

Agenda Report

April 23, 2012

TO: Honorable Mayor and City Council

FROM: Planning Department

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH IMPACT SCIENCES, INC. 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 in to the proposed contract with Impact Sciences, Inc. 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 Impact Sciences in an amount not to exceed \$332,649 for the preparation of the Environmental Impact Report (EIR) for the proposed Planned Development at 100 West Walnut Street.
3. Rescind approval of previously granted authorization to enter into a contract with EPA Consulting for the preparation of an EIR for this project.

BACKGROUND:

Planning 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.

Based on the proposed project, staff determined that an Environmental Impact Report (EIR) will be required. Consistent with CEQA requirements, the EIR will include an analysis of the main project as well as several project alternatives. The project will include up to 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 will likely include alternative program uses.

EIR Preparation and Selection of a New Environmental Services Consultant

On February 6, 2012, the Council authorized the City Manger to enter into a contract with a different consultant, EPA Consulting, for preparation of the EIR. Over the past weeks, staff has gained a better understanding of the complexity and scope of the project, and therefore believes that a firm with a wider range of services and experience would be better suited to prepare the required EIR. Impact Sciences, Inc. is currently preparing the EIR for the Rose Bowl Event Expansion proposal, and already has relevant background and familiarity with existing conditions in western Pasadena and regionally, which will be beneficial in preparation of the EIR for the Lincoln Property Company's project. This recommended change in consultation services would not alter the overall projected timeline for preparation of the Initial Study and EIR. Impact Sciences will be working closely with the transportation engineering consultant, Iteris Inc., which is currently conducting traffic counts and preparing preliminary studies on the proposed project.

Impact Sciences, Inc. 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.

The Initial Study will be released for public review and scoping meetings will be conducted to allow the public an opportunity to comment on the Initial Study and the issues that should be discussed within the EIR.

EIR Timeline and Cost

Due to the complexity of the project, it is estimated that approximately 18 months will be required for completion of the EIR process. This includes several meetings to allow for public review and comment on the document. The estimated cost for completion of the EIR is \$332,649 which includes a 10 percent contingency. This estimate includes preparation of all technical studies anticipated to be necessary at this time (excluding the Traffic and Parking Study).

ENVIRONMENTAL REVIEW:

The proposed action is authorization to enter into a contract with Impact Sciences, Inc. 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:

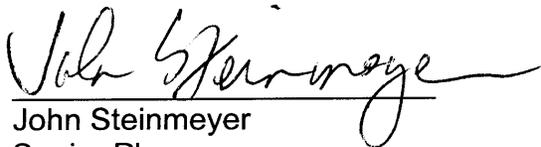
The total budget for consultant services is \$332,649 including all options and allowances, as well as labor and direct expenses. The applicant is responsible for all costs associated with the preparation of the EIR. There will be no direct cost from the City to prepare the document. Work will commence upon deposit of funds from the applicant to cover the full cost of preparation of the EIR.

Respectfully submitted,



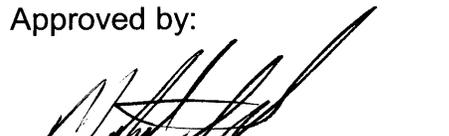
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