

# Agenda Report

December 17, 2012

**TO:** Honorable Mayor and City Council

**FROM:** Planning & Community Development Department

**SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH CDM SMITH INC. TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE PROPOSED GREEN HOTEL APARTMENT PROJECT AT 86 SOUTH FAIR OAKS AVENUE**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find that entering into the proposed contract with CDM Smith 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 CDM Smith Inc. in an amount not to exceed \$264,879 for the preparation of an Environmental Impact Report (EIR) for the proposed Green Hotel Apartment project.

## **BACKGROUND:**

Prestige Homes, Inc. has submitted an application for a proposed seven-story mixed-use building with 7,450 square feet of ground-floor commercial space and 64 residential dwelling units. The project is located at the northeast corner of South Fair Oaks Avenue and Dayton Street. Currently the site is a surface parking lot adjoining the Castle Green and Green Hotel Apartments. A more intensive development proposal for the site went through the Preliminary Plan Review process in 2007, but was discontinued prior to being presented to the City Council at that time.

The Design Commission conducted two Preliminary Consultations on November 8, 2010 and July 11, 2011 to provide comments to the development team on the building design. A draft Initial Study was completed on August 24, 2012, which determined that an Environmental Impact Report (EIR) would be the appropriate environmental document for the project.

## **EIR Preparation**

Staff prepared a solicitation for environmental services to obtain a proposal for preparation of environmental documentation for the project. CDM Smith Inc. was selected from the City's prequalified list of consultants. CDM Smith is an established firm that has been in business since the 1940's with their local office in Los Angeles. CDM Smith has worked on various complex projects of regional significance, including the Los Angeles County Metropolitan Transportation Authority (Metro) Eastside Gold Line Extension.

CDM Smith's Inc. scope of work includes an in-depth analysis of the Initial Study that was prepared in order to define topic areas that should be discussed in the EIR. Scoping meetings will be held to seek input from the public and the Planning Commission regarding the topic areas that will be included in the EIR. The EIR will include a comprehensive analysis on aesthetics, air quality, cultural resources, greenhouse gases and noise and ground borne vibration and it is anticipated that in-depth technical studies will be required in each of these topic areas. A traffic study was completed for the project in March 2011 and the results of the study will be analyzed further to determine if additional study or discussion of this topic area will be necessary in the EIR.

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**

The completion of the draft EIR is anticipated to take approximately 12 months. The estimated cost for completion the EIR is \$264,879. This estimate includes preparation of all technical studies anticipated to be necessary at this time.

## **ENVIRONMENTAL REVIEW:**

The proposed action is authorization to enter into a contract with CDM Smith Inc. for the preparation of an Environmental Impact Report for development of a mixed-use building at the property located 86 South Fair Oaks Avenue. 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 \$264,879 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.

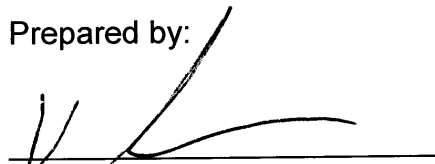
Respectfully submitted,



---

VINCENT P. BERTONI, AICP  
Director of Planning & Community  
Development Department

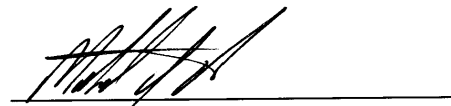
Prepared by:



---

Kevin Johnson  
Planner

Approved by:



---

MICHAEL J. BECK  
City Manager