



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: July 1, 2025
TO: LaTanya Bellow, City Manager
FROM: Chadrick Smalley, Community Development Director
SUBJECT: **Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Professional Services Contract With Urban Planning Partners, Inc. For Preparation Of An Environmental Impact Report For The Proposed Sutter Hospital Project At 5300 Chiron Way For A Total Contract Amount Not To Exceed \$2,421,422.00**

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution authorizing the City Manager to execute a Professional Services Contract with Urban Planning Partners, Inc. for preparation of an Environmental Impact Report for the proposed Sutter Hospital project at 5300 Chiron Way in an amount not to exceed \$2,421,422.00.

BACKGROUND

On April 4, 2025, Sutter Health submitted a preliminary application for an amendment to the Chiron Planned Unit Development to construct a new 500,000 square foot hospital; a new 310,000 square foot building which will either be a medical office building or a residential building; and to convert two existing buildings to medical office use. The City has determined that an Environmental Impact Report (EIR) must be prepared for the project in compliance with the California Environmental Quality Act (CEQA).

DISCUSSION

Urban Planning Partners, Inc. (UPP) will prepare the EIR, which will evaluate the potential impacts of the proposed project. Their analysis will include an assessment of the project's air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, transportation, and other impacts that are required to be analyzed by the California Environmental Quality Act (CEQA).

UPP is uniquely qualified to provide this service as they were the consultant that completed documents for CEQA compliance for the BioMed Realty Trust Final Development Plans which were approved for this site in February 2021.

FISCAL IMPACT

The cost of the proposed contract with UPP will be offset by planning fees charged to the applicant. The contract expenditures will be charged to "Planning Reimbursables", Division 1725, Account 80290 and reimbursed by the project applicant through the City's cost recovery program. Funds to cover the proposed contract will be deposited

into the project's cost recovery account by the applicant prior to the City issuing a notice to proceed to UPP. Therefore, this contract has no fiscal impact on the City. A mid-year budget adjustment may be needed to amend the adopted budget to reflect the fees collected and the costs incurred depending on the timing of the project.

STAFF COMMUNICATION WITH THE PUBLIC

None.

CONFLICT OF INTEREST

None.

CONCLUSION

Staff recommends that the City Council adopt the attached resolution authorizing the City Manager to execute a Professional Services Contract with UPP for preparation of an Environmental Impact Report for the proposed Sutter Hospital project at 5300 Chiron Way in an amount not to exceed \$2,421,422.00.

PREPARED BY: Miroo Desai, Planning Manager

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



LaTanya Bellow, City Manager

ATTACHMENTS

- Draft Resolution, including Exhibit A: Professional Services Contract with UPP