



Agenda Report

MEETING DATE: Tuesday, January 25, 2022

TO: City Council

FROM: COMMUNITY DEVELOPMENT DIRECTOR MERRIAM
PRINCIPAL PLANNER MATT ORBACH

SUBJECT: FOURTH AMENDMENT TO CONTRACT WITH MOORE IACOFANO
GOLTSMAN, INC. (MIG) FOR CONSULTANT SERVICES TO ASSIST
THE CITY WITH ENVIRONMENTAL REVIEW FOR PROPOSED 200
MANABE OW ROAD PROJECT IN THE AMOUNT OF \$127,386.00
FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$392,

STATEMENT OF ISSUES:

The City has received an application (#2021-2138) for a Special Use Permit with Design Review for a new 156,000-square-foot distribution facility. Staff is requesting a contract amendment for Moore Iacofano Goltsman, Inc. (MIG) to allow the company to conduct the California Environmental Quality Act (CEQA) environmental review for the proposed project.

RECOMMENDED ACTION:

Staff recommends that the City Council approve the following:

- Fourth Amendment to Contract with MIG in the amount of \$127,386.00 for consultant services to assist the City with the environmental review of the proposed distribution facility at 200 Manabe Ow Road in an amount of \$127,386 for a total contract amount not to exceed \$392,386
- Professional Services Reimbursement Contract between the City and Lone Oak - Watsonville, L.L.C., a limited liability company, for Environmental Review of a proposed project on an 11± acre site located at APN 018-711-29

BACKGROUND

On July 30, 2021, the City received an application for a Special Use Permit and Design Review for a new 156,000-square-foot distribution facility located at 200 Manabe Ow Road. The application included a CEQA environmental review for the project. The City reached out to the on-call environmental consultant, MIG, requesting they conduct the third-party environmental review for the project. The scope of work was finalized on November 8, 2021, with a total cost of \$127,386.00.

The contract between the City and MIG for on-call planning services has been extended three times, from 2019 to 2020, from 2020 to June 30, 2021, and in April 2021 for the remainder of FY 2020-21.

City staff is now recommending that the contract between the City and MIG be amended again to add the environmental review to the project to the scope of services to allow MIG to conduct the CEQA environmental review for the proposed project.

DISCUSSION:

Staff is requesting an increase to the contract for MIG, to conduct the CEQA environmental review for a new 156,000-square-foot distribution facility at 200 Manabe Ow Road. The scope of work includes:

Budget Estimate	Estimated MIG Hours	Estimated Consultant Costs
Review project application and technical reports	37	\$5,365
Inter-department Coordination, Project conditions	32	\$4,064
Client Meetings/Telephone/Consultations	27	\$3,429
Interagency Coordination/Consultation	37	\$4,699
CEQA – Initial Study/Mitigated Negative Declaration	425	\$86,130
Public Information/Coordination	10	\$1,270
Preparation of Staff Report for Planning Commission	70	\$8,890
Revisions	30	\$6,300
Public Hearing(s)/Meeting(s), preparation, and presentation	20	\$2,540
Project/Applicant Meeting Minutes/Summary	17	\$2,159
Other/Misc.	20	\$2,540
Total	725	\$127,386

The applicant provided the \$127,386.00 in funds on Monday, December 13, 2021.

STRATEGIC PLAN:

The approval of this contract supports Goal 4 (Economic Development) of the Strategic Plan by assisting City staff in the processing of planning applications, which will allow the City to process development applications in a timely manner.

FINANCIAL IMPACT:

There will be no financial impact to the City for approval of the contract amendment, as the cost for services will be covered by the reimbursement agreement with funds provided by the applicant.

ALTERNATIVE ACTION:

The City Council may deny the contract amendment; however, this would result in a reduced capacity of the City to conduct the required CEQA environmental review in a timely manner.

ATTACHMENTS AND/OR REFERENCES (If any):

- 1) Manabe Ow West MIG Scope – Dated 11.5.2021