



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 8/1/2023

To: Sonoma County Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Ross Markey, Comprehensive Planning Manager, (707) 565-2543; Wil Lyons, Planner II (707) 565-7388

Vote Requirement: Majority

Supervisorial District(s): First

Title:

Sonoma Developmental Center Specific Plan Services Contract Amendment

Recommended Action:

Authorize the Director of Permit Sonoma to negotiate, finalize, and execute the second 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 \$87,824.52 to a total not-to-exceed amount of \$1,771,861.52. (First District)

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 (EIR) for the former Sonoma Developmental Center. In September 2022, your Board adopted the first amendment to the agreement with Dyett and Bhatia to increase the contract amount by \$238,328. This item presents a second amendment to the agreement to accommodate tasks not contemplated in the original scope of work through adoption of the Specific Plan on December 16, 2022, including: supplements to and response to comments on the Final Program EIR, to account for consultant staff attendance at 2 additional Planning Commission hearings, and to correct an error under the first contract amendment which excluded \$30,240.

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 \$87,824.52.

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.

The original contract was for an amount not to exceed \$1,475,949.

In September 2022, the Board approved the first amendment to the contract to increase the not to exceed amount to (\$1,684,037) to compensate the Consultant for additional tasks added to the scope of work. The additional work was added to ensure that the County would meet its commitments to complete the project by December 2022, and to meaningfully engage with stakeholders and the communities impacted by the redevelopment of SDC. Due to a clerical error the not to exceed amount of the first amendment excluded \$30,240. This amount was captured in the attached scope of work summary table for the first amendment; however, it was not included in the Board approved contract amendment.

This second amendment to the contract would increase the not to exceed amount by \$87,824.52 to a total of \$1,771,861.52. The consultant needed to expend additional time and complete additional tasks beyond the modified scope of work to ensure completion of the Specific Plan and the Final EIR in compliance with CEQA. This additional work was largely due to the unanticipatedly high volume of public comment on the Draft EIR and additional hearings at the Planning Commission, and specifically included the following:

- A) Four supplements to the Final Program EIR
- B) Address comments submitted on Draft EIR and incorporate into Final Program EIR
- C) Two additional hearings with the Planning Commission
- D) This second contract amendment incorporates the \$30,240 not captured by the first amendment approved in September 2022.

Tasks were completed on a tight timeline, the Contractor commenced the new tasks, in addition to continued work on existing items under the scope of work to meet the Board adoption date of December 16, 2022, where the Specific Plan and Final Environmental Impact Report and associated zoning code amendments were adopted and certified by Resolution Numbers 22-0555 & -0556, and Ordinance Number 6400. Due to the tight timeline for the project, staff was not able to bring this contract amendment ahead of the work being completed.

Strategic Plan:

Not Applicable

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

Not Applicable

FISCAL SUMMARY

Expenditures	FY 22-23 Adopted	FY23-24 Projected	FY 24-25 Projected
Budgeted Expenses	\$87,824.52		
Additional Appropriation Requested			

Total Expenditures	\$87,824.52		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance: State Funds	\$87,824.52		
Contingencies			
Total Sources	\$87,824.52		

Narrative Explanation of Fiscal Impacts:

The funds for the additional work to complete the tasks are fully funded through the State-County agreement. \$3,500,000.00 in state funds were made available to fund the SDC project through an agreement with the State of California Department of General Services (Att 4) which ended on December 16, 2022. Total project expenditures through December 16, 2022, including the \$87,824.52 in this second amendment, equal \$2,375,682.01.

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

- Att 1 Second Contract Amendment
- Att 2 Exhibit A3 Scope of Work
- Att 3 Exhibit B3 Budget Table
- Att 4 Executed Agreement 19-30324 CA DGS

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

- 19-20-004 Sonoma Developmental Center Fully Executed
- 19-20-004.1 Sonoma Developmental First Amendment Fully Executed