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Planning and Development Department
Jennifer Clark, AICP, Director

MEMORANDUM

DATE: May 9, 2023
TO: GEORGEANNE A. WHITE, CITY MANAGER
OFFICE OF CITY MANAGER
FROM: JENNIFER K. CLARK, Director
Planning & Development

SUBJECT: FINDING PRECISION CIVIL ENGINEERING, INC. UNIQUELY QUALIFIED TO PROVIDE ENVIRONMENTAL PLANNING (CEQA) SERVICES FOR TEXT AMENDMENT TO ALLOW RESIDENTIAL USES IN OFFICE ZONE DISTRICTS

The purpose of this Memorandum is to request a uniquely qualified status for Precision Civil Engineering, Inc.

The Fresno Municipal Code Section 4-107(h) states that the City shall follow an objective process in the selection of consultants "unless the City Manager determines in writing the emergency or exigent circumstances exist, or the consultant is uniquely qualified."

The City needs Precision Civil Engineering, Inc. to provide environmental planning services for a proposed Text Amendment to streamline housing development. The proposed environmental planning services will cost \$55,000 and are detailed in the attached scope of work.

Project Description:

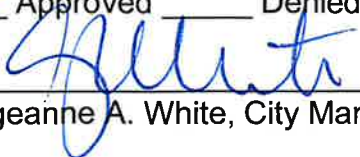
- Utilize the agreed upon project description to prepare a more detailed project description/operational statement for the initial study. The project description will describe the text amendment that will do the following:
 - Allow residential development in the Office zone district
 - Allow ministerial approval of such development
 - Allow ministerial approval of housing near bus stops and in mixed-use zone districts
- Prepare a project vicinity map to be utilized within the body for the initial study.
- Establish thresholds of significance and analyze the project in relation to these thresholds. Thresholds will vary by issue area, but typically include thresholds set by legislation, policies, ordinances, and guidance documents (i.e., San Joaquin Valley Air Pollution Control District, Office of Planning and Research, Federal Emergency Management Agency, etc.). All thresholds of significance will be carefully described and defined in an environmental setting portion for each issue area.
- Run CalEEMod to determine air quality impacts.

- Analyze all impact sections identified in the 2023 CEQA Guidelines Appendix G checklist.
- Analyze and determine the significance of project impacts for each area of potential impact. Impacts that are found to be less than significant will be described, and impacts found to be potentially significant (if any) will be described and mitigation measures that will bring impacts to below the significance thresholds will be identified.

This memo documents the Planning & Development Department's finding that Precision Civil Engineering, Inc. is uniquely qualified to perform this work based on the following:

1. **Precision Civil Engineering, Inc, Bonique Emerson, VP of Planning**, successfully completed a similar environmental analysis for a Mixed-Use Text Amendment, adopted (in part) by the City Council on October 13, 2022. Ms. Emerson assisted the City in developing impact thresholds, as identified above in the project description, and used a solid methodology in calculating the buildout capacity of the project. City staff desires that both the capacity methodology and the impact thresholds be utilized in this environmental assessment, and that Precision is uniquely qualified, since they developed the methodologies and thresholds. Their qualifications include the following:

- High familiarity with the Fresno Citywide Development Code (FMC Chapter 15), and in particular, with zone districts that allow mixed-use, residential and office development,
- High familiarity with City of Fresno CEQA thresholds;
- High familiarity and experience in development of public utility thresholds related to sewer and water capacity;
- High familiarity and experience in development of transportation thresholds related to complete streets;
- Experienced interaction with City Staff and Stakeholder Groups

Approved Denied


Georgeanne A. White, City Manager

5/19/23
Date