



CITY COUNCIL STAFF REPORT

ITEM NO. 6.3

DATE: June 8, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution authorizing execution of an agreement with Raney Planning and Management, Inc., to provide professional on-call environmental review services, in an amount not-to-exceed \$350,000.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the execution of an agreement with Raney Planning and Management, Inc., to provide professional on-call environmental review services, in an amount not-to-exceed \$350,000.

SUMMARY

The recommended on-call Professional Services Agreement (Agreement) with Raney Planning and Management, Inc., (Consultant) will position the Planning Division to efficiently deliver upcoming policy programs and provide timely development review. Implementation of the 2045 Livermore General Plan and permitting for ongoing public and private development will require professional environmental review services. The Consultant's extensive experience preparing California Environmental Quality Act (CEQA) documentation in Livermore qualifies them for this work.

The Agreement will enable the Consultant to provide on-call environmental review services to supplement staff resources for a period of 36 months. Supplementing staffing resources in the Planning Division for this three-year period will facilitate the City's high-profile programs and complex projects. The additional resources and specialized expertise enable the Planning Division to continue providing high-quality customer service while meeting required timelines for processing of public and private development applications.

DISCUSSION

The Planning Division continues to implement significant multi-year programs, including updating the City's General Plan and Development Code. Staff also continues to develop targeted Code amendments, design guidelines and policies, and public handouts to respond to State housing legislation and other City objectives. Some of these policy programs require evaluation under CEQA.

The Planning Division also manages environmental reviews and technical analyses for various development applications and City of Livermore-sponsored projects. Development activity is occurring for wireless telecommunication facilities, small-scale industrial warehouses, infill residential projects, and other projects assigned to the Planning Division.

The Consultant will be available to assist City staff with the provision of on-call environmental review services. The Consultant's on-call environmental review services will include, but not be limited to, the following:

- Preparation of CEQA and National Environmental Policy Act (NEPA) documentation, including, but not limited to Initial Studies/Negative Declarations (IS/NDs), Initial Studies/Mitigated Negative Declarations (IS/MNDs), Addendums, Environmental Impact Reports (EIRs), and Environmental Assessments (EAs);
- Preparation of Air Quality and Greenhouse Gas (GHG) technical analyses;
- Preparation of CEQA-level peer reviews of applicant-provided technical reports;
- Attendance at meetings with staff and the applicant team, as needed; and
- Attendance at Planning Commission and City Council hearings.

Environmental assessment and CEQA/NEPA compliance is highly technical and requires subject matter expert analysis. The Consultant is uniquely qualified to prepare technically sound and legally defensible environmental clearance documents.

FISCAL AND ADMINISTRATIVE IMPACTS

The Agreement is for an amount not-to-exceed \$350,000. This Agreement terminates upon the completion of the scoped services or April 6, 2029, whichever occurs first and potentially would be spent out of the Fiscal Year 2025-26, 2026-27, 2027-28, and 2028-29 budgets.

Approximately half of the agreement amount, \$175,000, would be to provide environmental services for City projects and paid for by the City. The other half of the agreement amount would be to provide services for private development projects, which would be funded by the project applicants. Utilization of City staff time will be necessary to administer the consultant agreement and provide supervisory oversight of the Consultant's day-to-day performance.

COMMUNITY PILLAR

3: Environmental Stewardship

GOAL

3: Help the City fulfill its obligations under state and federal environmental regulations, and in response to regulatory oversight

ATTACHMENTS

1. [Resolution](#)
2. [Exhibit A - Agreement](#)

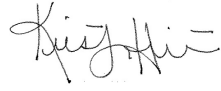
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Fiscal Review by:



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Acting Administrative Services Director