete the project by December 2022, and to meaningfully engage with stakeholders and the communities impacted by the redevelopment of SDC. As the project is on a tight timeline, the Contractor commenced the new tasks, in addition to continued work on existing items under the scope of work.

- Outreach to additional bodies and agencies.
- Expanded community outreach to underrepresented communities.
- Clarification of vision and guiding principles.
- Use of an existing water supply assessment to review and provide edits for consistency with State law.

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- Additional work on project alternatives.
- Open house meetings to present draft goals and policy topics to the public.

Strategic Plan:

N/A

Prior Board Actions:

December 17, 2019 - A) Authorize the Director Permit Sonoma to execute an agreement with the State of California Department of General Services (DGS) per Government Code Section 14670.10.5 and accept \$3.5 million from DGS to prepare a Specific Plan and associated Environmental Impact Report for the Sonoma Developmental Center (SDC); and

B) Authorize the Director of Permit Sonoma to execute an agreement with Dyett & Bhatia to prepare the Specific Plan and associated Environmental Impact Report (EIR) in the amount of \$1,475,949.

FISCAL SUMMARY

Expenditures	FY 22-23 Adopted	FY23-24 Projected	FY 24-25 Projected
Budgeted Expenses	\$238,328		
Additional Appropriation Requested			
Total Expenditures	\$238,328		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance: Prior Year State Funds Disbursement	\$238,328		
Contingencies			
Total Sources	\$238,328		

Narrative Explanation of Fiscal Impacts:

The funds for the additional work to complete the tasks are fully compensated through the State-County agreement

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Attachment 1: Professional Services Agreement

Attachment 2: First Contract Amendment

Related Items "On File" with the Clerk of the Board:

N/A