

REPORT

To the Honorable Mayor and City Council
and the Redevelopment Agency Board from
the City Manager and Executive Director

October 27, 2008

SUBJECT

Agreement with Wagstaff and Associates for Environmental Consulting Services for the Downtown Precise Plan

RECOMMENDATION

1. By motion, approve an agreement in the amount of \$71,235 for environmental consulting services with Wagstaff and Associates for preparation of a Supplemental Environmental Impact Report (SEIR) for the Downtown Precise Plan. Authorize the City Manager to increase the agreement amount by up to 10% (\$7,124) as a contingency in the event that additional funds are required.
2. By motion, approve an amendment to the FY 2008-2009 Redevelopment Agency budget, by transferring \$100,000 from the contingency fund to the Downtown Precise Plan project.

BACKGROUND

The City has received a Final Statement of Decision (FSOD) related to a legal challenge of the Downtown Precise Plan EIR. Although final judgment has not yet been entered, to make efficient use of this interim timeframe, staff is prepared to initiate a comprehensive and conservative response to the FSOD and is seeking Council's approval of an agreement for professional services with an environmental consulting firm to assist that effort.

The staff of the City Attorney's office and Planning Division have determined that an SEIR is required for responding to the FSOD. Wagstaff and Associates prepared the original EIR for the Downtown Precise Plan and is considered to be the best able to proceed with this project in a comprehensive and timely fashion. The proposed scope of work will focus on the following areas: shadows, historic resources and project alternatives. The total work effort is expected to take up to eight months and cost up to \$72,000.

Additional consultant support not part of this agreement includes contract planning services with Valerie Young (Environmental Planning Consultant) and Circa (Historic Property Development). The agreement with Ms. Young is anticipated to be on the order of \$20,000. Ms. Young was a contract planner with the City during the adoption of the Downtown Precise Plan and is very familiar with the Downtown Precise Plan, the disputed EIR document, as well as the court's concerns. Her support for this effort will supplement a staff role for project management of the new SEIR which will help ensure that senior planning staff members can remain focused on the New General Plan. Circa is very familiar with Redwood City's historic resources and they are prepared to develop all needed documentation and analysis pertaining to historic resources for use by staff and Wagstaff and Associates. The Circa agreement is anticipated to include a scope

of work on the order of \$13,000 - \$20,000 depending upon the level of detail needed for additional analysis of specific potential historic resources. Both of these agreements are below the \$60,000 threshold and can be executed by the City Manager.

ALTERNATIVE

Do not authorize execution of an agreement with Wagstaff and Associates and direct staff to seek additional consultant proposals.


FISCAL IMPACT

The 2008-2009 Fiscal Year Planning Division budget includes approximately \$62,000 for Professional Services, about \$5,000 of which has already been spent. The project management contract with Valerie Young of up to \$20,000 can be covered by this portion of the General Fund budget. Staff requests that the remainder of funds available to the Planning Division for professional services be kept available for that purpose because it is early in the fiscal year and a number of additional technical support needs are likely to occur. For the CEQA consultant work associated with preparation of the SEIR, including both the Wagstaff and Circa contracts, the proposed funding source is the Redevelopment Agency (RDA) budget. The RDA budget includes a Downtown Precise Plan project, which currently contains approximately \$10,000. At this time, the RDA contingency budget is almost \$800,000 and thus the proposal is to transfer \$100,000 from the contingency budget to the Precise Plan project budget to cover the cost to prepare the SEIR and maintain a small balance for other work that may be needed in the future on the Downtown Precise Plan.



Chu Chang
Acting Community Development Director



Jill Ekas
Planning Manager

Peter Ingram
City Manager

ATTACHMENTS

None

RELATED DOCUMENTS IN CITY CLERK'S OFFICE

1. Agreement for Environmental Consulting Services