

Agenda Report

June 3, 2013

TO: Honorable Mayor and City Council

THROUGH: Finance Committee

FROM: Planning & Community Development Department

SUBJECT: **AUTHORIZATION TO ENTER INTO A CONTRACT WITH IMPACT SCIENCES, INC. TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE REUSE OF THE DESIDERIO ARMY RESERVE CENTER AT 655 WESTMINSTER DRIVE FOR A NEIGHBORHOOD PARK AND 9-UNIT AFFORDABLE HOUSING PROJECT**

RECOMMENDATION:

It is recommended that the City Council:

1. Find that entering into 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. Recognize revenues of \$24,500 and increase appropriations totaling \$24,500 in the Housing Department FY 2013 operating budget for the preparation of an Environmental Impact Report for the Habitat for Humanity affordable housing component of the Desiderio Army Reserve Center reuse development. The increase of \$24,500 in revenues will be funded through the use of the Inclusionary Housing fund balance. The appropriations of the same amount will be increased under the Inclusionary Housing Fund (8114-619-684130).
3. Authorize the City Manager to enter into a contract, without competitive bidding pursuant to City Charter Section 1002(F) contracts for professional or unique services, with Impact Sciences, Inc. in an amount not to exceed \$98,000 for the preparation of the Environmental Impact Report (EIR) for the proposed Desiderio Park and Habitat for Humanity 9-unit affordable housing project.
4. It is further recommended that the City Council grant the proposed contract an exemption from the Competitive Selection Process pursuant to Pasadena Municipal Code Section 4.08.049(B), contracts for which the City's best interests are served.

BACKGROUND:

On June 4, 2007, the City Council approved a Concept Plan for the reuse of the Desiderio Army Reserve Center after a lengthy public participation process. The Plan requires 25 percent of the land to be transferred through a public benefit conveyance to Habitat for Humanity to build nine affordable single-family residences in a bungalow court format and the remaining 75 percent to be transferred to the City through a public benefit conveyance for use as City parkland.

The City currently has “constructive possession” of 75 percent of the former Desiderio Army Reserve property and the National Park Service is working on a deed to transfer the property to City ownership for use as parkland. Habitat for Humanity continues to work with HUD on the transfer of the remaining 25 percent of property for a nine-unit affordable single-family bungalow project.

A Planned Development (PD) is the preferred entitlement for the combined park/housing project. An Environmental Impact Report (EIR) will be required. Consistent with CEQA requirements, the EIR will include an analysis of the proposed project as well as several project alternatives. The project schedule anticipates releasing a draft EIR in October 2013. The City has agreed to cover all costs associated with demolition of the buildings, including the necessary environmental analysis.

Impact Sciences, Inc. is being recommended to prepare the EIR for this project based on the firm’s demonstrated abilities with historic properties and their familiarity with the Federal Government’s environmental process which will come into play with this project. Additionally, Impact Sciences prepared the EIR for the “Temporary Use of the Rose Bowl Stadium by the NFL” and a portion of that work will benefit this project thus reducing time and cost. Based on these facts, staff is recommending approval of a best interest exemption from the competitive selection process.

Impact Sciences 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. The EIR will include a comprehensive analysis of all potential environmental impact areas. 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.

ENVIRONMENTAL REVIEW:

The proposed action is an authorization to enter into a contract with Impact Sciences, Inc. for the preparation of an EIR for a Planned Development at the former Desiderio Army Reserve Center site. 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 \$98,000, including all labor and direct expenses and a 10 percent contingency. Consistent with the 75 percent park/25 percent affordable housing split of the project, \$73,500 of the total cost will be funded from residential impact fees and an amount not to exceed \$24,500 from Housing funds. The 75 percent park funds are available in CIP #78054 "Desiderio Park - Development of New Park" and the 25 percent (not to exceed \$24,500) would be funded by the Inclusionary Housing Fund (8114-619-684130.)

Respectfully submitted,



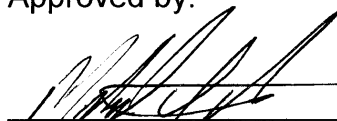
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