



Rincon Consultants, Inc.

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December 14, 2020
Project No: 19-08005

Antonia Gardea, Senior Planner
City of Redondo Beach
Community Development Department
415 Diamond Street, Door 2
Redondo Beach, California 90277
Via email: antonio.gardea@redondo.org

Subject: Add Services Request for the 100-132 Catalina Avenue Project

Dear Antonio:

Rincon Consultants, Inc. (Rincon) is submitting this amendment to our contract for the 100-132 Catalina Avenue Project (project) for preparation of an Environmental Impact Report (EIR) due to the significant impact found during preparation of the Initial Study-Mitigation Negative Declaration (IS-MND). Based on quantitative analysis for the vehicle miles traveled associated with the proposed project, the project exceeds the City's threshold, which results in a significant impact that requires analysis under an EIR. The following is a summary of the scope, schedule and cost for the EIR tasks, including the transportation analysis by Fehr & Peers.

Scope of Work

Prepare Initial Study and Notice of Preparation

A draft of the Initial Study has been prepared under the original contract for the IS-MND. All thresholds that are found to be less than significant in the Initial Study will be eliminated from further review in the EIR. We will finalize the Initial Study and prepare the Notice of Preparation (NOP) to be circulated for the required 30-day comment period. We will submit the Initial Study and NOP to the State Clearinghouse and circulate the NOP to other agencies and interested parties. We assume the City will be responsible for the radius mailing. The NOP, the Initial Study, and all correspondence received in response to the NOP will be attached as an appendix to the Draft EIR. If the scoping comments identify issues beyond the scope of this amendment, a finalized scope for the Draft EIR will be defined after all comments on the NOP have been received.

Scoping Meeting

Rincon will prepare for and conduct one public scoping meeting. Rincon assumes that the meeting will be held virtually, and the City will provide public notices of the meeting. Rincon will be responsible for a PowerPoint presentation and any other presentation graphics.

Administrative Draft Environmental Impact Report

The Administrative Draft EIR (ADEIR) will be prepared in accordance with the State CEQA Guidelines, which set the standards for adequacy of an EIR. Specifically, the CEQA Guidelines state that:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible.

Where possible, Rincon will incorporate information from existing environmental and planning documents that apply to the site and project. As necessary, we will conduct original research to augment existing information. Rincon will provide electronic copies of the ADEIR, which will include the specific components described below.

Summary

The EIR will contain a summary of the proposed project and its environmental effects. This information will be presented in tabular format to simplify review by decision-makers and the general public. This table will include:

- A synopsis of issue-specific environmental impacts by issue area by level of significance
- Mitigation measures required for any identified significant impacts
- The residual effects after mitigation
- A synopsis of the alternatives reviewed and their associated impacts
- Identify areas of known public controversy and issues to be resolved

Project Description

The EIR will include a project description that describes proposed land use changes and controls, planned structural or landscape modifications, operational or other features, policies and programs that have been incorporated into the project to minimize potential environmental or land use conflicts. Textual, tabular, and graphic presentation will be included as necessary to facilitate a thorough understanding of the proposal.

Introduction and Environmental Setting

The EIR will include introductory sections required by CEQA that lay the groundwork for and summarize the substantive analysis to follow. The introduction will describe the purpose and legal authority of the study, scope and content of the EIR, a discussion of lead, responsible and trustee agencies, and a brief project history. The environmental setting will provide a general description of existing conditions in Redondo Beach and the project area. The regional environmental setting will also contain a discussion of cumulative development in the area utilizing a cumulative project list developed in consultation with the City and Fehr & Peers specifically for this project.

Impact Analysis

Each environmental discussion will include the following:

- Setting
- Impact analysis
- Mitigation measures for identified significant impacts

- Level of significance after mitigation

The setting for each section will describe existing conditions relevant to the given issue area based on existing data sources. Sources will include the City's General Plan elements, other relevant environmental documents prepared during the last five years, data provided by the City, and the results of reconnaissance visits to the site.

The impact analysis will include a discussion of the methodology used to quantify or determine impacts and the criteria for determining significance. Where possible, impacts will be quantified. If existing data does not allow definitive quantification, reasonable assumptions will be used to qualitatively forecast potential impacts. Cumulative impacts will also be analyzed based on a list of planned and pending projects in and around the City.

Rincon typically orients analyses around clear impact statements that are separately highlighted in the text. This allows a more precise statement of the specific issue at hand and sets the stage for the technical discussion that follows. For impacts that warrant mitigation measures, they are indexed to and immediately follow the numbered impact in question. We have found that such an approach focuses the analysis and becomes clearer for the public and decision-makers to follow.

Mitigation measures may include design measures and programs proposed by City staff and the consultant team. All mitigation measures will be presented in wording that can be directly applied to conditions of approval.

The Administrative Draft IS-MND identifies eight issue areas that will require mitigation to reduce impacts to less than significant. The impact analyses for the following issues areas will be prepared under the EIR:

- | | |
|------------------------|-----------------------------------|
| ▪ Air Quality | ▪ Hazards and Hazardous Materials |
| ▪ Biological Resources | ▪ Noise |
| ▪ Cultural Resources | ▪ Transportation |
| ▪ Geology and Soils | ▪ Tribal Cultural Resources |

Other CEQA-Required Discussions

This section of the EIR will discuss the growth-inducing effects of the proposed project and significant irreversible environmental changes. Drawing on the information provided in the regional setting and the preceding issue discussion, the growth inducing impacts analysis will address the potential for the project to directly induce population or economic growth or remove obstacles to growth in the area. The significant irreversible environmental changes discussion will summarize the significant impacts of the project and discuss other irreversible changes that may result.

Alternatives

The EIR will analyze up to four alternatives. These will include the CEQA-required "no project" alternative and three alternative buildout schemes. We recommend finalizing the alternative descriptions after completion of some of the preliminary analysis so that we can ensure that the studied alternatives address significant impacts of the proposed project. Rincon will work directly with City staff to identify alternatives.

Evaluation of alternatives will be in less detail than for the proposed project, though the analysis will provide sufficient information to allow decision-makers to select a project alternative if they chose to do so. To that end, the analyses will be quantified and impacts for the alternatives will be compared to applicable thresholds of significance in order to make a significance determination for all issue areas.

The applicability of mitigation measures required for the proposed project will be discussed for each alternative and, as necessary, additional mitigation measures will be developed.

This section will also discuss alternative sites and identify the environmentally superior alternative. If the “no project” alternative is determined to be environmentally superior, the EIR will identify the environmentally superior alternative among the remaining scenarios.

Draft Environmental Impact Report

This task involves the production, editorial work and communication processes to publish the Draft EIR for circulation to the public and concerned agencies. Rincon will produce a screencheck Draft EIR for City review and, upon receipt of final City comments on the screencheck, will publish the Draft EIR. Rincon will prepare a Notice of Completion (NOC) and a Notice of Availability (NOA). Rincon will file the NOC with the State Clearinghouse and produce up to 10 hard copies of the Draft EIR. We will file the NOA with the County Clerk and send the NOA to agencies and other interested parties. We assume the City will be responsible for publishing the notice in a local newspaper and the radius mailing.

Final Environmental Impact Report

The final formal stages of the EIR process involve responding to comments and final publication tasks. Through this process, final changes and policy decisions concerning the project will be made. Our work effort for this task is described below.

Responses to Comments/Administrative Final EIR

Subsequent to receipt of all public comments on the Draft EIR, Rincon will prepare formal responses and publish an Administrative Final EIR for City review. This will include a list of commenters, comment letters, responses to comments, and any added or revised text of the Draft EIR that may be necessary. This scope assumes that 42 hours of professional time will be sufficient to respond to the volume of public comments. The final version of the responses to comments will be incorporated into the Final EIR. All responses will include reasoned analysis, referencing the analysis contained in the EIR and augmenting with additional analysis as appropriate.

Final EIR Publication

Rincon will deliver a PDF version of the document to the City for website posting. Upon certification of the Final EIR and project approval, we will deliver up to five bound copies of the Final EIR. If the project is approved, Rincon will be responsible for filing a Notice of Determination (NOD) with the County Clerk (but note that the required filing fees including California Department of Fish and Game fees are not included in our cost estimate).

Mitigation Monitoring and Reporting

Rincon will prepare a mitigation monitoring and reporting plan (MMRP) in accordance with City requirements. The MMRP will be provided in a format designed for use by planners, environmental monitors, or code enforcement officers. Essentially, this plan will take the form of a detailed table, which will compile all the mitigation measures developed within the body of the EIR, as well as information necessary to monitor compliance with each measure. The program will include:

- Suggested wording as a condition of approval
- Identification of persons/agencies responsible for monitoring compliance with each condition

- Timing when monitoring must occur
- Frequency of monitoring
- Criteria to be used to determine compliance with conditions.

Findings and Statement of Overriding Considerations

Rincon will prepare the required CEQA Findings and a Statement of Overriding Considerations (SOC). These will be prepared in accordance with CEQA Guidelines sections 15091 and 15093, and in the City's preferred format.

Project Management

Project management will involve staff and subconsultant coordination, regular coordination meetings with City staff, and additional as-needed meetings at key points in the process. This task also includes internal coordination with our project team, coordination with Fehr & Peers, and on-going project management responsibilities such as cost and schedule tracking, progress reporting and invoicing.

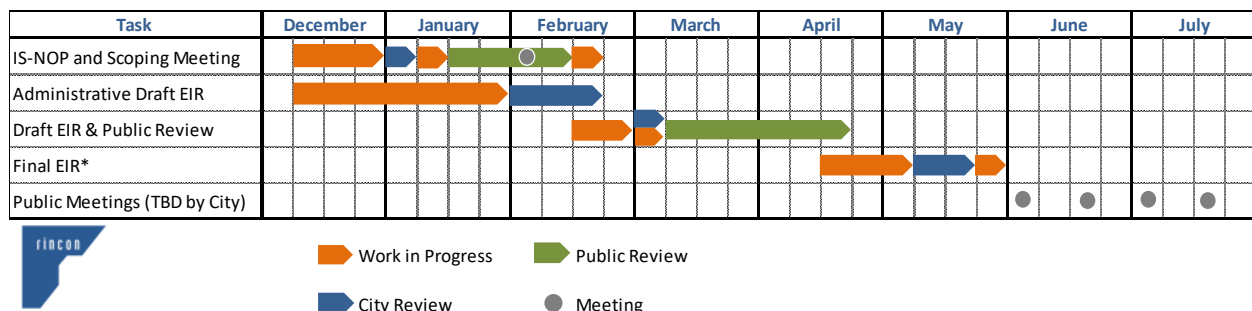
Technical Approach to the Transportation Analysis

Fehr & Peer's technical approach will be the same as discussed in the original proposal dated June 13, 2019. The following is Fehr & Peers' scope of work for the EIR (also included as Attachment A):

- Alternatives Analysis: Fehr & Peers will develop VMT estimates for the project alternatives identified by the City and compare them to the City's VMT significance thresholds to identify potential transportation impacts. This analysis will require up to two SCAG model runs. Level of Service (LOS) analysis will not be conducted for project alternatives.
- Report Updates: Fehr & Peers will develop two separate reports (CEQA and Non-CEQA) and will update the CEQA report to incorporate our analysis of mitigation strategies and project alternatives.
- Response to Comments: Fehr & Peers will respond to up to two rounds of public comments on the transportation section of the EIR
- Public Hearings: Fehr & Peers will participate in up to two public hearings for the EIR

Schedule

The following schedule assumes six months to complete the Final EIR and ready for public meetings by June of 2021.



*This is an estimate because the timing for preparation of response to comments depends on the volume and content of the public comment received.

Cost

The cost for the above scope of work is \$79,137. The current budget amount is \$99,921. The remaining budget from the original contract will be used for three public meetings, the final peer reviews for the historic and hazards analyses, and the hard copies of the document. The cost estimate also assumes that 42 hours of professional time will be sufficient to respond to the volume of public comments received on the Draft EIR. If the number or complexity of comments exceeds expectations included in this scope of work, we reserve the right to renegotiate this component of the work program. This amendment would bring Rincon's overall budget for the project to \$179,058.



RINCON CONSULTANTS, INC. 100-130 Catalina Avenue Project

Cost Amendment

			Principal II	Supervisor I	Professional III	GIS/CADD Specialist I	Production Specialist	Clerical
Tasks	Labor Cost	Hours	\$240	\$195	\$130	\$112	\$88	\$75
Administrative Draft EIR								
Project Description and Intro Sections	\$3,172	22	2	4	12		4	
Environmental Analysis (8 sections)	\$18,672	132	8	16	96	4	8	
Alternatives	\$6,938	49	2	6	40		1	
Other CEQA-Required Sections	\$1,670	11	1	2	8			
Public Review Draft EIR	\$8,608	56	6	16	24	2	8	
Final EIR								
Response to Comments	\$6,596	42	4	12	24		2	
MMRP	\$1,758	12	1	2	8		1	
Findings/State of Overriding Consideration	\$3,866	24	4	6	12		2	
Publication of Final EIR	\$3,304	24		8	8		8	
Public Meetings (2)	\$4,350	20	10	10				
Project Management	\$4,230	24	6	12				6
Subtotal Cost	\$ 63,164	416	\$ 10,560	\$ 18,330	\$ 30,160	\$ 672	\$ 2,992	\$ 450

Direct Cost Summary

Miscellaneous Expenses	\$ 1,000
F&P	\$ 13,020
General & Administrative	\$ 1,953
Subtotal Additional Costs	\$ 15,973

Summary

Professional Fees Subtotal	\$ 63,164
Direct Costs Subtotal	\$ 15,973
Total Project Budget	\$ 79,137

Professional Services - are based on Rincon's standard fee schedule and labor classifications. The above is provided as an estimate of Rincon's effort per task. Rincon may reallocate budget between staff and tasks, as long as the total contract price is not exceeded.

Annual Escalation - Standard rates subject to 3% escalation annually

If you have any questions regarding this proposal, please contact Susanne Huerta. Thank you for the opportunity to assist with this assignment.

Sincerely,

Rincon Consultants, Inc.



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Deanna Hansen
Principal
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Attachment A
Fehr & Peers
Scope of Services



SCOPE OF SERVICES

CATALINA VILLAGE EIR SUPPORT

December 11, 2020

Fehr & Peers is pleased to respond to the City's request for a proposal to provide additional services in support of an EIR for the Catalina Village project. The scope of work outlined below provides details on the process:

Scope of Services

- Alternatives Analysis: Fehr & Peers will develop VMT estimates for the project alternatives identified by the City and compare them to the City's VMT significance thresholds to identify potential transportation impacts. This analysis will require up to two (2) SCAG model runs. LOS analysis will not be conducted for the project alternatives.
- Report Updates: Fehr & Peers will develop two (2) separate reports (CEQA and Non-CEQA) and will update the CEQA report to incorporate the analysis of mitigation strategies and project alternatives.
- Response to Comments: Fehr & Peers will respond to up to two (2) rounds of public comments on the transportation section of the EIR.
- Public Hearings: Fehr & Peers will participate in up to two (2) public hearings for the EIR.

Fee

The estimated cost to provide additional services in support of an EIR in accordance with the proposed scope of work is \$13,020, as shown in the attached table.

Cost Sheet

Catalina Village EIR

EMPLOYEE	HOURLY RATE					TOTAL HOURS	TOTAL COSTS
		Task 1 Alternatives Analysis	Task 2 Report Updates	Task 3 Response to Comments	Task 4 Public Hearings		
Michael Kennedy, PIC	\$245	4	4	4	8	20	\$4,900
Nico Boyd, PM	\$140	22	14	14	8	58	\$8,120
TOTAL HOURS		26	18	18	16	78	--
TOTAL LABOR COSTS		\$4,060	\$2,940	\$2,940	\$3,080	--	\$13,020
TOTAL COST							\$13,020