COUNCIL AGENDA REPORT

City of Anaheim
PLANNING DEPARTMENT

DATE: JUNE 10, 2008
FROM: PLANNING DIRECTOR
SUBJECT: PROFESSIONAL SERVICE AGREEMENT WITH BONTERRA CONSULTING TO PREPARE A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE ANAHEIM RESORT SPECIFIC PLAN

ATTACHMENT (Y/N): YES ITEM # 22

RECOMMENDATION:

That the City Council, by motion, approve an Agreement between the City of Anaheim and BonTerra Consulting in an amount not to exceed $124,370.00, and authorize the Mayor and City Clerk to execute the Agreement.

DISCUSSION:

In September 1994, the City Council certified The Anaheim Resort Specific Plan Master Environmental Impact Report No. 313 (EIR) in connection with the adoption of the Anaheim Resort Specific Plan. The Master EIR allows for the streamlined processing of projects that are within the development intensities and assumptions analyzed by the EIR and reflected in the Specific Plan.

The California Environmental Quality Act (CEQA) requires Master EIRs to be validated every five years to ensure that the EIR continues to adequately represent the environmental setting and the project’s environmental effects. Validation reports for the EIR were approved in 1999 and 2004. Since the last validation report, substantial changes have occurred to the surrounding environmental setting. These changes include the intensification of development within the Downtown and Platinum Triangle areas. Due to the extent of these changes, staff has determined that additional environmental analysis, beyond the scope of a validation report, is necessary to ensure that projects which are consistent with the Anaheim Resort Specific Plan are not subject to further environmental review. If the recommended environmental analysis is not prepared, future projects may require more detailed environmental analysis than that provided by the Master EIR, resulting in increased development costs and timeframes.

Five on-call environmental consulting firms have been authorized to provide environmental analysis and support to the Planning Department and BonTerra Consulting is one of these firms. Although Planning Department staff typically requests a scope of work from each of these firms when environmental assistance is needed, this step was bypassed in this instance as BonTerra Consulting is uniquely qualified to
perform the necessary environmental analysis. BonTerra staff prepared the original EIR, both subsequent validation reports and has prepared environmental analyses for several projects within The Anaheim Resort. In addition, the scope of work provided by BonTerra Consulting to prepare a Supplemental EIR was consistent with the costs typically associated with this type of project. Due to BonTerra’s experience and familiarity with the prior environmental documents prepared for the area, staff anticipates that significant time and staffing efficiencies will be realized through the use of this consultant.

**IMPACT ON BUDGET:**

This contract will be funded through Account 101-418-3265. The Planning Department’s approved FY2007/2008 Budget includes an allocation for this EIR.

Respectfully submitted,

Sheri Vander Dussen
Planning Director

**Attachments:**
1. Professional Service Agreement with BonTerra Consulting