



DATE: May 16, 2017

CATEGORY: Consent

DEPT.: Community Development

TITLE: **North Bayshore Precise Plan EIR
Contract Amendment**

RECOMMENDATION

Authorize the City Manager to amend a contract with David J. Powers & Associates, Inc., by \$31,021 for a total amount not to exceed \$1.4 million in the North Bayshore Precise Plan CIP–11-45, for additional work related to the preparation of the North Bayshore Precise Plan EIR.

BACKGROUND

On April 14, 2015, the City Council authorized to amend an existing contract with David J. Powers for preparation of the North Bayshore Precise Plan Environmental Impact Report (EIR). This scope of work included a completely new environmental review of the North Bayshore Precise Plan based on direction to include residential uses to the Plan area. Since that time, David J. Powers has completed most of the approved scope of work. Much of the scope and budget included transportation analysis. The results of some of this initial analysis, including the project's impacts and potential mitigation measures, were shared with the Environmental Planning Commission (EPC) and Council on May 3 and May 16, respectively.

Currently, the North Bayshore Precise Plan EIR is being finalized, and the Final EIR (FEIR) will be published for public review in early June. The FEIR, along with the North Bayshore Precise Plan, will be formally considered by the EPC and City Council in late June.

ANALYSIS

The original contract included a contingency amount of \$33,002. This contingency has been used for additional review and preparation of responses to transportation-related EIR public comments, revisions to the original Water Supply Assessment (WSA) and additional responses to City staff, and consultant attendance at additional public

meetings. Staff is now requesting an additional \$25,300 (plus a contingency of \$5,721) to modify the contract with David J. Powers for the following tasks:

- **Transportation Analysis.** During the public comment period, which ended April 17, 2017, there were substantial comments and discussion regarding the EIR's transportation analysis. One of the key topics was VMT (Vehicle Miles Traveled). The EIR included VMT analysis based on a maximum buildout of 9,850 dwelling units at 1.2 parking spaces per unit, which is a conservative assumption but one that is consistent with CEQA practice. Additional VMT analysis is proposed based on the Plan's more ambitious but lower 0.6 parking space per unit standard. This will provide additional information to better understand the range of potential VMT outcomes from implementation of the Plan.
- **EIR Summary.** During the public comment period, there were comments that the project included a number of very technical analyses and assumptions. It was suggested that the EIR could better summarize and characterize the complexities of the project. Therefore, staff is recommending that the EIR include an updated summary section.

The contingency would be used to address any minor additional requests or clarifications on the tasks above.

FISCAL IMPACT

The North Bayshore Precise Plan CIP 11-45 is funded with \$3.4 million from the Shoreline Regional Park Community. There are sufficient funds remaining in the project for the additional amount of \$31,021.

ALTERNATIVES – Do not authorize the City Manager to amend this contract.

PUBLIC NOTICING – Agenda posting.

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MA-RT/7/CAM
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Attachment: 1. Scope of Work Amendment