



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: July 23, 2019
TO: Christine Daniel, City Manager
FROM: Charles S. Bryant, Community Development Director
SUBJECT: **Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Professional Services Contract With Urban Planning Partners, Inc. For A Total Amount Not To Exceed \$302,871 For Preparation Of California Environmental Quality Act (CEQA) Compliant Environmental Analysis For The 58Fifty Shellmound Residential Project Located At 5850 Shellmound Way**

RECOMMENDATION

Staff recommends that the City Council approve the attached resolution authorizing the City Manager to enter into a professional services contract with Urban Planning Partners, Inc. (UPP) for a total amount not to exceed \$302,871 for providing environmental analysis of the 58Fifty Shellmound Residential project.

BACKGROUND

On May 21, 2019 the Austin Group submitted an application for demolition of the existing 61,000-square-foot office building and construction of an 8-story, 85-foot-tall building with 244 residential units and approximately 10,000 square feet of ground floor commercial space at 5850 Shellmound Way. The Planning Commission previously reviewed the proposal at two study sessions held on September 28, 2017 and June 28, 2018.

The California Environmental Quality Act (CEQA) requires that all projects be reviewed for their environmental impacts. A detailed scope of work is provided for two options. Option 1 includes preparation of an Infill Exemption under State CEQA Guidelines Section 15183.3 or an Addendum under Section 15162. Option 2 is a high-level scope if it is determined that preparation of an Environmental Impact Report (EIR) is necessary for the project. As the City does not have in-house staff to do such analysis, it routinely enters into contracts with consultants to conduct environmental analysis for projects. The cost of the environmental analysis is borne by the applicant as part of permit/entitlement process.

DISCUSSION

As part of the process of seeking the appropriate consultant to provide environmental analysis, staff obtained Statements of Qualifications (SOQs) from three firms: UPP, Baseline Environmental Consulting, and Rincon Consultants. These SOQs are attached for reference (see Attachment 1). Based on a review of the SOQs, staff determined that UPP is the best qualified firm to do the environmental analysis for the project. Other CEQA documents that UPP staff have prepared for Emeryville include the EIR for the Onni Christie Mixed Use Project, the EIR for the Marketplace Redevelopment Project Planned

Unit Development, the EIR for a 186-unit residential project on the “Nady Site” at 6701 Shellmound Street, and a Mitigated Negative Declaration for the Pixar Animation Studios Planned Unit Development. UPP also prepared the EIR for the nearby MacArthur BART Transit Village in Oakland. Staff believes that using the same consultant for environmental analysis as the Onni project would be appropriate for consistency in analysis.

As noted above, the scope of work includes two options but the contract between the City and the consultant is for the higher level scope (Option 2) so that, if after conducting the “initial study” it is determined that an EIR is necessary for the project, then staff will not need to do a contract amendment for the project.

FISCAL IMPACT

The proposed cost of this contract will be offset by planning fees charged to the applicant. The contract expenditures will be charged to Division 1725, “Planning Reimbursables”, Account 80050, Professional Services, and reimbursed by the project applicant through the City’s cost recovery program. Therefore, there is no impact on the Community Development Department’s budget.

PREPARED BY: Miroo Desai, Senior Planner

**APPROVED AND FORWARDED TO THE
CITY COUNCIL OF THE CITY OF EMERYVILLE:**



Christine Daniel, City Manager

ATTACHMENTS

- Statements of Qualifications (SOQs) from UPP, Baseline, and Rincon Consultants
- Draft Resolution, including Exhibit A, Professional Services Contract