

## **SCOPE OF SERVICES**

The City of Fortuna (City) is working with the purchaser of the former mill site located east of Highway 101, south of Newburg Road, and west of Fortuna Boulevard, a property that comprises the majority of the Fortuna General Plan Mill District. The new property owner does not have a particular plan at this time but appears willing to closely coordinate with City to develop the site in a manner compatible with the Mill District and the City's ongoing Mill District Specific Planning. Planwest Partners Inc. (Planwest) will assist the City with the review of Mill District proposals, including the following tasks:

### **Task 1 – Assist City Staff with Property Owner Information Request, Responses, and General Plan and CEQA Conformance Review**

Planwest will assist the City in the review of proposed land uses and design concepts, street and utility layouts, and other proposals provided by the property owner and evaluate potential compatibility with existing and proposed changes to Mill District policies and integration with existing development. Planwest will provide a summary of the property owner's new proposals consistency with General Plan policies and current Mill District planning concepts such as total development (land uses, maximum total square feet, maximum total employment), proposed road connection and utility locations, potential for additional traffic or environmental impacts. Planwest work will consider how potential buildout of the property based on the property owner proposal relates to relevant CEQA impact topics and/or the cumulative analysis. Advise staff on the differences between the proposal and existing General Plan policies, or ongoing planning assumptions relating to the Mill District, and potential environmental implications relating to CEQA compliance and the potential need for additional studies.

### **Task 2 – As Directed, Provide Alternative Land Use Proposals**

In response to property owner proposals and as directed by City, provide alternative land use proposals, which may include land use maps, land use policy, and proposed zoning regulations or performance standards to better achieve Mill District General Plan objectives and that meet the overall objectives of the property owner.

### **Task 3 – Evaluation of Potential Additional Mill District Planning Project Costs and Cost Share Options**

Based on Task 1 review and direction from the City, provide recommendations regarding the elements of the property owner proposal that may require additional CEQA review or that would require additional amendments to the General Plan not contemplated in the existing Planwest Scope of Work for the Mill District Specific Plan and provide cost estimates for the additional work and how such work may affect the Mill District Specific Plan timeline.



**Costs & Schedule**

The cost for the above work will be on a time and materials basis at current charge rates, not to exceed \$11,880.00 without additional authorization.

	Principal Planner (PM)	Principal Planner	GIS Manager	Planning Technician	Total
<b>Rate</b>	\$140	\$140	\$100	\$80	
Task 1 – Assist City Staff with Property Owner Information Request, Responses, and General Plan and CEQA Conformance Review	6.00	20.00			\$3,640.00
Task 2 – As Directed, Provide Alternative Land Use Proposals	4.00	40.00	4.00		\$6,560.00
Task 3 – Evaluation of Potential Additional Mill District Planning Project Costs and Cost Share Options	4.00	8.00			\$1,680.00
<b>Total Hours</b>	<b>14.00</b>	<b>68.00</b>	<b>4.00</b>	<b>0.00</b>	
<b>Total</b>	<b>\$1,960.00</b>	<b>\$9,520.00</b>	<b>\$400.00</b>	<b>\$0.00</b>	<b>\$11,880.00</b>