

**FIRST AMENDMENT TO  
AGREEMENT FOR PROFESSIONAL SERVICES**

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this \_\_\_ day of \_\_\_\_\_, 2026 , by and between the City of Merced, a California Charter Municipal Corporation (“City”), and De Novo Planning Group, a California Corporation, whose address of record is 1020 Suncastr Lane #106, El Dorado Hills, CA 95762 (hereinafter referred to as “Consultant”).

WHEREAS, City is undertaking a project to annex, on the behalf of a developer, approximately 37.2 acres at the southwest corner of Bellevue Road and Lake Road; and,

WHEREAS, City and Consultant have previously entered into a Services Agreement (“Agreement”) dated November 6, 2023; and,

WHEREAS, City and Consultant desire to amend said Agreement to provide for an increased scope of services in connection with said project.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants hereinafter recited, agree as follows:

1. Section 23, “ADDITIONAL COMPENSATION,” is hereby amended to the Agreement to read as follows:

City shall pay to Contractor the not to exceed additional sum of Eleven Thousand Dollars (\$11,000.00) for the additional work described in the proposal attached hereto as Exhibit “1” and in accordance with the rates set forth on Exhibit “1.”

2. Except as herein amended, the Agreement dated November 6, 2023, shall remain in full force and effect.

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IN WITNESS WHEREOF, the parties have caused this First Amendment to Agreement to be executed on the date first above written.

CITY OF MERCED  
A California Charter Municipal  
Corporation

BY: \_\_\_\_\_  
D. Scott McBride  
City Manager

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

APPROVED AS TO FORM:  
CRAIG J. CORNWELL, CITY ATTORNEY

BY: Craig Cornwell 2/23/2026  
City Attorney Date

ACCOUNT DATA:  
M. VENUS RODRIGUEZ, FINANCE OFFICER

BY: \_\_\_\_\_  
Verified by Finance Officer

CONSULTANT

BY: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Steve McMurtry  
(Typed Name)

Its: \_\_\_\_\_  
Principal and CFO  
(Title)

BY: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Typed Name)

Its: \_\_\_\_\_  
(Title)

Taxpayer I.D. No. \_\_\_\_\_ 26-2962235

ADDRESS: 1020 Suncast Lane #106  
El Dorado Hills, CA 95762

TELEPHONE: \_\_\_\_\_ 916-580-9818

FAX: \_\_\_\_\_

E-MAIL:

smcmurty@denovoplanning.com

# De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm



December 23, 2025

Jonnie Lan, Principal Planner  
678 W. 18<sup>th</sup> Street  
Merced, CA 95340

**Subject:** UC Villages EIR Amendment Request

Dear Jonnie:

The De Novo team continues to prepare the Administrative Final EIR for the UC Villages project. We are at a point in the project where the De Novo team has completed, or has been asked to complete, additional work beyond our original scope of work and budget. Consequently, we respectfully request a scope and budget amendment to address the additional work.

Transportation. The applicant team requested that TJKM, a subconsultant to De Novo, engage in the preparation and revision of the Traffic Study Report (TSR) in a manner that exceeded initial expectations. De Novo and TJKM received the first set of initial peer review comments on the TSR from Fehr & Peers on June 5, 2025 (dated May 16, 2025) regarding the Traffic Study Report. Following our discussions with the City and applicant team, including their consultant, TJKM addressed all comments and submitted the revised Traffic Study Report to the City and applicant team on August 12, 2025. Subsequently, we received a second set of comments via email on September 25, 2025. These comments requested additional evaluation and revision of the TSR, a task that is not directly related to the EIR. As a result, TJKM, through De Novo, requests a budget augmentation of \$2,000 to address the second round of comments and prepare a revised version of the report.

EIR Analysis. De Novo expended additional time and effort preparing the Draft EIR, coordinating biological resources responses for the Final EIR responses to comments, engaging in numerous meetings regarding the Traffic Study Report, and facilitating coordination between the City, the applicant team, TJKM, and Fehr & Peers. To account for those additional efforts and complete the EIR through EIR certification, De Novo requests a budget augmentation of \$9,000.

Our total budget augment request is \$11,000. Please contact me if you would like to discuss.

Sincerely,

Christina Erwin, Principal Planner

EXHIBIT 1