



Watsonville
CALIFORNIA

CITY COUNCIL AGENDA REPORT

MEETING DATE: Tuesday, June 24, 2025
TO: CITY COUNCIL
WRITTEN BY: ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR ORBACH
RECOMMENDED BY: COMMUNITY DEVELOPMENT DIRECTOR BRLETIC
APPROVED BY: TAMARA VIDES, CITY MANAGER
SUBJECT: FIRST CONSULTANT CONTRACT AMENDMENT TO THE CONSULTATION SERVICES CONTRACT NO. 3270 WITH RAIMI + ASSOCIATES, INC. FOR 6TH CYCLE HOUSING ELEMENT IMPLEMENTATION

RECOMMENDATION:

Adopt a resolution approving the first amendment to a contract between the City of Watsonville and Raimi + Associates Consultants, Inc. ("R+A"), extending the term of Contract No. 3270 for consultant services for Housing Element implementation to December 31, 2025.

BACKGROUND:

On November 12, 2024, the City Council approved a contract with Raimi + Associates, Inc. ("R+A") for an eight-month period to provide Housing Element implementation services for the City. The eight-month contract, with a term of November 1, 2024, to June 30, 2025, totaled \$169,380. The contract costs are paid through a Regional Early Action Planning (REAP) grant.

On December 30, 2024, the City and R+A executed Consultant Services Contract No. 3270 for consultant services for Housing Element implementation.

DISCUSSION:

Due to delays in responses from the California Department of Housing and Community Development (HCD), the time needed to complete the approved scope of work will extend past June 30, 2025, which is the end of the term identified in the original contract. In order to continue paying invoices for consultant work performed, City staff is requesting an amendment to the term of the contract, extending it to December 31, 2025.

R+A's performance has been professional and their work high quality during the term of the contract. As of June 3, 2025, the Planning Commission adopted Resolution No. 10-25 (PC), recommending City Council adopt proposed zoning code text amendments to multiple chapters within Title 14 (Zoning) of the Watsonville Municipal Code and amendments to the Downtown Watsonville Specific Plan related to implementation of programs within the 6th Cycle 2023-2031 Housing Element. The final products and actions concerning the Housing Element implementation effort is scheduled for consideration by the City Council at their regular meeting on July 8, 2025.

CEQA DETERMINATION:

This action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines § 15378(b)(5), in that adopting a Resolution amending the Contract with Raimi + Associates does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and because the action constitutes organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment and if deemed a "project," it would be considered exempt under the "common sense" exception, pursuant to CEQA Guidelines § 15061(b)(3), because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment.

STRATEGIC PLAN:

This request supports Strategic Plan Priority #3 - Housing by allowing the City implement multiple programs from the City's 6th Cycle 2023-2031 Housing Element that can be identified in next year's Annual Progress Report (APR) to HCD in order to demonstrate progress on implementation and maintain the certification of the Housing Element.

FINANCIAL IMPACT:

The amount of the contract remains the same, and the funds were already allocated from the Special Grants Fund, so there is no impact to the General Fund.

ALTERNATIVE ACTION:

City Council could choose not to extend this contract. This would prevent the City from being able to pay the final invoices for work performed under the contract.

ATTACHMENTS AND/OR REFERENCES:

None.