

Agenda Report

January 28, 2013

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH MATRIX ENVIRONMENTAL, LLC. TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR A NEW PLANNED DEVELOPMENT OF THE LINCOLN PROPERTY COMPANY'S PROJECT LOCATED AT 100 WEST WALNUT STREET (PARSONS SITE)

RECOMMENDATION:

It is recommended that the City Council:

1. Find that entering into the proposed contract with Matrix Environmental, LLC. is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), and
2. Authorize the City Manager to enter into a contract with Matrix Environmental, LLC in an amount not to exceed \$626,016 for the preparation of the Environmental Impact Report (EIR) for the proposed Planned Development at 100 West Walnut Street.

BACKGROUND:

Planning and Community Development Department staff has been working with a project team from Lincoln Property Company West, LLC on the proposed development of the Lincoln Property Company's project located at 100 West Walnut Street. The applicant proposes to retain the 12-story office building and develop the surrounding surface parking areas with a mix of buildings with different uses. The project will be processed as a Planned Development (PD). The Predevelopment Plan Review (PPR) application was presented to the City Council on February 27, 2012. Subsequently, at the applicant's request, the project was put on hold. On November 28, 2012, the applicant's representative met with staff and requested that processing of the project continue.

An Environmental Impact Report (EIR) will be required. Consistent with CEQA requirements, the EIR will include an analysis of the proposed project as well as several project alternatives. The project will include approximately one-million square feet of new gross building area, including residential, retail and office. The alternatives will

consider different options to reduce environmental effects and may include alternative program uses.

EIR Preparation and Selection of a New Environmental Services Consultant

Matrix Environmental LLC, (Matrix) has over 50 years combined consulting experience and has prepared CEQA documentation for several major mixed-use projects including the NBC Universal Evolution Plan, L.A. Live and the Grand Avenue Project.

Matrix will prepare an Initial Study for the project to discuss each topic area and present preliminary analysis on the topics to be discussed in the EIR. Upon completion of the Initial Study, public scoping meetings will be conducted to receive input from the public and the Planning Commission regarding environmental topics that should be analyzed in the EIR. The EIR will include a comprehensive analysis of all potential environmental impacts and is expected to include chapters on Aesthetics, Air Quality, Land Use, Noise, Public Services, Traffic, and Utilities (a Water Supply Assessment will be prepared). Several technical studies will be required in preparation of the EIR, including analyses of Traffic and Parking, Geotechnical/Seismic, Phase I Environmental Assessment, Sewer and Utility capacity, and a Water Supply Assessment.

EIR Timeline

From the time that a complete project description is provided by the applicant and all fees are submitted to the City, it is estimated that it will take approximately eight months to complete the Draft EIR and begin the public review period. Public Hearings on the project will then be held before the Planning Commission and City Council.

ENVIRONMENTAL REVIEW:

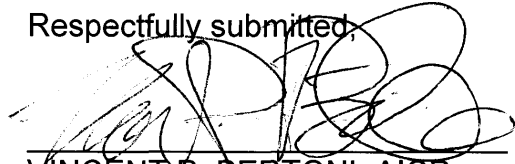
The proposed action is authorization to enter into a contract with Matrix Environmental LLC, (Matrix) for the preparation of an Environmental Impact Report for a Planned Development at the Lincoln Property Company's project. This action will authorize the preparation of a technical study only and is therefore exempt from CEQA per Section 15061(b)(3) (General Rule).

FISCAL IMPACT:

The total budget for consultant services is \$626,016, including all options and allowances, as well as labor and direct expenses and a 10 percent contingency. The applicant is responsible for all costs associated with the preparation of the EIR. There

will be no direct cost from the City to prepare the document. Work will commence upon deposit of funds from the applicant to cover the full cost of preparation of the EIR.

Respectfully submitted,



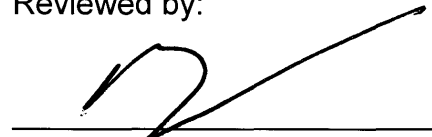
VINCENT P. BERTONI, AICP
Director of Planning and Community
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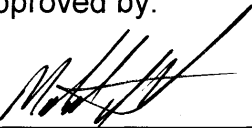
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Reviewed by:



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Principal Planner/Zoning Administrator

Approved by:



MICHAEL J. BECK
City Manager