

# Agenda Report

January 23, 2017

**TO:** Honorable Mayor and City Council

**FROM:** Planning & Community Development Department

**SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH RINCON CONSULTANTS FOR AN AMOUNT NOT TO EXCEED \$197,226 TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE PREPARATION OF ENVIRONMENTAL DOCUMENTATION FOR THE 3200 EAST FOOTHILL BOULEVARD MIXED-USE PROJECT**

## **RECOMMENDATION:**

It is recommended that the City Council

- 1 Find that actions proposed herein are 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, without competitive bidding pursuant to City Charter Section 1002 (F) Contracts for Professional Services, with Rincon Consultants for an amount not to exceed \$197,226 for the preparation of environmental documentation for the 3200 East Foothill Boulevard Mixed-Use Project

## **BACKGROUND:**

The proposed 3200 E Foothill Blvd Project is for the construction of approximately 550 multi-family units (renter-occupied) and 9,800 square feet of commercial space on an approximately 8 32-acre site located at 3202 East Foothill Boulevard. The project site is on the south side of East Foothill Boulevard, near the intersection of North Kinneloa Avenue. The Space Bank Mini Storage Facility has occupied the site since 1977. The proposed development would be distributed throughout eight building masses and would require the demolition of all existing buildings on the project site. Parking would be provided via a two-level subterranean parking garage and a five-level parking structure located along the rear of the property.

### Consultant Selection

The City released a Request for Proposals (RFP) for professional services to prepare environmental documentation for the project that closed on November 23, 2016. The RFP was posted on PlanetBids, the City's online procurement hub. Over 800 firms were notified of the posting, including over 60 downloads of the RFP. A total of six firms submitted proposals. Rincon Consultants was rated the highest among the submitted proposals and is recommended for contract award based on established criteria including qualifications of the firm, qualifications of the personnel, proposed approach, local preference, small and micro business preference, and fee. A complete list of all the firms and their scores is provided in Attachment A. The proposed contract complies with the competitive selection process.

The proposed contract with Rincon Consultants is for a not to exceed amount of \$197,226. The contracted amount includes all applicable technical studies that may be required, and a 10 percent (\$17,930) contingency. All costs associated with the preparation of the environmental documentation will be borne by the project applicant.

### CEQA Compliance

The Sustainable Communities and Climate Protection Act of 2008 (SB 375), directs the Air Resources Board to set regional targets for the reduction of greenhouse gas emissions. One of the components of SB 375 is CEQA streamlining incentives to encourage projects that are consistent with a regional plan that achieves greenhouse gas emission reductions. SB 375's CEQA provisions are available for agencies to utilize when a regional Sustainable Communities Strategy (SCS) or Alternative Planning Strategy has been adopted by the applicable Metropolitan Planning Organization and accepted by the California Air Resources Board (ARB). In June 2016, the Southern California Association of Governments 2016-2020 SCS/RTP was accepted by the California ARB. As a result, the proposed project is potentially eligible to prepare a Sustainable Communities Environmental Assessment (SCEA) or Limited-Analysis EIR for a Transit Priority Project (TPP).

The proposed work would be conducted in two phases. In phase 1, Rincon Consultants would prepare technical studies to determine if an SCEA or a Limited Analysis EIR would be required for the project. Phase 2 of the work would be preparation of either an SCEA or an EIR in accordance with SB 375. If an EIR is prepared, the appropriate level of streamlining pursuant to SB 375 would be incorporated into the document.

### **ENVIRONMENTAL REVIEW:**

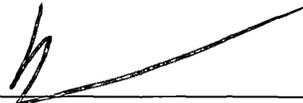
The proposed action is authorization to enter into a contract with Rincon Consultants for the preparation of Environmental Documentation for the 3200 E Foothill Blvd Project. This action will authorize the preparation of technical studies and analysis in compliance

with CEQA and is therefore exempt from CEQA per Section 15061(b)(3) (General Rule)

**FISCAL IMPACT:**

There is no impact to the City's General Fund associated with this action. Funds totaling \$197,226 will be collected from the applicant and deposited into revenue account 10521003-661500 with contract expenses paid from 10521003-811500. All costs associated with this contract will be paid by the project applicant.

Respectfully submitted,



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Development Department

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Approved by



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STEVE MERMELL  
City Manager

Attachments (1)

Attachment A – Complete list of RFP responders