

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: May 27, 2025

SUBJECT: Award Consultant Contract to De Novo Planning Group for Comprehensive General Plan Update

PREPARED BY: Laurel Reimer, AICP, Planning Consultant

RECOMMENDATION: That the City Council:

1. Approve an agreement for consultant services with De Novo Planning Group in the amount of \$1,756,847, for the preparation of a Comprehensive General Plan Update, Climate Action Plan, and Program Environmental Impact Report; and
2. Authorize the City Manager to approve extra work authorizations not to exceed the contingency amount of \$175,684.70, which is equal to 10% of the agreement amount.

BACKGROUND: California State Law requires every jurisdiction to adopt a comprehensive General Plan as the fundamental policy document for future development. A general plan includes community-wide priorities, goals, and specific implementation measures to guide the City's physical, economic, social, and environmental changes. The City's General Plan was last comprehensively updated in 2005.

The City planned a four-phase process to set the stage for a comprehensive General Plan Update, including adopting the 2021-2029 Housing Element, updating the Quality of Life Master Plan, and preparing a land use economic opportunity study. The comprehensive General Plan Update is the fourth phase of the process (see Attachment 2).

On, March 14, 2025, the City of Temecula released a Request for Proposals (RFP) for consultant services to prepare a comprehensive update to the City's General Plan, including a Climate Action Plan (in compliance with AB32) and Program Environmental Impact Report. The RFP was placed on the City's online bidding system (PlanetBids), proposals were received on April 14, 2025, and interviews were conducted on April 30 and May 1, 2025.

Based on their submitted proposal and subsequent interview, staff determined that De Novo Planning Group was the most qualified consultant. De Novo Planning Group has successfully

performed similar projects for jurisdictions throughout California and has the necessary experience and expertise to provide the City with a high-quality and user-friendly general plan. Additionally, the firm previously completed the City's 2021-2029 Housing Element and demonstrated a deep understanding of the challenges and opportunities facing the City in the decades to come.

The term of the agreement would run through June 30, 2027, with the option for a one-year extension.

FISCAL IMPACT: The Comprehensive General Plan Update project is included in the Fiscal Years 2025-2029 Capital Improvement Program (Attachment 3). Funds are available and budgeted for in Account No. 210.265.999.5800 PW21-02 / 777. Additional funding will be allocated in future years, as needed.

ATTACHMENTS:

1. Agreement
2. General Plan Update Process & Timeline
3. CIP Budget Sheet