

RESOLUTION NO.

RESOLUTION AUTHORIZING BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, PURSUANT TO AN EXISTING ON-CALL SERVICES AGREEMENT, TO CONDUCT THE APPROPRIATE ENVIRONMENTAL ANALYSIS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR A PROPOSED PROJECT AT 6800 EAST WASHINGTON BOULEVARD

WHEREAS, the City Council adopted a resolution approving professional services agreements and establishing an eligibility list for various on-call professional services which includes Blodgett Baylosis Environmental Planning; and

WHEREAS, Staff is in the process of reviewing an application for development of a proposed tilt-up warehouse building at 6800 East Washington Boulevard in the City's Heavy Industrial (M-2) zone; and

WHEREAS, the proposed warehouse building is subject to environmental analysis pursuant to the California Environmental Quality Act (CEQA), which requires the potential impacts of the project to be properly analyzed; and

WHEREAS, staff recommends that the City Council authorize Blodgett Baylosis Environmental Planning, pursuant to an existing on-call services agreement, to conduct the necessary traffic analysis for the proposed project; and

WHEREAS, the cost for completing the subject work will be \$22,650, as described in the attached proposal. Staff is also requesting a ten percent contingency to bring the total to \$24,915.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMMERCE DOES HEREBY RESOLVE AND ORDER AS FOLLOWS:

Section 1. Blodgett Baylosis Environmental Planning is hereby authorized to conduct and prepare the appropriate analysis as outlined in their proposed approach and scope (Exhibit A) at a cost of \$22,650 plus a ten percent contingency, for a total of \$24,915.

PASSED, APPROVED AND ADOPTED this 16th day of October 2018.

Hugo A. Argumedo, Mayor

ATTEST:

Lena Shumway, City Clerk

EXHIBIT A

SCOPE OF SERVICES

Based on our understanding of the project, a Categorical Exemption will provide the most conservative CEQA clearance. Our work program approach, scope of work, schedule, and project budget are provided in the remaining sections of this proposal.

WORK PROGRAM

Task 1 – Background Research and Surveys

During the initial task of the work program, project team members will collect and review reports and other available and relevant documentation. Key activities that will be completed during this initial task include the following:

- Team members will complete surveys of the project site and the surrounding area. The surveys will document existing land uses and development both within the project site and in the immediate area.
- *BBEP* will collect and review information related to the proposed project.

Task 2 – Preparation of Project Description

The second task involves the preparation of the project description that will be included in the CEQA exemption document. The project description discussion will consist of the following activities:

- The affected area, in a regional and local context, will be described in detail.
- The existing conditions of the project site and the surrounding area will be described.
- The project description will characterize both the physical and operational characteristics of the proposed project.

Task 3 – Environmental Analysis

As indicated previously, we believe that the proposed development will qualify for a *Class 32 In-fill Development Exemption* pursuant to the CEQA Guidelines §15332. The Class 32 exemption applies to projects that are infill developments that meet the following conditions listed below.

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;

- The proposed undertaking will occur within the corporate boundaries of the City of Commerce on a site of not more than five acres that is substantially surrounded by urban uses;
- The project site has no value as habitat for endangered, rare, or threatened species;
- The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and,
- The site can be adequately served by all required utilities and public services.¹

The CEQA exemption document will focus on the requisite analysis that supports the above findings.

- *General Plan and Zoning Land Area.* The analysis will document the existing land use and development within the project site and in the surrounding areas. The NOE will demonstrate that the proposed project will be consistent with the City of Commerce General Plan and Zoning Ordinance and that the total land area of the site is under the Class 32 In-fill Exemption square footage.
- *Air Quality Analysis.* The CEQA exemption document will analyze the proposed project's impact on air quality. Both stationary and mobile emissions will be analyzed using the most recent computer models (CalEEMod v. 2016.3.2) developed for the South Coast Air Quality Management District (SCAQMD). The analysis will include both construction-related (short-term) impacts and the potential operational (long-term) impacts. The CEQA exemption document will also include the worksheets that were completed as part of the analysis.
- *Biological Resources Analysis.* Under CEQA, the CEQA exemption document must consider the proposed project's impact on biological resources. While no significant and/or protected resources are located on-site, the CEQA exemption document must include the appropriate analysis that will support a conclusion that no significant impacts will result from the proposed project's implementation.
- *Hazardous Materials Analysis.* The CEQA exemption document will document the site's location as it relates to a designated Cortese site. The analysis will document the results of an environmental database search to support the conclusion that the site is not a designated hazardous waste site.
- *Hydrology/Water Quality Analysis.* The proposed project's potential impact on surface water, flooding, and water quality will be documented. The site's redevelopment will permit the installation of state-of-the-art appurtenances to limit the potential for the future contamination of water runoff.

¹ CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).

- *Noise Analysis.* The CEQA exemption document will consider potential noise impacts from both stationary and mobile sources. As a part of this effort, the project team will conduct noise measurements to ascertain the ambient noise environment around the project site.
- *Public Services Analysis.* The analysis will characterize the proposed project's impacts on the various public services. The issues that will be the focus of this analysis include the proposed project's impact on the Los Angeles County Sheriff's Department and the Los Angeles County Fire Department that serves the City. The proposed project's impact (or lack of impact) on other services (education, etc.) will also be addressed.
- *Traffic Analysis.* The CEQA exemption document will also evaluate the proposed project's traffic, circulation, and parking impacts. A stand-alone traffic impact analysis (TIA) will be prepared by a registered civil traffic engineer. For this project, we have requested that Crown City Engineering assist in the preparation of this stand-alone TIA. Prior to the commencement of the analysis, a memorandum of understanding (MOU) will be sent to the City for approval. The MOU will identify the study intersections, trip generation assumptions, trip distribution assumptions, and overall analysis methodology. The TIA will then be incorporated into the CEQA document.
- *Utilities Analysis.* The NOE will consider the proposed project's impact on utilities and infrastructure. *BBEP* will develop utility generation/consumption factors for the proposed use. In this way, any net change in utility use can be readily identified. The analysis will also consider energy consumption rates (also used in the analysis of greenhouse gas emissions) and solid waste generation. *BBEP* will meet with the City to obtain information regarding substructure capacity (water and sewer) to ensure that local utilities can adequately serve the project.

Section 15300.2 of the CEQA Guidelines indicates those exceptions that would preclude the use of an CEQA exemption document. None of the exceptions identified in this section of CEQA will be applicable to the proposed project. The analysis will support this conclusion considering the following:

- *Location.* A categorical exemption *may not* be used where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by Federal, State, or local agencies.
- *Cumulative Impact.* A categorical exemption *may not* be used when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- *Significant Effect.* A categorical exemption *may not* be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

- *Scenic Highways.* A categorical exemption *may not* be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State scenic highway.
- *Hazardous Waste Sites.* A categorical exemption *may not* be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- *Historical Resources.* A categorical exemption *may not* be used for a project which may cause a substantial adverse change in the significance of a historical resource.

As indicated above, the CEQA exemption document will include the supporting evidence that the propose project will not be subject to the above exceptions.

SCHEDULE

The administrative draft CEQA exemption document will be provided to the City within 30 working days following authorization to proceed. The project team will be able to control the schedule up to the delivery of the administrative draft CEQA exemption document.

BUDGET

The total labor costs for *BBEP* for those tasks outlined in the Work Program Methodology will be a fixed fee amount of \$11,900 for the CEQA exemption document. The total cost for the traffic report that will be prepared by *Crown City Engineering* will be \$10,750. *The entire work program cost will be \$22,650.*