



CONSENT CALENDAR

Agenda Item # 2

AGENDA REPORT SUMMARY

Meeting Date: October 23, 2018

Subject: Environmental Consulting Services for 5150 El Camino Real

Prepared by: Zachary Dahl, Planning Services Manager

Reviewed by: Jon Biggs, Community Development Director

Approved by: Chris Jordan, City Manager

Attachment(s):

None

Initiated by:

Staff

Previous Council Consideration:

None

Fiscal Impact:

None

Environmental Review:

Not applicable

Policy Question(s) for Council Consideration:

- Should the City retain an environmental consultant to assist in the preparation of the initial study and mitigated negative declaration for the new development application at 5150 El Camino Real?

Summary:

- A development application for a new multiple-family project with 197 units at 5150 El Camino Real was submitted to the City
- To assist in the preparation of an initial study and mitigated negative declaration as required under the California Environmental Quality Act (CEQA), the City solicited a proposal from David J. Powers & Associates, the City's on-call CEQA consultant

Staff Recommendation:

Authorize the City Manager to execute a professional services agreement with David J. Powers & Associates, Inc. to provide environmental consulting services related to the development application at 5150 El Camino Real for an amount not to exceed \$111,000



Subject: Environmental Consulting Services for 5150 El Camino Real

Purpose

Retain David J. Powers & Associates, Inc., the City’s on-call CEQA consultant, to prepare an initial study and mitigated negative declaration for the new development proposal at 5150 El Camino Real.

Background

In May 2017, the City issued a Request for Qualifications (RFQ) for environmental (CEQA) consulting services to establish a list of qualified firms to assist the City with the preparation of technical environmental studies, preliminary environmental assessments, initial studies, mitigated negative declarations and environmental impact reports. Following an internal review of consultant qualifications and interviews of the top firms, the City selected David J. Powers & Associates, Inc. and EMC Planning Group as the City’s two on-call environmental consultants. These two firms function as an extension of City staff to provide technical assistance and support on tasks related to environmental review under CEQA.

Discussion/Analysis

In anticipation of the new development proposal at 5150 El Camino Real, staff requested a proposal from David J. Powers & Associates, Inc. to prepare an initial study and mitigated negative declaration for the project. The proposal includes the preparation of technical studies to evaluate traffic, parking, noise, air quality and cultural resources. A 15-percent (15%) contingency has also been included to cover any unanticipated studies or additional work that may be necessary to complete the project’s environmental review. The costs breakdown as follows:

Technical Studies	\$60,835
Environmental Consultant	\$35,685
<u>15-percent (15%) contingency</u>	<u>\$14,480</u>
Total	\$111,000

As specified in the City’s fee schedule, a project applicant is required to reimburse the City for all expenses related to preparation of the initial study and mitigated negative declaration, so there will not be any fiscal impact to the City for retaining David J. Powers & Associates, Inc. to do this work.

If approved, staff will work with the consultant to initiate the environmental review process and get started on preparing the initial study and mitigated negative declaration. It is anticipated to take 18 to 20 weeks to have the initial study and mitigated declaration ready to publish for public review and comment.



Subject: Environmental Consulting Services for 5150 El Camino Real

Options

- 1) Authorize the City Manager to execute a professional services agreement with David J. Powers & Associates, Inc. to provide environmental consulting services

Advantages: The City will utilize a highly experienced environmental consulting firm to assist in the preparation of the initial study and mitigated negative declaration for the new development proposal at 5150 El Camino Real

Disadvantages: None

- 2) Do not authorize the City Manager to execute a professional services agreement with David J. Powers & Associates, Inc. to provide environmental consulting services

Advantages: None

Disadvantages: The City will not utilize a highly experienced environmental consulting firm to assist in the preparation of the initial study and mitigated negative declaration for the new development proposal at 5150 El Camino Real

Recommendation

The staff recommends Option 1.