



## MEMORANDUM

Date Issued: July 27, 2005 Report No. SEDC 05-009  
Meeting of: August 2, 2005  
To: Chair and Members of the Redevelopment Agency  
From: Carolyn Y. Smith, President  
Subject: Approval of an Agreement for Consulting Services with BRG Consulting, Inc.  
Reference: None

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### SUMMARY

Staff Recommendation – That the Redevelopment Agency of the City of San Diego (Agency) adopts a resolution: (1) Approving an agreement for consulting services with BRG Consulting, Inc., for an amount not to exceed Three Hundred Thirty-Six Thousand Six Hundred Three Dollars (\$336,603) for Environmental Consulting Services in the preparation of a Program Environmental Impact Report for the Central Imperial Redevelopment Project Area; and (2 ) Amending the FY2005/2006 Program Budget in the Central Imperial Redevelopment Project Area to fund Phase II of the agreement in the amount of \$336,603.

Other Recommendations – At its meeting of April 27, 2005, the SEDC Board of Directors voted to recommend to the Agency approval of the agreement with BRG Consulting, Inc. and amend the Program Budget in the Central Imperial Redevelopment Project Area to fund the agreement.

Fiscal Impact – The funding for Phases I and II of the Agreement will be included in the FY2005/2006 Budget as amended

### BACKGROUND

The Central Imperial Redevelopment Project Area (Project Area) was adopted in September 1992 and has had four subsequent amendments. The most recent amendment was approved in November 2003 extending the power of eminent domain for an additional twelve years. The original Central Imperial Environmental Impact Report (EIR) was prepared at the time the plan was adopted and amended as the redevelopment plan has been amended.

The development program proposed for the Central Imperial Project Area has changed significantly from the type of development originally contemplated at the time the plan was adopted. The changes respond to the current housing crisis and the plans for providing additional services. The revised development program will require a substantial amendment to the redevelopment plan and the corresponding environmental document.

The Program Environmental Impact Report (Program EIR), is a comprehensive evaluation of the potential environmental impacts that may result upon the implementation of the proposed developments. The potential impacts of the ten proposed developments will be evaluated, and the cumulative impacts of six projects currently in various phases of development will also be evaluated. The new developments will represent over 2,000 new housing units at build-out.

In October 2004, SEDC distributed a Request for Proposals for preparation of the Central Imperial Redevelopment Plan Master EIR to our two existing environmental consultants, BRG Consulting, Inc., (BRG) and Mooney, Jones & Stokes. Both companies submitted proposals which were evaluated and BRG was selected to prepare the Program EIR.

## DISCUSSION

In the preparation of the Program EIR, SEDC has conducted two public scoping meetings. The purpose was to solicit comments from the public as to the scope and content of the environmental issues to be examined in the draft Program EIR. The Central Imperial Project Area Committee hosted the first scoping meeting at its regularly scheduled meeting on March 16, 2005. The second scoping meeting was held the following Saturday, March 19, 2005. Comments were received from the participants and will be considered in the preparation of the Program EIR.

It is anticipated that the cost of preparation will be shared by the various developers. The actual level of financial participation will be calculated on a pro-rata portion and documented in individual development agreements. The preparation of the Program EIR will be conducted in two phases. The scope of services for Phase I include:

- Project Initiation
- Preparation and distribution of the Notice of Preparation
- Preparation of the Initial Study
- Conduct the Scoping Meetings
- Preparation of the First Screen Check Draft Program EIR – Phase I

Phase II will include:

- Preparation of the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Screen Check Draft Program EIR – Phase II
- Preparation of the Draft Program EIR and Final EIR
- Mitigation, Monitoring and Reporting Program
- Preparation of CEQA Findings
- Filing of CEQA Notices of Completion and Determination
- Conduct Public Hearings

CONCLUSION

The proposed Agreement with BRG Consulting, Inc., has an absolute not to exceed figure of \$336,603 for the entire document inclusive of all subconsultants. It is important that the environment document is completed on time and within the approved budget. There are pending development agreements that require this CEQA document to be completed before their projects can be considered by the Redevelopment Agency.

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Submitted by:  
Sherry Brooks  
Assistant Projects Coordinator

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Approved by  
Carolyn Y. Smith  
President

CYS:kk  
Attachment: Agreement for Consulting Services with BRG Consulting, Inc.