

Agenda Report

TO: CITY COUNCIL

DATE: DECEMBER 18, 2000

FROM: CITY MANAGER

SUBJECT: AUTHORIZATION TO NEGOTIATE AND EXECUTE TWO SEPARATE CONTRACTS WITH COTTON/BELAND ASSOCIATES FOR AN AMOUNT NOT TO EXCEED \$110,000 EACH TO PREPARE ENVIRONMENTAL DOCUMENTS INCLUDING ENVIRONMENTAL IMPACT REPORTS FOR THE DEL MAR STATION JOINT DEVELOPMENT PROJECT AND THE STATS ON THE GREEN PROJECT.

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the City Manager to negotiate and execute a contract not to exceed \$110,000 with Cotton/Beland Associates to prepare an Environmental Impact Report, Initial Study and related documents to the City's satisfaction and in conformance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines for the Del Mar Station Joint Development Project; and
2. Authorize the City Manager to negotiate and execute a contract not to exceed \$110,000 with Cotton/Beland Associates to prepare an Environmental Impact Report, Initial Study and related documents to the City's satisfaction and in conformance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines for the Stats on the Green Project.

BACKGROUND:

The City issued a Request for Proposals (RFP) for environmental services for four separate projects within the City. From this request, staff received four proposals to prepare environmental impact reports. The proposals were evaluated based on the criteria in the RFP and the two highest ranked firms were invited in for an interview. Based on staff's evaluation and interviews, the firm of Cotton/Beland Associates, Inc. was identified as the most qualified to prepare the environmental documentation for these two projects. The two projects are adjacent and proposed by separate applicants. It is staff's opinion that having one consulting firm prepare both EIRs will best serve both projects. This will ensure consistency between documents and result in cost efficiencies.

WORKLOAD IMPACT:

Cotton/Beland Associates, Inc. will conduct the research, analysis and documentation required for preparation of the environmental documents. Planning and Permitting Department staff will manage the project schedules and contracts, including reviewing all invoices to ensure that the costs are in proportion to the project progress. Department staff will also review all consultant documents to ensure that they are in conformance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, and that proposed mitigation is feasible and in accordance with City policies and guidelines.

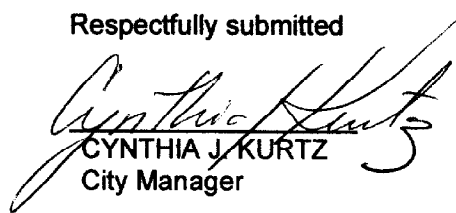
HOUSING IMPACT:

The preparation of the environmental documents will have no impact on the City's housing supply. Development of the Del Mar Station Project would add approximately 315 residential units and the Stats on the Green Project would add approximately 100 condominium units to the City's housing supply.

FISCAL IMPACT:

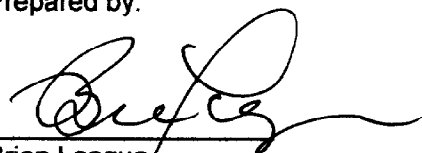
All costs associated with the preparation of the Environmental Impact Reports will be paid for by the applicants, Urban Partners LLC and Stats on the Green.

Respectfully submitted




CYNTHIA J. KURTZ
City Manager

Prepared by:



Brian League
Project Manager

Approved by:



Edward Helfeld, Interim Director
Planning and Permitting

Attachment: