

Agenda Report

TO: CITY COUNCIL

DATE: APRIL 30, 2007

FROM: CITY MANAGER

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH ED AW INC. TO PROVIDE PROFESSIONAL CONSULTING SERVICES IN THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE LAS ENCINAS MASTER DEVELOPMENT PLAN AMENDMENT

RECOMMENDATION

It is recommended that the City Council authorize the City Manager to execute a contract with ED AW Inc., for an amount not to exceed \$160,000, for the preparation of an EIR for the Las Encinas Maser Development Plan Amendment. Competitive bidding is not required pursuant to City Charter Section 1002 (F) for contracts for professional or unique services.

BACKGROUND

The proposed Las Encinas Master Development Plan consists of phased construction of a new, centralized psychiatric hospital; assisted and independent living facilities; a dining hall and common facilities for the new residential uses; and new offices. Staff presented the Preliminary Plan Review (PPR) for this project to the City Council on August 22, 2005. The boundary of the proposed amendment to the Master Plan is significantly the same as the 1986 Master Plan. However the proposed Plan would remove two parcels on Millicent Way and one parcel on Diana Street from the Plan's boundary.

The project includes the following actions:

- Demolition of 22 buildings including patient cottages and care facilities, maintenance buildings, classrooms, garages, and offices.
- Construction of an 8,900 square-foot, 20-bed adolescent psychiatric care facility.
- Construction of a 69,000 square-foot, 120 bed psychiatric hospital.
- Construction of an 80,000 square-foot, two level, subterranean parking garage under the hospital.
- Construction of a 32,000 square-foot, 52 unit skilled nursing/assisted living facility.
- Construction of a 107,650 square-foot, 100 unit independent living facility.

- Construction of 34 independent living bungalows.
- Construction of a 10,800 square-foot dining hall for use by residents of the independent living units.
- Construction of 25,000 square feet of medical offices.

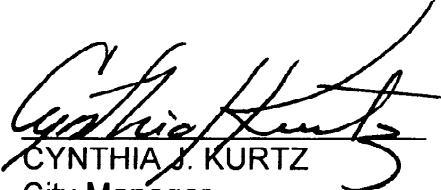
The proposed Master Development Plan is subject to the California Environmental Quality Act (CEQA). The proposal from EDAW includes preparation of an Initial Environmental Study. The EIR will need to include an in depth study of the following issues: aesthetics (tree removal), air quality, biological resources, cultural resources, noise and transportation/circulation.

EDAW is one of ten firms that are on the Planning and Development Department's Master Consultant's List for environmental services. The Master Consultant's List contains ten firms that were selected through a competitive selection process to be pre-qualified for environmental services.

FISCAL IMPACT

Consistent with City policy, the applicant will pay the full cost of preparing and adopting the Environmental Impact Report. The applicant will deposit a check with the City in the amount of \$160,000 to cover the consultant and staff costs in preparing the Environmental Impact Report.


Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


Scott A. Reimers
Associate Planner

Approved by:


Richard J. Bruckner
Director of Planning and Development



**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Amendment of 2000
Pasadena City Charter, Article XVII**

- I. The value of this application has the potential to / does not have the potential to exceed \$25,000. [Applicant must check one blank.]
- II. Applicant hereby discloses its trustees, directors, partners, officers, and those with more than a 10% equity, participation, or revenue interest in Applicant, as follows:

Applicant Name:		
Trustees, directors, partners, officers of Applicant: (use additional sheets as necessary)		
<i>JAMES WILCOX, CEO</i>		
<i>PAUL SMITH, CEO</i>		
Those with more than a 10% equity, participation or revenue interest in Applicant: (use additional sheets as necessary)		
<i>DR. SOON K. KIM</i>		

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Application No. _____