

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 6210 GARFIELD AVENUE

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, City staff is in the process of reviewing an application for the development of a proposed tilt-up warehouse building at 6210 Garfield Avenue in the City's Heavy Industrial (M2) 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 analysis consistent with the attached Scope of Services for the proposed project; and

WHEREAS, the cost for completing the subject work will be \$29,076, as described in the attached proposal. Staff is also requesting a ten percent contingency to bring the total to \$31,983.

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 \$29,076 plus a ten percent contingency, for a total of \$31,983.

PASSED, APPROVED AND ADOPTED this 15th day of January 2019.

Hugo A. Argumedo, Mayor

ATTEST:

Lena Shumway, City Clerk

EXHIBIT A

SCOPE OF SERVICES

The environmental documentation required in support of a Mitigated Negative Declaration is an Initial Study (IS/MND). This section of our proposal describes the scope of work that the project team will follow in preparing the Initial Study along with the supporting technical analysis.

Task 1 - Information Collection and Surveys

During this initial task of the work program, project team members will collect and review reports and other available and relevant documentation. Team members will complete a survey of the project site and the surrounding area. The survey will serve as the baseline for a number of issues that will be analyzed in subsequent tasks.

Task 2 - Preparation of the Project Description

This task involves the preparation of the project description that will be included in the IS/MND. The affected area, in a regional and local context, will be described in detail along with the existing conditions of the project area.

Task 3 - Environmental Analysis

The environmental analysis will address impacts for a wide range of issue areas. The format of the analysis will be consistent with the recommended format identified in the most recent CEQA Guidelines and those of the City. The following issue areas will be evaluated in the IS/MND:

- Aesthetics (Section 3.1);
- Agriculture & Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural (Section 3.5);
- Energy (Section 3.6)
- Geology & Soils (Section 3.7);
- Greenhouse Gas Emissions; (Section 3.8);
- Hazards & Hazardous Materials (Section 3.9);
- Hydrology & Water Quality (Section 3.10);
- Land Use and Planning (Section 3.11);
- Mineral Resources (Section 3.12);
- Noise (Section 3.13)
- Population and Housing (Section 3.14);
- Public Services (Section 3.15);
- Recreation (Section 3.16);
- Transportation (Section 3.17);
- Tribal Cultural Resources (Section 3.18);
- Utilities & Service Systems (Section 3.19);
- Wildfire (Section 3.20);
- Mandatory Findings of Significance

Task 3.1 Aesthetic Impacts. The proposed project's potential aesthetic impacts will be analyzed in the IS/MND. The analysis will consider the potential impacts related to the site's development including the removal of construction debris and graded earth. The analysis will also focus on the potential visual and light and glare impacts.

Task 3.2 Agriculture & Forestry Impacts. Under CEQA, the IS/MND must consider the proposed project's impact on agricultural and forestry resources. While no such resources will be impacted by the proposed project, the IS/MND must include the appropriate analysis that will support a conclusion that no significant impacts will result.

Task 3.3 Air Quality Impacts. The IS/MND 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 version 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.

Task 3.4 Biological Resources Impacts. Under CEQA, the IS/MND must consider the proposed project's impact on biological resources. The IS/MND will evaluate potential tree removal impacts related to the project's construction. While no significant and/or protected resources are located onsite, the IS/MND must include the appropriate analysis that will support a conclusion that no significant impacts will result from the proposed project's implementation.

Task 3.5 Cultural Resources Impacts. The analysis must consider the proposed project's impact on cultural resources including those that are important to the City's prehistory and history. The proposed project's potential impact (or lack of impact) must be demonstrated in the IS/MND. The project team will oversee the requisite consultation now required pursuant to AB-52.

Task 3.6 Energy Impacts. The IS/MND will evaluate the proposed project's impact relative to energy consumption. Where appropriate, the analysis will indicate the project's conformity to the current building's requirements calling for energy-conserving appliances and low impact development standards.

Task 3.7 Geology & Soils Impacts. The IS/MND will characterize the site's potential exposure to seismic risk, including ground-shaking, surface rupture, and liquefaction. No surface rupture impacts are anticipated, though the site is located in an area that may be subject to a potential liquefaction risk. As a result, the potential ground-shaking impacts and other impacts related to the area's geomorphology will be described.

Task 3.8 Greenhouse Gas Emissions Impacts. The analysis will also address the most recent CEQA requirements related to the analysis of global warming impacts and greenhouse gases (GHG). The analysis will also include a conformity analysis with the existing GHG regulations.

Task 3.9 Hazards & Hazardous Materials. The IS/MND will consider the potential on-site and nearsite contamination. The IS/MND will also address the findings of the Phase I and any other relevant studies that have previously been prepared for the project site. We are assuming that this documentation will be provided to the BBEP team.

Task 3.10 Hydrology & Water Quality. 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. The storm water runoff plan will be provided by the project civil engineer.

Task 3.11 Land Use & Planning. The analysis of land use and planning impacts is the single most important issue since it is the existing and future land uses that establish the baseline conditions and future conditions. The analysis will document the existing land use and development within the project site and in the surrounding areas. The IS/MND will

also consider the applicable City of Commerce General Plan and Zoning designation and discuss the project's conformity.

Task 3.12 Mineral Resources. Under CEQA, the IS/MND must consider the proposed project's impact on mineral resources. While no significant other mineral resource extraction areas are located on-site or within adjacent properties, the IS/MND must include the appropriate analysis that will support a conclusion that no significant impacts will occur.

Task 3.13 Noise. The IS/MND will consider potential noise impacts from both stationary and mobile sources. In addition, the noise section will consider both short-term (construction-related) noise impacts and long-term (operational) noise impacts. Finally, the IS/MND will characterize potential noise impacts related to the use of the peaking structure.

Task 3.14 Population & Housing. The analysis will consider the proposed project's impact on housing and population growth. No significant adverse impacts are anticipated though the analysis in the IS/MND is required.

Task 3.15 Public Services. 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. The proposed project's impact (or lack of impact) on other services (education, etc.) will also be addressed.

Task 3.16 Recreation. The IS/MND must include an analysis of the proposed project's impact on recreational facilities and services.

Task 3.17 Transportation. The IS/MND will evaluate the proposed project's traffic and parking impacts, including employee parking and construction staging areas. For this project, BBEP will incorporate the traffic study that will be prepared by a separate traffic consulting firm (Crown City Engineering) into the IS/MND. The cost for this traffic study has been included as part of our proposal.

Task 3.18 Tribal Resources. Appendix G of CEQA was recently amended so that analysis of tribal resources and any attendant impacts would be identified. This requirement is an outgrowth of AB-52, which requires early consultation with Native American tribes associated with the project site's pre-history.

Task 3.19 Utilities & Service Systems. The IS/MND 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.

Task 3.20 Wildfire. CEQA was recently amended to require an evaluation of potential wildfire impacts related to new development. The potential risk or lack thereof will be analyzed in the IS/MND.

Task 3.21 Mandatory Findings of Significance. This last issue included in the environmental analysis section of the IS/MND will build upon the conclusions of the

analyses completed for the individual environmental topics discussed previously. These findings will also be reported in the IS/MND along with the City's findings.

Task 4 - Compilation of the IS/MND

The analysis completed in the previous tasks will be compiled into the IS/MND during this task. The IS/MND will discuss each issue area analyzed in previous tasks. The format of this section will correspond to the following: Thresholds of Significance, Environmental Impacts, Cumulative Impacts, and Mitigation (if required).

Task 5 - Mitigation Monitoring and Reporting Program

This task focuses on those activities that will be completed as part of the Mitigation Monitoring and Reporting Program (MMRP). The IS/MND will indicate the timing and oversight for each mitigation measure. Additionally, the party responsible for ensuring measure implementation will be identified.

Task 6 - Public Review

Prior to formal circulation of the environmental document (IS/MND), administrative draft copies will be submitted to City staff for review and comment. The project team will incorporate City staff comments into the document prior to public circulation. The Notice of Intent to Adopt (NOIA) will be filed at the Los Angeles County Clerk's office in Norwalk as required under State law. BBEP will attend the required public hearing(s) before the City of Commerce Planning Commission.

SCHEDULE

The administrative draft IS/MND will be provided to the City within four (4) weeks following authorization to proceed. The project team will be able to control the schedule up to the delivery of the administrative draft IS/MND. Once staff has authorized the circulation of the MND, a 20-day public review period will be required. The circulation date will depend on the amount of time it will take staff to review the documents and the scheduling of public hearings. BUDGET

The labor costs for those tasks outlined in the Work Program Methodology for the project will be a total fixed fee amount of \$29,576 for the IS/MND. This includes the 16,966 required for BBEP's costs for the environmental analysis and \$12,610 for the preparation of the traffic study. Direct Costs will be invoiced as a separate sheet.

PROJECT 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.