

Agenda Report

October 25, 2010

TO: Honorable Mayor and City Council

FROM: Planning Department

SUBJECT: AUTHORIZATION TO INCREASE THE NOT TO EXCEED AMOUNT OF CONTRACT NO. 20,095 WITH RINCON CONSULTANTS, INC. TO COMPLETE THE ENVIRONMENTAL IMPACT REPORT FOR THE ALL SAINTS CHURCH MASTER DEVELOPMENT PLAN

RECOMMENDATION:

It is recommended that the City Council authorize an amendment to Contract No. 20,095 with Rincon Consultants, Inc. (Rincon) to increase the not to exceed amount of the contract from \$74,000 to \$97,000 for the completion of the Environmental Impact Report (EIR) for the All Saints Church Master Development Plan.

BACKGROUND:

Rincon, a firm selected from the City's list of pre-qualified EIR consultants, is preparing the EIR for the All Saints Church Master Development Plan. All Saints Episcopal Church is located at 132 North Euclid Avenue in the Civic Center precinct of the City's Central District. The project site is 2.79 acres located at the southeast corner of North Euclid Avenue and Walnut Street. Currently, the Church campus consists of six buildings with approximately 53,000 square feet of floor area. All Saints Church is seeking approval of a Master Development Plan, a 15-year framework for expansion of Church facilities to accommodate existing and future program needs. Development would occur in two phases.

The Master Development Plan involves the following:

- Demolition of three buildings and a structure added between the parish hall and the Rectory building as well as removal of the surface parking lots.
- Interior renovation of the Rectory and parish hall.
- Relocation of the Maryland Hotel wall approximately three feet forward toward the west property line.
- Construction of a subterranean parking garage accessed from Walnut Street.
- Construction of a columbarium along the interior (east) property line.

- Construction of a multi-story, four-building complex, with two scenarios under consideration for the second development phase, the fourth building.

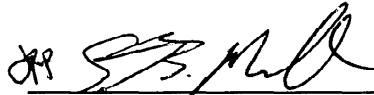
Rincon was contracted in September 2009 at a cost not to exceed \$74,000 to prepare the EIR in accordance with Article 11 of the State of California Environmental Quality Act (CEQA) Guidelines, which requires an assessment of the potential impacts associated with the proposed project.

The public comment period on the draft EIR closed on October 1st. Based on the volume of comments received, the original estimated amount of work required of Rincon has been revised. The original scope of work assumed that a focused EIR, which examined a limited as opposed to wide range of impact areas, would be prepared. Although this assumption was borne out during the preparation of the draft EIR, the number and complexity of public comments received exceeded the original estimate. Consequently, an amendment increasing the contract amount is recommended.

FISCAL IMPACT:

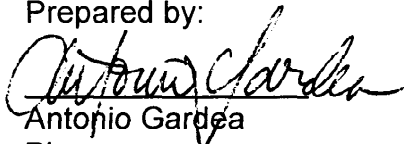
The cost of these services, estimated at \$97,000, which included the \$74,000 already authorized, will be paid for by the applicant, All Saints Church.

Respectfully submitted,



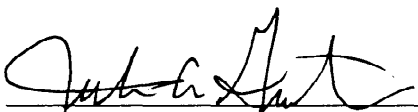
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City Manager