

**DATE:** September 21, 2020  
**TO:** RMC Governing Board  
**FROM:** Joseph Gonzalez, Project Analyst II  
**THROUGH:** Mark Stanley, Executive Officer  
**SUBJECT:** Item 12: Consideration of a resolution authorizing the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy to approve a Professional Services Agreement and Service Order to provide Engineering and Permitting Consulting Services for the Schematic Design and CEQA Phases with Geosyntec Consulting for the Southeast Los Angeles (SELA) Cultural Arts Center (RMC 20502)

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**PROGRAM AREA:** Lower Los Angeles River and Tributaries

**PROJECT TYPE:** Implementation

**JURISDICTION:** Lower Los Angeles River Corridor

**PROJECT MANAGER:** Joseph Gonzalez

**RECOMMENDATION:** That the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Governing Board authorizes the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy to ratify a Professional Services Agreement and Service Order to provide Engineering and Permitting Consulting Services for the Schematic Design and CEQA Phases with Geosyntec Consulting for the Southeast Los Angeles (SELA) Cultural Arts Center (RMC 20502)

**PROJECT DESCRIPTION:**

Exhibit A – Lower LA River Revitalization Plan – Rio Hondo Confluence Signature Project

Exhibit B – Site Map/Aerial View

Exhibit C – Geosyntec Service Order – Cover Letter

Exhibit D – Geosyntec Service Order – Tasklist/Timeline

Exhibit E – Geosyntec Service Order – Cost Breakdown

Exhibit F – Geosyntec Service Order – Scope of Work

Exhibit G – Table of Contents of Geosyntec's corporate Quality Management Plan

The Geosyntec team has previously provided professional architectural and engineering services to RMC for Site Selection and Feasibility and Pre-Concept phases, and is currently providing the same services for the Concept Design of the proposed Southeast Los Angeles (SELA) Cultural Center (Project) through September 30, 2020, see Exhibit A and B for site context and boundary.

A proposal was submitted by Geosyntec on June 4, 2020 to provide additional engineering, environmental planning, and community engagement support services through the Schematic Design (SD) and initial California Environmental Quality Act (CEQA) phase of the Project. Geosyntec's scope of work for SD has been developed in collaboration with the Architectural Design Team (Gehry Partners, LLP) to help ensure relevant issues are addressed in alignment with the Project direction at time of the proposal. The RMC Board approved RMC's Executive Officer to negotiate and award an SD phase and initial CEQA phase contract at the June 15, 2020 Board Meeting (Resolution 2020-25) for a cost of \$909,760.

To ensure efficiency and a timely transition between future SD and CEQA phases, RMC staff made a strategic decision to execute a contract for SD phase and full CEQA/EIR phase (not just initial CEQA). This increased the contract amount to \$1,390,320, an increase of \$480,560. This was important because of the ability to start CEQA during SD phase, and the many critical and time sensitive tasks at the end of SD phase.

During the SD phase the selected concept will be developed into an architectural scheme and the area, program mix, and budget are fixed, as expressed in 2-D drawings and a three-dimensional building information computer model ("BIM") that will be further developed in subsequent phases. Deliverables during SD are more detailed sketches and models that convey the selected design option and the interaction of the design elements. Outreach efforts initiated during the Concept Design phase will continue during this phase. The Schematic Design and CEQA phases will have an 18-month performance period, starting August 28, 2020 and ending February 28, 2022.

The Geosyntec Team will work closely with the Architectural Design Team led by Gehry Partners (and includes OLIN Landscape Architects, MKA Structural Engineers). Geosyntec team will provide geotechnical engineering, environmental engineering, civil engineering, traffic engineering, and cost estimating input during the SD Phase. The specific Scope of Work (SOW) description for Geosyntec during SD Phase are organized into the following categories:

1. **Schematic Design Phase SOW** (18 weeks) (\$541,200)
  - 1.1 Geotechnical Engineering (\$70,000)
  - 1.2 Environmental Engineering (\$96,000)
  - 1.3 Civil Engineering (\$280,000)
  - 1.4 Traffic Engineering (\$29,600)
  - 1.5 Community Engagement Support (\$20,000)
  - 1.6 LA County Flood Control District Coordination (\$45,600)
2. **CEQA Phase SOW** (12 months) (\$774,000)
  - 2.1 Public Outreach (\$117,320)
  - 2.2 Kick-off Meeting and Project Description (\$9,840)
  - 2.3 Technical Studies (\$288,040)
  - 2.4 Initial Study/Notice of Preparation (\$65,760)
  - 2.5 Draft EIR (\$171,120)
  - 2.6 Final EIR/MMRP/Findings (\$88,800)
  - 2.7 RMC Board Meetings/EIR Public Hearings (\$21,920)
  - 2.8 *Reimbursable Expenses (printing, fees, travel, etc.)* (\$11,200)
3. **Cost Estimate Support SOW** (4 weeks) (\$25,000)
4. **Contingency** (\$50,120)
5. **Quality Management**

**TOTAL: \$1,390,320**

1. **Schematic Design Phase SOW** (18 weeks) (*\$541,200*)  
 1.1 Geotechnical Engineering (*\$70,000*)

A significant constraint on the development of foundation recommendations for the Project is seismic related liquefaction as described in Geosyntec's December 2019 Soils Engineering Report. As reported in the 2019 report, the resulting displacement effects from liquefaction at the Site include significant settlement and lateral spreading. The main challenges are settlement and lateral spread associated with sands and silty sands that are 8 ft to 60 ft below the ground surface and a high seismic demand at the site. The planned structures themselves are dynamically complex as they are now envisioned to be elevated on a podium level raised with compacted fill.

A conceptual ground improvement plan outlining an approach for liquefaction mitigation was developed during Concept Design phase based on early indications of likely building loads and performance expectations. Moving forward in SD, the ground improvement and foundation scheme needs to be developed collaboratively with the Architectural Team's structural engineer (MKA) to work to balance ground improvement and foundation system costs and expectations of building performance. SD level geotechnical recommendations will be developed for deep foundations, shallow foundations, retaining walls and other geotechnical elements of the selected option.

Activities planned include:

- Geotechnical Input and Support During Schematic Design (as described above)
- Ground motion hazard analysis will be conducted in general accordance with ASCE 7 Section 21
- Preparations for, meeting with, and summary notes following meetings the City of South Gate or County of LA technical staff and/or consultant
- Attend meetings and collaborate with design team as needed
- No formal deliverables. Will document meeting summaries and design decisions in technical memoranda when applicable

1.2 Environmental Engineering (*\$96,000*)

Geosyntec performed a desktop level screening of the selected site during the Site Selection and Feasibility phase and identified potential environmental hazards on the Site. During the Site Selection and Feasibility phase, direct push borings and environmental sampling of the top 15 feet of the subsurface was performed to evaluate the potential contamination on the Site. The analytical testing results from these samples indicated that there are elevated concentrations of petroleum hydrocarbons, metals (predominantly lead) in soils and some methane and volatile organic compounds (VOC's) in the soil vapors. There is no information in the site history indicating use of the Site for industrial or manufacturing purposes. The contaminants are most likely associated with fill materials brought to the Site to construct the LA River levees and the embankment for Imperial Highway.

During the Concept Design phase Geosyntec carried out a Human Health Risk Assessment (HHRA) using the information collected during the pre-concept phase site

investigation. The HHRA was prepared to evaluate whether the levels of chemicals detected at the Site pose a potential risk to human health based on the planned future uses of the Site. The HHRA indicated that although vapor intrusion was not an issue, there were a few locations with elevated lead and arsenic that should be addressed by excavation and removal.

Because of the site history there is a potential that there is some contamination on other areas of the site that have not been investigated. Therefore, a soil management plan (SMP) will be developed during SD to guide the handling and offsite disposal (or reuse) or soil excavated at the Site for foundations, utility trenches, cistern, amphitheater, and other features.

The results of the Site investigation and HHRA need to be reviewed and approved by the designated regulatory agency (i.e. City of South Gate). Geosyntec proposes to carry out three additional days of direct push sampling and lab testing to delineate the excavation limits of elevated arsenic and lead identified in the HHRA and to accommodate additional sampling that will likely be requested by City of South Gate

Activities planned during SD include:

- Development of a Soil Management Plan
- Three days of direct push sampling and analytical testing of recovered samples
- Meeting with the City of South Gate technical staff and/or consultant
- Attend meetings and collaborate with design team as needed
- Update to the HHRA as necessary to accommodate City of South Gate comments, significant changes to the planned alternative, and additional site data collected during SD
- No formal deliverables. Will document meeting summaries and design decisions in technical memoranda as applicable

### 1.3 Civil Engineering (\$280,000)

During the Concept Design phase, the civil engineering services included conceptual design and evaluation of wet utilities, grading, drainage, and site fire access and protection. The civil design aspects will be advanced during the SD phase. In the SD phase, grading and drainage design scope is significantly expanded to reflect Concept massing and includes coordination with the Architectural Design Team on drainage of the “plaza” area as well as grading and drainage of the adjacent off-site surface parking. Grading will be advanced in support of the Architectural Design Team and will be designed in 3D. All other civil design (e.g., utilities and structures) and details will be designed in 2D.

Activities planned include:

- Preliminary meetings with City of South Gate to discuss off-site street and drainage improvements, LACFCD storm drain relocation, and point-of-connections and capacities for wet utilities
- Coordination with LA County Sanitation District regarding trunk line sewer connections

- Additional due diligence, including field investigations and utility locating (if necessary) for off-site street and drainage improvements and LACFCD storm drain relocation
- Demand and capacity analyses of wet utilities based on the current selected option and associated programming)
- Schematic layout, elevations, and sizing of wet utilities
- Schematic layout of civil site plan in coordination with GP and OLIN
- Schematic layout of grading and drainage for plaza, fire access road, secondary site access, surface parking lots, and adjacent LADWP and SCE right-of-way
- Evaluation of site fire access and fire flows/hydrants
- Schematic layout of off-site street and drainage improvements including relocation of Imperial Hwy storm drain, addition of secondary access from Borwick Ave, and required off-site improvements at Imperial Highway and Borwick Ave for access (assumes that traffic engineering is provided by Geosyntec sub)
- Design Basis Summary Memo Update for Civil Design

#### 1.4 Traffic Engineering (\$29,600)

During the SD phase, off-site improvement requirements along Imperial Highway and along Borwick Avenue will be incorporated into the schematic layout of the project. The technical details will be developed by Urban Crossroads in collaboration with the Architectural Design Team and incorporating requirements from relevant agencies (CALTRANS, City of South Gate). Urban Crossroads is a certified Small Business that provides a full range of traffic services that include traffic impact analysis, traffic engineering, travel demand modeling, simulations and many other traffic related services. During SD Phase, Urban Crossroads will also provide design input in the areas of Site access, on-site circulation, assessment of the Site design for emergency vehicle access and auto/truck circulation, and providing input to the parking layout design as necessary.

Activities planned include:

- Discuss the required design parameters with the project team. In addition to ongoing electronic (e-mail and telephone) communication, up to three virtual meetings are anticipated.
- Prepare schematic design exhibits showing on-site roadway signing and striping layouts for all on-site roadways and potential off-site parking areas. Schematic design exhibits will include Borwick Avenue extending east to Garfield Avenue, as well at the intersections of Borwick Avenue at Garfield Avenue and the Project access at Imperial Highway.
- Prepare exhibits demonstrating the adequacy of on-site circulation for emergency vehicles, autos, and truck loading areas presenting the minimum width driveway and associated vehicle turning movements for all areas for which schematic design exhibits will be prepared.

#### 1.5 Community Engagement Support (\$20,000)

Geosyntec will support the RMC community engagement efforts led by the Architectural Design team during the SD phase. Although in-person meetings are currently curtailed because of public health concerns, this may change as the project progresses into the CEQA phase. Geosyntec will also participate in digital or in-person stakeholder meetings as needed, and provide input and review of engagement materials such as website content, direct mailers, web publications and other various materials.

#### 1.6 LA County Flood Control District Coordination (*\$45,600*)

During Concept Design Phase, the Geosyntec team engaged the USACE LA District 408 permitting and Real Estate leads in order to better understand their permitting and real estate concerns and approval process. Based on conversations with USACE 408 team and Real Estate Personnel, it is expected that any modifications to the property will require USACE approval and a 408 review. Before USACE 408 and Real Estate will review proposed designs, LACFCD must first approve any proposed designs to ensure the project does not negatively impact the LA River flood control project.

During the SD Phase, the Geosyntec team will continue to meet and coordinate with the LACFCD to identify design constraints and requirements in order to maintain safety of the flood control project. LA County has requested that USACE real estate discussions be coordinated through LA County during this phase.

Activities planned include:

- The Geosyntec team will facilitate and participate in up to five (5) meetings and two (2) potential site visits, document the meetings, and review all agendas and presentation materials.
- It is anticipated that part of these coordination meetings will involve scoping the CEQA documentation for relocation of their Maintenance Yard activities.
- No preparation of 408 permit supporting materials or coordination with LACFCD for 408 submission as a part of this proposal. Based on available information at the time this proposal was prepared we anticipate that the NEPA process will not be triggered.

## 2. CEQA Documentation and Technical Studies Phase (*\$774,000*)

The Environmental Planning activity (i.e. CEQA) will be led by Geosyntec's subconsultant, Ruth Villalobos & Associates (RVA). RVA is a Woman-Owned and Disadvantaged Small Business and provides a full range of planning and environmental services for many types of projects. RVA is recognized in the industry for professional planning and environmental consulting services with emphasis on land development, stormwater management, watershed management, and the natural resources.

At the time of this proposal, the CEQA documentation is assumed to only cover the SELA Cultural Center project, and not any LACFCD Maintenance Yard relocation. Through conversations and coordination with RMC and LA County Public Works, the final CEQA scope and documentation will be agreed upon at a later time. Based on RVA's previous experience with projects of similar size and scope to the Cultural Center, the CEQA document is assumed to be an Environmental Impact Report (EIR) due to the community and river sensitivities around the Site, the Project aspects, and the number of

known organized, special-interest groups in the area. While the final CEQA scope and documentation is negotiated between RMC and LA County Public Works, the Geosyntec team can begin working on developing initial documentation and technical studies.

Geosyntec will provide management and oversight of communications and coordination between RVA, RMC, LACFCD and between RVA and RMC's other consultants. Additionally, Geosyntec will provide environmental, geotechnical, and civil engineering input and support to RVA during EIR development. Geosyntec's and RVA's tasks are summarized below and a more detailed description of activities and assumptions is provided as attachment D.

### 2.1 Public Outreach (\$117,320)

RVA will review the RMC's existing mailing distribution list and add to the list as appropriate for CEQA purposes. Includes providing mailing notices to the RMC Outreach Coordinator for dissemination to their mailing list for CEQA notifications of Scoping and Hearing meetings. Includes a purchased mailing list for proximity to the project site compliant with CEQA guidelines. Assumes 800 contacts on the mailing list, plus the purchased proximity mailing list. Includes Draft and Final versions for initial submittal, incorporating one round of RVA comments. RVA will perform project management to include administrative, coordination and meetings to successfully execute and complete the project.

RVA will prepare key messages, FAQs, and "about the project" language that will be incorporated into public informational materials and notices by RMC. RVA will conduct coordination/status conference calls. Assumes three (3) two (2) -hour calls for each the scoping meeting and the Draft EIR meeting. RVA will prepare a brief status (email) update every month of activities completed and planned.

#### Scoping Meeting

RVA will develop a postcard and email notification to announce upcoming scoping meeting; including Spanish translation. RVA will coordinate social media channels and prepare posts for social media in English and Spanish. Assume two (2) posts to communicate prior to upcoming scoping meeting. Prepare graphic material, presentation displays and a PowerPoint presentation. Prepare outside venue direction signs, facilitate sign-in activities, organize seating arrangements, locate/identify meeting venue, and other logistic efforts. Facilitate and conduct a public scoping meeting. Provide Spanish translators. Prepare a draft/final summary report for the scoping meeting to document outreach/engagement activities conducted during the meeting.

#### Draft EIR Public Meeting

RVA will develop a postcard and email notification to announce upcoming Draft EIR meeting; including Spanish translation. Prepare graphic material, presentation displays and a PowerPoint presentation. Prepare outside venue direction signs, facilitate sign-in activities, organize seating arrangements, locate/identify meeting venue, and other logistic efforts if in person meetings are advisable or web-based virtual meetings if not in person. Facilitate and conduct a public Draft EIR meeting. Provide Spanish translators.

Prepare a draft/final summary report for the Draft EIR meeting to document outreach/engagement activities conducted during the meeting.

## 2.2 Kick-off Meeting and Project Description (\$9,840)

RVA will attend and participate in a kick-off meeting with RMC and the consulting team. Items to be discussed at the kick-off meeting include the project description, project schedule, environmental document processing, the permitting process, and any other items that may be critical to the overall schedule.

RVA will draft a description of the proposed project, including all proposed improvements, the construction footprint, construction equipment and timing. The draft project description will be provided to the RMC and the team for review and comment. Once finalized and approved by RMC the project description will be used for the preparation of the technical studies and the CEQA Initial Study checklist.

## 2.3 Technical Studies (\$288,040)

This task includes an assessment of applicable and appropriate rules and regulations, and preparation of technical studies that are anticipated to be required to support the CEQA documentation. RVA will lead the preparation of the regulatory framework, assess the baseline conditions, and perform technical studies for the following CEQA technical study topics and Geosyntec will support CEQA (see Exhibit D for specific details):

- Traffic Impact
- Vehicle Miles Traveled
- Air Quality Impact
- Greenhouse Gas
- Energy
- Noise

Geosyntec will prepare the following technical summaries which will largely be based on information developed during geotechnical, environmental, and civil studies already carried out for the project:

- Geology and Soils
- Hazards and Hazardous Materials
- Grading and Drainage
- Mineral Resources
- Utilities and Service Systems

## 2.4 Initial Study, Notice of Preparation (\$65,760)

RVA will prepare additional Baseline Conditions and Regulatory Framework utilizing the RMC's CEQA Checklist Form. The checklist will identify the CEQA topics and thresholds. RVA will address RMC's comments on the Baseline Conditions and Regulatory Framework and will provide the RMC with the final Baseline Conditions and Regulatory Framework. RVA will address both the Baseline and Regulatory Framework for the following environmental topics:

- Agriculture and Forestry Resources
- Biological Resources
- Cultural & Paleontological Resources
- Energy
- Geology and Soils
- Mineral Resources
- Land Use/Planning
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

*RMC is seeking to support an anti-displacement or gentrification study for the SELA region to be incorporated into the analysis for impacts to Population and Housing separately.*

## 2.5 Preparation of Administrative and Public Review Draft EIR (\$171,120)

The Administrative (Admin) Draft EIR will be prepared by RVA in accordance with the 2020 State CEQA Guidelines and RMC's and LA County's standards and policies. The standards/criteria of significance will be developed based on CEQA Guidelines and tailored or refined as relevant to RMC and LA County requirements (e.g. General Plan policies, programs or guidelines, and adopted ordinances). The impact analysis will specify the standards of significant thresholds for each topic.

RVA will prepare and provide the Admin Draft EIR to RMC for review and comment. RVA will address RMC's comments. Revisions to address RMC's comments will be completed using the tracked changes features to streamline backcheck. Once the RMC conducts their final review of the Admin Draft EIR, RVA will address any final comments and finalize the Draft EIR for public circulation and review.

Circulation of Draft EIR: RVA will consult with RMC to establish the public review period, public notification and agency filing requirements for the Draft EIR. RVA will prepare a Notice of Availability (NOA) and Notice of Completion (NOC) to meet CEQA and RMC's requirements. RVA will address RMC comments on the NOA and NOC and will provide RMC with the final versions. RVA will prepare and distribute the Notice of Availability, on behalf of and in coordination with RMC (i.e., posting on RMC's website, mailing notices to distribution list, posting with the County Clerk and State Clearinghouse) and will deliver 1 hardcopy each for up to 2 local libraries. RVA will coordinate one time noticing in the local newspaper if required by the RMC (i.e., Newspaper TBD).

Comments/Responses: Upon conclusion of the public review period, RVA will prepare written responses to comment letters or emails submitted to the RMC. RVA has budgeted responses for up to 50 significant comments and any additional significant comments will require a scope modification. RVA will prepare thorough, reasoned, and appropriate responses to relevant environmental issues. Upon completion of these Responses to Comments they will be submitted to RMC for review. Responses to comments may require minor editorial revisions, however it is not anticipated that major revisions or new analysis would be required. It is not anticipated that excessive comment

letters will be received. It is not anticipated that responses will require additional modeling or analysis. It is not anticipated that extensive comment letters would be received by the wildlife agencies, as the conceptual mitigation package would have been developed and preliminarily discussed with USFWS, CDFW, and RWQCB before it is included in the Draft EIR and circulated for the general public and public agency review. RVA with assistance from Geosyntec will respond to technical questions or comments from the public related to the CEQA document and analysis. RVA will prepare a draft Notice of Determination (NOD) for RMC review. Upon RMC approval of the project and certification of the Draft EIR, RVA will post the NOD with State Clearinghouse and the Los Angeles County Clerk of the Board of Supervisors within 2 business days.

#### 2.6 Preparation of Final EIR/MMRP/Findings & Statement of Overriding Considerations (\$88,800)

RVA will develop the final EIR which will consist of the Final EIR Introduction, "Comments and Responses" section, Draft EIR Errata (or Revised Draft EIR), and any new or revised Appendices. The RVA team will respond to written comments received on the Draft EIR during the 45-day public review period. RVA will prepare an Errata section for inclusion with the Responses to Comments document, identifying all proposed changes to the Draft EIR, based on public comments or staff-initiated technical corrections. RVA will distribute the Comments and Responses packet to Responsible Agencies, as required by CEQA.

In compliance with CEQA Guidelines Section 21081.6, RVA will prepare a Mitigation Monitoring and Reporting Program (MMRP) that incorporates all mitigation measures from the EIR. RVA will prepare a Statement of Facts and Findings to be defined through working with RMC. RVA will also assist RMC staff in preparing a draft Statement of Overriding Considerations, if necessary, for use by RMC staff in the Resolution

#### 2.7 RMC Board Meeting/Public Hearings (\$21,920)

RVA will attend public hearings held for the proposed Project. These hearings are anticipated to include up to five (5) RMC Board meetings/public hearings on the EIR. The RVA Project Manager will be prepared to answer technical questions related to the EIR and relevant comments on the EIR raised during the public hearing meetings. Preparation of written responses to late comment letters received, typically just before public hearings is not included in this scope but if needed, can be provided on a time and materials basis.

#### 2.8 Reimbursable Expenses (\$11,200)

### 3. **Cost Estimate Support SOW** (18 weeks) (\$25,000)

Beyond the early stages of project development, cost estimating services are typically provided directly by the Owner (in this case RMC) with the cost estimator functioning as an advocate for the Owner and part of the Owner's management and project controls team. The intention is that during the SD phase RMC will directly provide the cost estimating services with an updated cost estimate developed at the end of SD phase. Geosyntec will coordinate closely with the Gehry Partners team and provide cost input

and review of the cost estimate with regards to civil site design elements, ground improvement and foundation program, and environmental remediation. In addition, Geosyntec will provide support to RMC for RMC's selection and engagement of cost estimating and potentially pre-construction CM services.

#### 4. Contingency

While it is not anticipated that major revisions will be necessary, if significant challenges and issues arise during the Schematic Design or CEQA process, Geosyntec will bring them to RMC's attention to review and discuss the estimated necessary level of effort required to resolve. If the level of effort is estimated to be above and beyond the reserved contingency, Geosyntec will request a contract amendment from the RMC.

#### 5. Quality Management

Geosyntec work product is prepared following a rigorous quality assurance and quality control (QA/QC) process defined in a Corporate Quality Management Plan. The goal of their Quality Management Program (QMP) is to promote quality in their services and work products thereby enhancing the performance, reliability, and safety of our solutions and recommendations and the satisfaction of our clients. The QMP includes using an internal quality management system (QMS) to document and track all peer and senior reviews. The Table of Contents of Geosyntec's corporate Quality Management Plan is included as Exhibit F.

**BACKGROUND:** Projects identified in the planning process for the Lower Los Angeles River Revitalization Plan (LLARRP) were initiated by the passage of AB 530 which established a Lower Los Angeles River Working Group and generated opportunities for urban river enhancements that touch on integration of open space, housing, transportation, and business development.

One of the projects identified in the LLARRP was a Community Cultural Arts Center in Southeast Los Angeles near the confluence of the Rio Hondo (See Exhibit A). RMC, in partnership with the County of Los Angeles (Public Works) and other local and regional entities, was identified as the appropriate state agency to lead the development of the SELA Community Cultural Arts Center.

In order to efficiently carry out the planning, development, and construction for projects related to the LLARRP and the Cultural Center, RMC released a Request for Qualifications (RFQ) for consultant services in December 2018 to provide professional services as required for project planning and development on an as needed basis. The RFQ was released on December 5, 2018 with a submittal deadline of January 7, 2019. The RFQ's primary purpose was to establish a pool of individual consultants and firms who have been pre-screened for their relevant level of expertise in urban river community projects, outreach, incubator and urban river improvement programs and projects. Subsequently, those on the list are highly qualified and readily available to provide professional consulting services for various projects within the Lower Los Angeles River region to support the Lower LA Revitalization Plan (AB 530).

Submittals were evaluated based upon a set of nine criteria for those firms who have complied with the minimum qualification requirements and to one or more of the following desirable qualifications and expertise, including: knowledge of the Lower Los Angeles River and its Revitalization Plan, Incubator Oversight and Contract Management, and Post-Incubation, and

Availability, Schedule, and Project Management. Sixteen proposals were received and were each evaluated by three RMC staff members for desirable qualification and expertise.

Geosyntec consulting was identified as a top-tier candidate through RMC's RFQ process. As the lead consultant on the Los Angeles River Master Plan update, which is being led by Los Angeles County Public Works, Geosyntec not only demonstrates the technical expertise site planning, engineering, and permitting for the Cultural Center but the Geosyntec Team is best suited to coordinate planning efforts with regional entities between this project and other studies in the LA River.

Since there are a number of significant issues that can impact the feasibility of the project, Geosyntec proposed a single integrated team to facilitate site selection, iterative solutions, and development of a site development strategy that effectively and cost-efficiently meets site requirements and stakeholder expectations starting from the site selection and feasibility stage.

The scope of the Site Selection and Feasibility phase included a technical evaluation of three potential sites along the Los Angeles River and the Rio Hondo in the cities of South Gate, Cudahy, and Bell Gardens. It was through this analysis that a preferred site was selected: the LA County Public Works' Flood Control District's Imperial Maintenance Yard (see Exhibit B). The objective was to collect information related to RMC/Project goals, site options, team responsibilities, and community and other influences to evaluate if the project is generally viable within the understanding of the cost and technical constraints and if the project is viable to establish the next steps in the project development process.

Included in the Feasibility phase were initial geotechnical, civil, and environmental engineering investigations of the selected site, including pre-concept technical studies. The Geosyntec team provided drafts of all reports which were reviewed by RMC and provided to LA County Public Works for review and comment. The Feasibility studies were completed December 31, 2019.

The Concept Design Phase began on January 6, 2020. In the Concept Design phase, the basic Project conditions and scope as well as program areas and site are confirmed and various approaches to the Project massing and siting are developed. During the Concept Design phase there has been public outreach with appropriate project stakeholder groups and local community members to further engage and understand project objectives and constraints. Due to the public health situation with COVID-19 the public outreach has taken place largely using digital approaches.

The preliminary building program that forms the basis of the Project is as follows:

- Building Programming (approximately 80,000 sq. ft.), includes:
  - Community/Cultural facilities
  - Music Program facilities
  - Visual Arts Program facilities
- Site Programming (approximately 108,000 sq. ft.)

*Note that the preliminary building program is based on certain assumptions for Project and will need to be further defined.*

The Concept Design Phase Scope of Work included the following:

1. Concept Design
2. Preliminary USACE 408 Pre-Coordination
3. Quality Management

On December 16, 2019, the RMC Board authorized RMC staff to negotiate and award a contract Geosyntec Consulting to provide Concept Design and Permitting Pre-Coordination services for the Community Cultural Arts Center in Southeast Los Angeles (Resolution 2019-46). The Service Order and Standard Agreement were executed on January 15, 2020, and ratified February 3, 2020 (2020-03).

**FISCAL INFORMATION:** The Budget Professional Services Agreement and Service Order with Geosyntec Consulting to provide Engineering and Permitting Consulting Services for the Schematic Design and CEQA Phases services for the SELA Cultural Arts Center (RMC 20502) is for a cost not to exceed \$1,390,320. The Schematic Design and CEQA phase will have an 18-month performance period, starting August 28, 2020 and ending February 28, 2021.

Funding for the Professional Services Agreement and Service Order will be allocated for Los Angeles River Community Restoration from the Budget Act of 2018 allocation:

Budget Act of 2018 (Senate Bill No. 840)

For local assistance, Secretary of the Natural Resources Agency: Los Angeles River Community Restoration and Revitalization Projects, in the amount of twenty million dollars (\$20,000,000), of this amount, allocation to Rivers and Mountains Conservancy is nineteen million dollars (\$19,000,000).

**LEGISLATIVE AUTHORITY AND RMC ADOPTED POLICIES/AUTHORITIES:** The Rivers and Mountains Conservancy (RMC) statute provides in part that:

Section 32602: There is in the Resources Agency, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, which is created as a state agency for the following purposes:

- (a) To acquire and manage public lands within the Lower Los Angeles River and San Gabriel River watersheds, and to provide open-space, low-impact recreational and educational uses, water conservation, watershed improvement, wildlife and habitat restoration and protection, and watershed improvement within the territory.
- (b) To preserve the San Gabriel River and the Lower Los Angeles River consistent with existing and adopted river and flood control projects for the protection of life and property.
- (c) To acquire open-space lands within the territory of the conservancy.

Section 32604: The conservancy shall do all of the following:

- (a) Establish policies and priorities for the conservancy regarding the San Gabriel River and the Lower Los Angeles River, and their watersheds, and conduct any necessary planning activities, in accordance with the purposes set forth in Section 32602.
- (b) Approve conservancy funded projects that advance the policies and priorities set forth in Section 32602.
- (d) To provide for the public's enjoyment and enhancement of recreational and educational experiences on public lands in the San Gabriel Watershed and Lower Los Angeles River, and the San Gabriel Mountains in a manner consistent with the protection of lands and resources in those watersheds.

Section 32614: The conservancy may do all of the following:

- (b) Enter into contracts with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties, and enter into a joint powers agreement with a public agency, in furtherance of the purposes set forth in Section 32602.
- (e) Enter into any other agreement with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties for the purposes set forth in Section 32602.
- (f) Recruit and coordinate volunteers and experts to conduct interpretive and recreational programs and assist with construction projects and the maintenance of parkway facilities.

Further, Section 32614 provides that: The conservancy may do all of the following:

- (g) Undertake, within the territory, site improvement projects, regulate public access, and revegetate and otherwise rehabilitate degraded areas, in consultation with any other public agency with appropriate jurisdiction and expertise, in accordance with the purposes set forth in Section 32602. The conservancy may also, within the territory, upgrade deteriorating facilities and construct new facilities as needed for outdoor recreation, nature appreciation and interpretation, and natural resources projection. The conservancy may undertake those projects by itself or in conjunction with another local agency; however, the conservancy shall provide overall coordination of those projects by setting priorities for the projects and by ensuring a uniform approach to projects. The conservancy may undertake those projects with prior notification to the legislative body of the local agency that has jurisdiction in the area in which the conservancy proposes to undertake that activity.

Section 32614.5:

- (a) The conservancy may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of this division.
- (b) Grants to nonprofit organizations for the acquisition of real property or interests in real property shall be subject to all of the following conditions:
  - (1) The purchase price of any interest in land acquired by the nonprofit organization may not exceed fair market value as established by an appraisal approved by the conservancy.
  - (2) The conservancy approves the terms under which the interest in land is acquired.
  - (3) The interest in land acquired pursuant to a grant from the conservancy may not be used as security for any debt incurred by the nonprofit organization unless the conservancy approves the transaction.
  - (4) The transfer of land acquired pursuant to a grant shall be subject to the approval of the conservancy and the execution of an agreement between the conservancy and the transferee sufficient to protect the interests of the state.
  - (5) The state shall have a right of entry and power of termination in and over all interests in real property acquired with state funds, which may be exercised if any essential term or condition of the grant is violated.
  - (6) If the existence of the nonprofit organization is terminated for any reason, title to all interest in real property acquired with state funds shall immediately vest in the state, except that, prior to that termination, another public agency or nonprofit organization may receive title to all or a portion of that interest in real property, by recording its acceptance of title, together with the conservancy's approval, in writing.
- (c) Any deed or other instrument of conveyance whereby real property is acquired by a nonprofit organization pursuant to this section shall be recorded and shall set forth the executor interest or right of entry on the part of the state.

# LLARRP SIGNATURE PROJECTS



Source: Lower LA River Revitalization Plan, 2017

# LLARRP RIO HONDO CONFLUENCE SIGNATURE PROJECT

## LEGEND

### CHANNEL ENHANCEMENTS

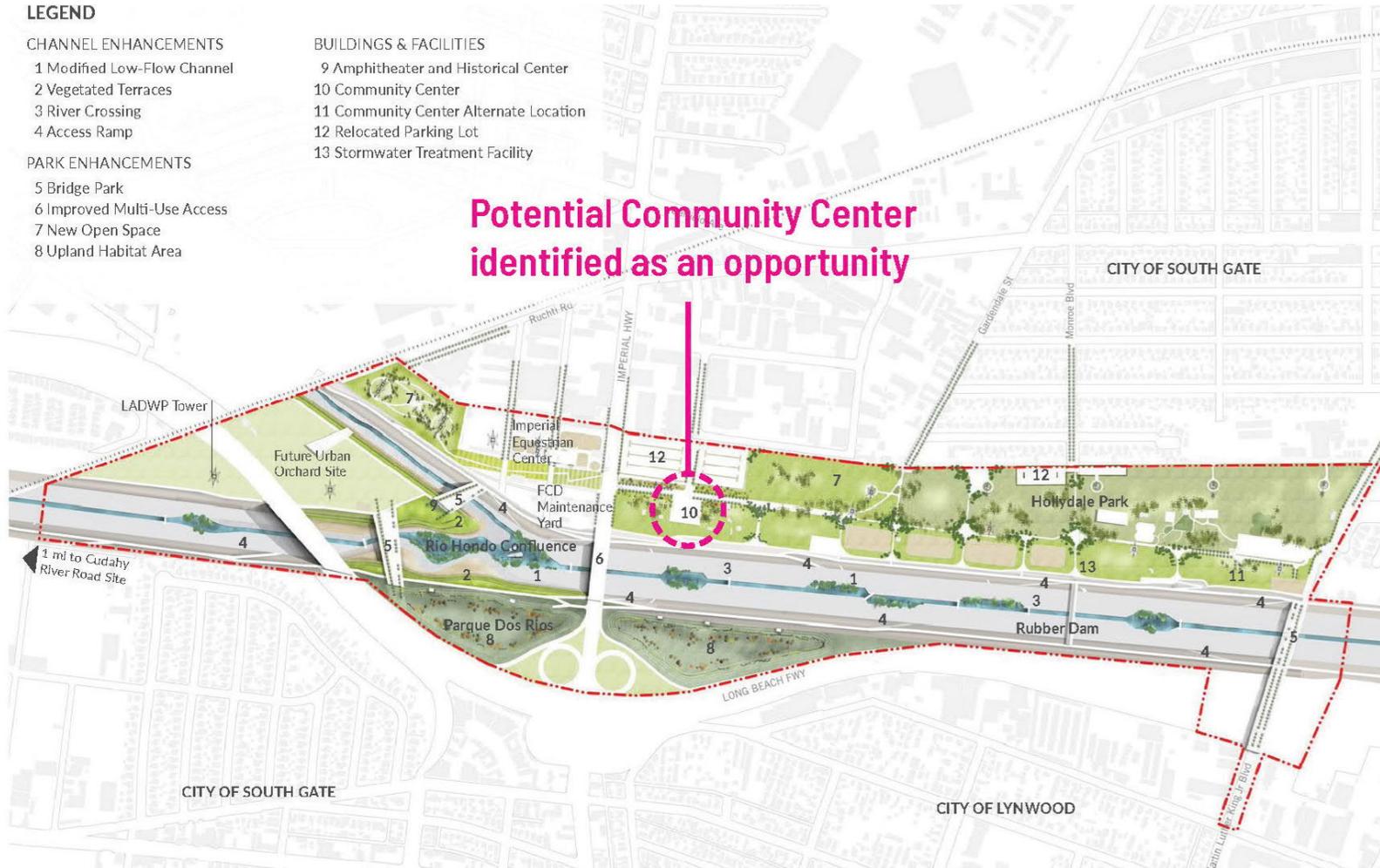
- 1 Modified Low-Flow Channel
- 2 Vegetated Terraces
- 3 River Crossing
- 4 Access Ramp

### PARK ENHANCEMENTS

- 5 Bridge Park
- 6 Improved Multi-Use Access
- 7 New Open Space
- 8 Upland Habitat Area

### BUILDINGS & FACILITIES

- 9 Amphitheater and Historical Center
- 10 Community Center
- 11 Community Center Alternate Location
- 12 Relocated Parking Lot
- 13 Stormwater Treatment Facility



Source: Lower LA River Revitalization Plan, 2017

SELA CULTURAL CENTER

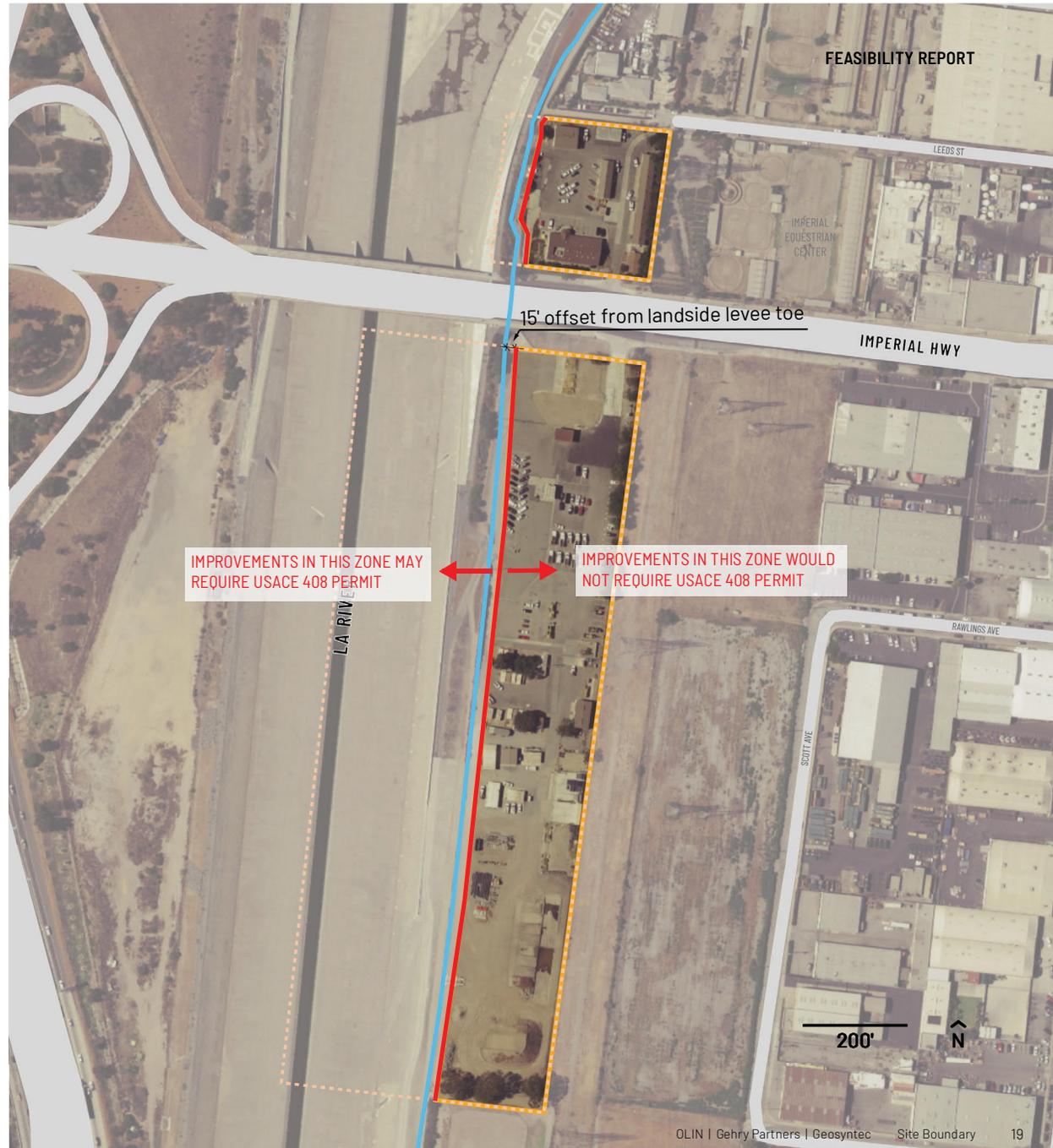
# SITE BOUNDARY

(Site south of Imperial Hwy only)

## LEGEND

- Site Boundary
- - - Parcel Boundary
- Levee Landside Toe

Source: OLIN; Los Angeles County GIS Data Portal, Assessor Parcels - 2015 Tax Roll, 2015; NAIP Aerial 2017



SELA CULTURAL CENTER

# AERIAL VIEW



SELA CULTURAL CENTER SITE

IMPERIAL HIGHWAY

FUTURE WEST SANTA ANA BRANCH (WSAB) LINE

I-710

RIO HONDO

LA RIVER



engineers | scientists | innovators

August 28, 2020

**Mr. Mark Stanley**  
**Rivers and Mountains Conservancy**  
**100 N. Old San Gabriel Road**  
**Azusa, CA 91702**  
**mstanley@rmc.ca.gov**

**Subject: SELA Cultural Center**  
**Engineering and Permitting Consulting Services**  
**Schematic Design and CEQA Phase**

Dear Mr. Stanley,

In support of the Lower Los Angeles and San Gabriel Rivers and Mountains Conservancy (RMC) and your efforts to develop a Southeast Los Angeles (SELA) Cultural Center, Geosyntec Consultants, Inc. (Geosyntec) has assembled an elite team of expert consultants with direct experience in site planning, engineering, and permitting especially as those pertain to projects along the Los Angeles River.

As we enter the Schematic Design and CEQA phases our team will be working closely with the Architectural Design Team led by Gehry Partners. Our scope of work for Schematic Design and CEQA described in the attached proposal has been developed in collaboration with the Architectural Design Team to help ensure that the relevant issues are addressed in alignment with the project direction at the time of this proposal.

The scope of services in our attached proposal includes civil, traffic, geotechnical and environmental engineering along with consultation on environmental permitting and cost estimating support and is based upon the current concept design dated August 3, 2020. Our proposal also includes environmental planning and clearance activities (i.e. CEQA). Note that the proposed CEQA tasks cover the development of the SELA Cultural Center only and do not cover peripheral activities such as relocating the LA County Flood Control District's maintenance yard.

We appreciate the opportunity to submit this proposal and look forward to providing RMC with continued services for the development of the SELA Cultural Center. Should you have any questions please feel free to call Mark Hanna at (310) 245-4708.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Hanna", with a long horizontal flourish extending to the right.

Mark Hanna, Ph.D., P.E. LEED AP  
Senior Principal

A handwritten signature in blue ink, appearing to read "R. Bruce", with a long horizontal flourish extending to the right.

Robert Bruce, P.E., G.E.  
Senior Principal

CC: Joseph Gonzalez, RMC  
Salian Garcia, RMC

PROPOSAL FOR SELA CULTURAL CENTER - RMC

Activity	Duration	Deliverables
Schematic Design	18 Weeks	<p><u>Geotechnical Engineering</u></p> <ul style="list-style-type: none"> <li>• Geotechnical Input and Support During Schematic Design</li> <li>• Geotechnical recommendations for deep foundations, shallow foundations, retaining walls and other geotechnical elements</li> <li>• Ground motion hazard analysis will be conducted in general accordance with ASCE 7 Section 21</li> <li>• Coordination with the City of South Gate technical staff and/or consultant</li> <li>• Attend meetings and collaborate with design team as needed</li> <li>• Will document design decisions in meeting summaries and technical memoranda as applicable</li> </ul> <p><u>Environmental Engineering</u></p> <ul style="list-style-type: none"> <li>• 3 days of direct push borings, sampling, and lab testing</li> <li>• Soil Management Plan</li> <li>• Coordination with the City of South Gate technical staff and/or consultant</li> <li>• Update the HHRA as necessary</li> <li>• Attend meetings and collaborate with design team as needed</li> <li>• Will document design decisions in meeting summaries and technical memoranda as applicable</li> </ul> <p><u>Civil Engineering</u></p> <ul style="list-style-type: none"> <li>• Coordination with the City of South Gate technical staff and/or consultant</li> <li>• Schematic layout, elevations, and sizing of wet utilities</li> <li>• Schematic layout of civil site plan</li> <li>• Schematic layout of grading and drainage</li> <li>• Evaluation of site fire access and fire flows/hydrants</li> <li>• Schematic layout of off-site street and drainage improvements</li> <li>• Design Basis Summary Memo Update for Civil Design_</li> </ul> <p><u>Traffic Engineering</u></p> <ul style="list-style-type: none"> <li>• Schematic design exhibits showing on-site roadway signing and striping layouts for all on-site roadways and parking areas, including Borwick Avenue extending east to Garfield Avenue, as well at the intersections of Borwick Avenue at Garfield Avenue and the Project access at Imperial Highway.</li> <li>• Exhibits demonstrating the adequacy of on-site circulation_</li> </ul> <p><u>Outreach Support</u></p> <ul style="list-style-type: none"> <li>• Participate in digital or in-person stakeholder meetings as needed</li> <li>• Support Architectural Team in development and review of engagement materials_</li> </ul> <p><u>LACFCD Coordination</u></p> <ul style="list-style-type: none"> <li>• Up to five meetings and two site visits</li> <li>• Will document meetings and conversations in meeting summaries as applicable</li> </ul>
CEQA	12 Months	<ul style="list-style-type: none"> <li>• [see RVA proposal in Attachment C]</li> <li>• In addition to deliverables outlined in RVA's proposal in Attachment C, Geosyntec will perform the following Technical Studies:               <ul style="list-style-type: none"> <li>○ Geology and Soils</li> <li>○ Hazards and Hazardous Materials</li> <li>○ Hydrology/Water Quality</li> <li>○ Grading and Drainage</li> <li>○ Mineral Resources</li> <li>○ Utilities and Service Systems</li> </ul> </li> </ul>
Cost Estimating Support	4 Weeks (end of SD Phase)	<ul style="list-style-type: none"> <li>• Assist with value engineering process and provide cost input based on design progress updates</li> <li>• Provide cost advice during the design period to evaluate alternative designs, materials and methods of construction.</li> </ul>

## PROPOSAL FOR SELA CULTURAL CENTER - RMC

**7 PROFESSIONAL FEES AND CONTRACT**

We propose to carry out the tasks outlined in this scope of work on a lump sum basis for a total of **\$1,390,320**. Budgets for Geosyntec project management and coordination, meetings, project scheduling, senior review and QA/QC of deliverables is included in the activities described above. Geosyntec proposes to provide these services under a new Service Order in accordance with the terms and conditions outlined in the Professional Services Agreement between Geosyntec and the RMC dated April 22, 2019. Geosyntec shall invoice the RMC on a lump sum percent complete basis. The fees are broken down by activity below.

Activity	Geosyntec	*Urban Crossroads	*RVA	Total
<b>1. SCHEMATIC DESIGN</b>				
Geotechnical Engineering	\$70,000			\$70,000
Environmental Engineering	**\$96,000			**\$96,000
Civil Engineering	\$280,000			\$280,000
Traffic Engineering	\$10,000	\$19,600		\$29,600
Community Engagement Support	\$20,000			\$20,000
LACFCD Coordination	\$12,000		\$33,600	\$45,600
<b>Schematic Subtotal</b>	<b>\$488,000</b>	<b>\$19,600</b>	<b>\$33,600</b>	<b>\$541,200</b>
<b>2. CEQA</b>				
Public Outreach	\$21,000		\$96,320	\$117,320
Kick-Off Meeting and Project Description	\$2,000		\$7,840	\$9,840
Technical Studies	\$129,000		\$159,040	\$288,040
Initial Study/Notice of Preparation	\$12,000		\$53,760	\$65,760
Draft EIR	\$30,000		\$141,120	\$171,120
Final EIR/MMRP/Findings	\$16,000		\$72,800	\$88,800
RMC Board Meetings/EIR Public Hearings	\$4,000		\$17,920	\$21,920
Reimbursable Expenses			\$11,200	\$11,200
<b>CEQA Subtotal</b>	<b>\$214,000</b>		<b>\$560,000</b>	<b>\$774,000</b>
<b>3. COST ESTIMATING SUPPORT</b>	<b>\$25,000</b>			<b>\$25,000</b>
<b>4. CONTINGENCY</b>	<b>\$50,120</b>			<b>\$50,120</b>
<b>Total</b>	<b>\$777,120</b>	<b>\$19,600</b>	<b>\$593,600</b>	<b>\$1,390,320</b>

\*Subconsultant fees include a 12% mark-up to cover insurance, processing, and administration.

\*\*\$20,000 in Geosyntec labor and \$30,000 for environmental direct push sampling and testing by a drilling sub will be pulled from Concept Phase as an Amendment and has been added to Schematic Phase.

## PROPOSAL FOR SELA CULTURAL CENTER - RMC

5. Project Schedule and Deliverables
6. Professional Fees and Contract
7. Attachments

## 1 SCHEMATIC DESIGN PHASE SCOPE OF WORK

Geosyntec will continue to support the RMC and the Architectural Design Team during this phase.

### 1.1 Geotechnical Engineering

A significant constraint on the development of foundation recommendations for the Project is seismic related liquefaction as described in Geosyntec's December 2019 Soils Engineering Report. As reported in the 2019 report, the resulting displacement effects from liquefaction at the Site include significant settlement and lateral spreading. The main challenges are settlement and lateral spread associated with sands and silty sands that are 8 ft to 60 ft below the ground surface and a high seismic demand at the site. The planned structures themselves are dynamically complex as they are now envisioned to be elevated on a podium level raised with compacted fill.

A conceptual ground improvement plan outlining an approach to liquefaction mitigation was developed during the Concept Design phase based on early indications of likely building loads and performance expectations. The plan was based upon minimum seismic hazard levels in CBC 2019; however, a site-specific ground motion hazard analysis is required by code because the site contains significant potential for ground shaking and liquefaction. This ground motion hazard analysis will be conducted in general accordance with ASCE 7 Section 21 during the early SD phase of work. Moving forward in SD the ground improvement and foundation scheme needs to be developed collaboratively with the Architectural Design Team's structural engineer (MKA) to work to balance ground improvement and foundation system costs and expectations of building performance. The behavior and effects of elements such as mechanically stabilized earth (MSE) and conventional concrete retaining walls planned as part of the podium also need to be considered. However, we have not included the cost of carrying out a detailed soil-structure interaction study or modeling. If this is required to develop a cost-optimized foundation solution for the Site we would develop a separate proposal. SD level geotechnical recommendations will be developed for deep foundations, shallow foundations, retaining walls and other geotechnical elements of the selected option.

At this stage we anticipate working closely with MKA and the designated regulatory authority (City of South Gate) to develop a balanced solution supported by conventional analytical approaches. We plan to engage in discussions with the City of South Gate technical staff to explore opportunities to revisit some of the key geologic parameters and underlying geologic assumptions driving the extent of the ground improvement program.

It is our understanding that the City of South Gate plans to engage a third-party consultant to advise the City on geotechnical issues at this site. Typically, the City will charge the project owner (in this case RMC) the cost of the consultant; we have not included this cost in our budgets.

The geotechnical engineering activities will be to continue to support the Architectural Design Team with foundation and civil issues. Activities planned include:

- Geotechnical Input and Support During Schematic Design as described above
- Ground motion hazard analysis will be conducted in general accordance with ASCE 7 Section 21
- Preparations for, meeting with, and summary notes following meetings the City of South Gate technical staff and/or consultant
- Attend meetings and collaborate with design team as needed
- No formal deliverables. Will document meeting summaries and design decisions in technical memoranda when applicable

## 1.2 Environmental Engineering

Geosyntec performed a desktop level screening of the selected site during the Site Selection and Feasibility phase and identified potential environmental hazards on the Site. During the Site Selection and Feasibility phase, direct push borings and environmental sampling of the top 15 feet of the subsurface was performed to evaluate the potential contamination on the Site. The analytical testing results from these samples indicated that there are elevated concentrations of petroleum hydrocarbons, metals (predominantly lead) in soils and some methane and volatile organic compounds (VOC's) in the soil vapors. There is no information in the site history indicating use of the Site for industrial or manufacturing purposes. The contaminants are most likely associated with fill materials brought to the Site to construct the LA River levees and the embankment for Imperial Highway.

During the Concept Design phase Geosyntec carried out a Human Health Risk Assessment (HHRA) using the information collected during the pre-concept phase site investigation and following current California Department of Toxic Substances Control (DTSC) guidance. The HHRA was prepared to evaluate whether the levels of chemicals detected at the Site pose a potential risk to human health based on the planned future uses of the Site. The HHRA indicated that although vapor intrusion was not an issue, there were a few locations with elevated lead and arsenic that should be addressed by excavation and removal.

Because of the site history there is a potential that there is some contamination on other areas of the site that have not been investigated. Therefore, a soil management plan (SMP) will be developed during SD to guide the handling and offsite disposal (or reuse) or soil excavated at the Site for foundations, utility trenches, cistern, amphitheater, and other features.

The results of the Site investigation and HHRA need to be reviewed and approved by the designated regulatory agency (i.e. City of South Gate). The City will likely request additional sampling and analytical testing or that other scenarios be incorporated into the HHRA. Geosyntec previously proposed to carry out three additional days of direct push sampling and lab testing during the Concept Design phase. This work was not carried out during Concept and we plan to carry this forward into SD to delineate the excavation limits of elevated arsenic and lead identified in the HHRA and to accommodate additional sampling that will likely be requested by City of South Gate.

It is our understanding that the City of South Gate plans to engage a third-party consultant to advise the City on environmental issues at this site. Typically, the City will charge the project owner (in this case RMC) the cost of the consultant; we have not included this cost in our budgets.

Activities planned during SD include:

- Development of a Soil Management Plan
- Three days of direct push sampling and analytical testing of recovered samples
- Meeting with the City of South Gate technical staff and/or consultant
- Attend meetings and collaborate with design team as needed
- Update to the HHRA as necessary to accommodate City of South Gate comments, significant changes to the planned alternative, and additional site data collected during SD
- No formal deliverables. Will document meeting summaries and design decisions in technical memoranda as applicable

## 1.3 Civil Engineering

During the Concept Design phase, the civil engineering services included conceptual design and evaluation of wet utilities, grading, drainage, and site fire access and protection. The civil design aspects will be advanced during the SD phase. In the SD phase, grading and drainage design scope is significantly expanded to reflect Option A as shown in Attachment A and includes coordination with the Architectural Design Team on drainage of the "plaza" area as well as grading and drainage of the adjacent off-site surface parking. Grading design will be

advanced in support of the Architectural Design Team and will be designed in 3D. All other civil design (e.g., utilities and structures) and details will be designed in 2D. Activities planned include:

- Preliminary meetings with City of South Gate to discuss off-site street and drainage improvements, LACFCD storm drain relocation, and point-of-connections and capacities for wet utilities
- Coordination with LA County Sanitation District regarding trunk line sewer connections
- Additional due diligence, including field investigations and utility locating (if necessary) for off-site street and drainage improvements and LACFCD storm drain relocation
- Demand and capacity analyses of wet utilities based on the current selected option and associated programming)
- Schematic layout, elevations, and sizing of wet utilities
- Schematic layout of civil site plan in coordination with GP and OLIN
- Schematic layout of grading and drainage for plaza, fire access road, secondary site access, surface parking lots, and adjacent LADWP and SCE right-of-way
- Evaluation of site fire access and fire flows/hydrants
- Schematic layout of off-site street and drainage improvements including relocation of Imperial Hwy storm drain, addition of secondary access from Borwick Ave, and required off-site improvements at Imperial Highway and Borwick Ave for access (assumes that traffic engineering is provided by Geosyntec sub)
- Design Basis Summary Memo Update for Civil Design

No hydraulic modeling of the adjacent overflow weir is assumed to be needed and design of retaining walls, handrails, decorative hardscapes, signage, dry utilities (e.g., electrical, site lighting, gas, etc.), irrigation system (except for irrigation main line, meter, and backflow preventer), and other structural or decorative features are excluded from SD phase civil activities.

## 1.4 Traffic Engineering

During the SD phase, off-site improvement requirements along Imperial Highway and along Borwick Avenue will be incorporated into the schematic layout of the project. The technical details will be developed by Urban Crossroads in collaboration with the Architectural Design Team and incorporating requirements from relevant agencies (CALTRANS, City of South Gate). Urban Crossroads is a certified Small Business that provides a full range of traffic services that include traffic impact analysis, traffic engineering, travel demand modeling, simulations and many other traffic related services. During SD Phase, Urban Crossroads will provide design input in the areas of Site access, on-site circulation, assessment of the Site design for emergency vehicle access and auto/truck circulation, and providing input to the parking layout design as necessary. Urban Crossroads scope of services are summarized below with additional detail in Attachment B:

- Discuss the required design parameters with the project team. In addition to ongoing electronic (e-mail and telephone) communication, up to three virtual meetings are anticipated.
- Prepare schematic design exhibits showing on-site roadway signing and striping layouts for all on-site roadways and parking areas (including those within the adjacent utility easement area). Schematic design exhibits will include Borwick Avenue extending east to Garfield Avenue, as well at the intersections of Borwick Avenue at Garfield Avenue and the Project access at Imperial Highway.
- Prepare exhibits demonstrating the adequacy of on-site circulation for emergency vehicles, autos, and truck loading areas presenting the minimum width driveway and associated vehicle turning movements for all areas for which schematic design exhibits will be prepared.

## 1.5 Community Engagement Support

Geosyntec will support the RMC community engagement efforts led by the Architectural Design team during the SD phase. Although in-person meetings are currently curtailed because of public health concerns, this may change as the project progresses into the CEQA phase. Geosyntec will also participate in digital or in-person

## PROPOSAL FOR SELA CULTURAL CENTER - RMC

stakeholder meetings as needed, and provide input and review of engagement materials such as website content, direct mailers, web publications and other various materials.

## 1.6 LA County Flood Control District Coordination

During Concept Design Phase, the Geosyntec team engaged the USACE LA District 408 permitting and Real Estate leads in order to better understand their permitting and real estate concerns and approval process. Our environmental planning and permitting specialist subconsultant, Ruth Villalobos & Associates, had several meetings and conversations with the USACE 408 team and Real Estate personnel and learned that the project Site, the current LACFCD Imperial Maintenance Yard, was likely acquired as part of the federal flood control improvement project. Therefore, it is expected that any modifications to the property will require USACE approval and a 408 review. Before USACE 408 and Real Estate will review proposed designs, LACFCD must first approve any proposed designs to ensure the project does not negatively impact the LA River flood control project.

During the SD Phase, the Geosyntec team will continue to meet and coordinate with the LACFCD to identify design constraints and requirements in order to maintain safety of the flood control project. LA County has requested that USACE real estate discussions be coordinated through LA County during this phase.

Based on our discussions with USACE, the submission would be made by LA County. It is our understanding that the supporting materials for a 408 review would be prepared by the Geosyntec team on behalf of LA County in a future Phase of work. We have not included preparation of 408 permit supporting materials or coordination with LACFCD for 408 submission as a part of this proposal. Based on available information at the time this proposal was prepared we anticipate that the NEPA process will not be triggered and NEPA permitting support is not included in this proposal. The Geosyntec team will facilitate and participate in up to five (5) meetings and two (2) potential site visits, document the meetings, and review all agendas and presentation materials. It is anticipated that part of these coordination meetings will involve scoping the CEQA documentation for relocation of their Maintenance Yard activities.

## 2 INITIAL CEQA DOCUMENTATION AND TECHNICAL STUDIES PHASE

The Environmental Planning activity (i.e. CEQA) will be led by Geosyntec's subconsultant, Ruth Villalobos & Associates (RVA). RVA is a Woman-Owned and Disadvantaged Small Business and provides a full range of planning and environmental services for many types of projects. RVA is recognized in the industry for professional planning and environmental consulting services with emphasis on land development, stormwater management, watershed management, and the natural resources.

At the time of this proposal, the CEQA documentation is assumed to only cover the SELA Cultural Center project, and not any LACFCD Maintenance Yard relocation. Through conversations and coordination with RMC and LA County Public Works, the final CEQA scope and documentation will be agreed upon at a later time. Based on RVA's previous experience with projects of similar size and scope to the Cultural Center, the CEQA document is assumed to be an Environmental Impact Report (EIR) due to the community and river sensitivities around the Site, the Project aspects, and the number of known organized, special-interest groups in the area. While the final CEQA scope and documentation is negotiated between RMC and LA County Public Works, the Geosyntec team can begin working on developing initial documentation and technical studies.

Geosyntec will provide management and oversight of communications and coordination between RVA, RMC, LACFCD and between RVA and RMC's other consultants. Additionally, Geosyntec will provide environmental, geotechnical, and civil engineering input and support to RVA during EIR development. RVA's tasks are summarized below and a more detailed description of activities and assumptions is provided in Attachment C. RVA's previously submitted proposal which included full CEQA documentation for the Cultural Center only is provided in Attachment D for reference.

## 2.1 Kick-off Meeting and Project Description

RVA will attend and participate in a kick-off meeting with RMC and the consulting team. Items to be discussed at the kick-off meeting include the project description, project schedule, environmental document processing, the permitting process, and any other items that may be critical to the overall schedule.

RVA will draft a description of the proposed project, including all proposed improvements, the construction footprint, construction equipment and timing. The draft project description will be provided to the RMC and the team for review and comment. Once finalized and approved by RMC the project description will be used for the preparation of the technical studies and the CEQA Initial Study checklist.

## 2.2 CEQA Mailing

RVA will review the mailing distribution list prepared by Mercury to ensure the required CEQA agencies, responsible parties, and radius properties are included. RVA will coordinate with GP and Mercury concerning RVA's tribal engagement for CEQA and AB- 52 consultations are complimentary to the broader outreach conducted by Mercury.

## 2.3 Regulatory Framework CEQA Topics

This preliminary phase is an assessment of applicable and appropriate rules and regulations (AARAR). A listing of the regulatory requirements and what needs to be done to comply with each. RVA will prepare the regulatory framework for the following CEQA technical study topics:

- Traffic
- Vehicle Miles Traveled
- Air Quality
- Greenhouse Gas
- Energy
- Noise

Baseline conditions will not be evaluated for these categories due to the lack of a detailed project description upon which to base the analysis. However, baseline conditions will be evaluated in the next phase of design with a detailed project description, anticipated uses, sizes of buildings and other features, construction duration and phasing, construction equipment to be utilized, estimated visitation, and long-term operations.

## 2.4 Other CEQA Baseline Conditions and Regulatory Framework

RVA will prepare additional Baseline Conditions and Regulatory Framework utilizing the RMC's CEQA Checklist Form. The checklist will identify the CEQA topics and thresholds. RVA will address RMC's comments on the Baseline Conditions and Regulatory Framework and will provide the RMC with the final Baseline Conditions and Regulatory Framework. RVA will address both the Baseline and Regulatory Framework for the following environmental topics:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural & Paleontological Resources
- Land Use/Planning
- Population and Housing
- Public Services
- Recreation

## PROPOSAL FOR SELA CULTURAL CENTER - RMC

- Tribal Cultural Resources

Geosyntec will prepare the following technical summaries which will largely be based on information developed during geotechnical, environmental, and civil studies already carried out for the project:

- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Mineral Resources
- Utilities and Service Systems

### 3 COST ESTIMATING SUPPORT

Beyond the early stages of project development, cost estimating services are typically provided directly by the Owner (in this case RMC) with the cost estimator functioning as an advocate for the Owner and part of the Owner's management and project controls team. The intention is that during the SD phase RMC will directly provide the cost estimating services with an updated cost estimate developed at the end of SD phase. Geosyntec will coordinate closely with the Gehry Partners team and provide cost input and review of the cost estimate with regards to civil site design elements, ground improvement and foundation program, and environmental remediation. In addition, Geosyntec will provide support to RMC for RMC's selection and engagement of cost estimating and potentially pre-construction CM services.

### 4 QUALITY MANAGEMENT

Geosyntec work product (except as described above for Cost Estimating Services) is prepared following a rigorous quality assurance and quality control (QA/QC) process defined in a Corporate Quality Management Plan. The goal of our Quality Management Program is to promote quality in our services and work products thereby enhancing the performance, reliability, and safety of our solutions and recommendations and the satisfaction of our clients. The QMP includes using an internal quality management system (QMS) to document and track all peer and senior reviews. The Table of Contents of Geosyntec's corporate Quality Management Plan is included in Attachment F.

A key element of the QA/QC program is having project managers be responsible for developing an appropriate quality management plan (QMP) that outlines the required QA/QC actions needed to promote successful delivery of high-quality project deliverables that comply with client requirements. Individual technical leads are responsible for scheduling peer reviews (i.e., review of calculations, analysis, adherence to design guidelines, etc.) and senior reviews (i.e., review of deliverable quality) at necessary milestones, and prior to submitting any deliverables to the project manager for final review and documentation. Each review is documented in the QMS system for tracking purposes.

### 5 PROJECT SCHEDULE AND DELIVERABLES

It is anticipated that the overall duration of the scope of work outlined above will take 6 months, although the Schematic Design itself should be complete in approximately 18 weeks allowing RMC to seamlessly move into the Detailed Design Phase. Geosyntec is committed to delivering a high-quality design and planning documents to the RMC. Though we do not expect impacts to the schedule, there can be unforeseen delays outside the Geosyntec Team's control. The RMC shall pay the fees for the project based on progress of completed activities (percent complete) and deliverables outlined in previous sections and the table on the following page, and will be billed in approximately monthly installments to track with deliverables.

August 27, 2020

## **Southeast Los Angeles Cultural Center (SELA) CEQA Proposal**

Ruth Villalobos & Associates (RVA) is pleased to provide this proposal for the preparation of California Environmental Quality Act (CEQA) documentation and technical studies for consideration and certification by San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy (RMC) as the CEQA Lead Agency. It is anticipated that the CEQA documentation for this project will be an Initial Study (IS) and an Environmental Impact Report (EIR) as there may be potential impacts that cannot be reduced to less than significant levels and will require a Statement of Overriding Considerations by RMC (impacts to the freeway, air quality, gentrification of the surrounding areas, etc.).

The proposed project site is located directly south of the Rio Hondo Confluence of the Los Angeles (LA) River. The 6-acre site is located south of Imperial Highway just east of Interstate 710 freeway and the LA River, within the LA County unincorporated area. The project site is directly north of the regional Hollydale Park and is currently used as a LA County Flood Control Imperial Yard. The proposed project is a Community Cultural Center to include community facilities, performance facilities, a museum facility, with buildings of two-to-four stories in height. The proposed project would include associated parking, landscaping and utility service connections.

Completion of the CEQA document is dependent on a detailed project description consisting of the features, phasing, construction period, and operations, maintenance and management. The project would be analyzed and compared to the existing conditions, regulatory framework and thresholds for determination of significance for each resource category required in the 2020 CEQA Guidelines.

### **Proposal Assumptions**

1. The CEQA activities would address the SELA Cultural Center only and do not include any aspects of LA County's Imperial Yard relocation. Should the Imperial Yard be added at a later date, the schedule and budget would be increased to accommodate the required changes.
2. A robust Project Description is critical to the performance of the technical studies and development of the Sections for the Initial Study and EIR. The Project Description must include, but is not limited to, the boundary limits of the Project; types and approximate sizes of buildings and associated facilities and land uses with expected depth of excavation for foundations or other purposes, and heights of structures; construction schedule, including phasing and durations; types and

numbers of pieces of construction equipment for each phase; operations and maintenance requirements with duties and frequencies, number and types of equipment to be used; number of workers on the site for each phase of the construction, operations and maintenance; the real estate interest to be acquired for use of the land.

3. Technical Studies and any permit processing effort will commence with completion of a project description that has been reviewed and approved by the RMC. If the project description for the project changes after preparation of technical studies or the CEQA documents have started, additional effort and associated budget would be required.
4. Geosyntec will provide engineering support, analysis, and technical studies including, but not limited to engineering design, drawings, renderings, building architectural style and color palette, viewsheds from five points, geotechnical analysis with geology, soils, mineral resources, hazards and hazardous materials, grading, hydrology, water quality, drainage, utilities, on the existing site and anticipated in the proposed Project. and assistance with preparation of any required comprehensive project design descriptions and drawings.
5. Geosyntec will provide detailed construction phasing, grading/excavation/paving quantities, and a construction equipment list will be provided to RVA.
6. Any required mitigation plan is anticipated to consist of purchase of off-site mitigation and/or in-lieu fee credits approved by the resource agencies. No on-site mitigation is anticipated to be proposed, and therefore, a Habitat Management Monitoring Plan (HMMP) or Long-term Management Plan (LTMP) are not anticipated to be required and are not included in this scope of services. However, if during the entitlement process for this project RMC determines mitigation would not be accomplished through the purchase of approved credits, additional effort and associated budget would be required.
7. The RMC will pay directly for notices, filing fees, mailings, fees in exceedance of the reproduction and mailing fee in Reimbursables.
8. The RMC will pay directly for any compensatory mitigation required by the regulatory agencies.
9. The proposed project would not result in the permanent loss of more than ½ acre of USACE jurisdiction, it is anticipated that the proposed project can be authorized via a Nationwide Permit (NWP). If the project requires an Individual Permit (IP) from USACE additional effort is required and a proposal will be provided.
10. This proposal is based on the level of effort anticipated to be needed based on experience on recent projects and with the current Federal and State laws, policies, and requirements in place at the time of this proposal. If new laws or policies are enacted subsequent to the preparation of this proposal, additional effort and associated budget may be required.

11. A Health Risk Assessment (HRA) from the I-710 freeway is not anticipated to be required and is not included in this scope. The proposed project is a Community Cultural Center and is a non-industrial use with no truck traffic. However, if one is required a proposal for that analysis could be provided and require an additional scope and fee.
12. RMC will provide a displacement or gentrification study to be incorporated into the analysis for impacts to population and housing.
13. The CEQA activities will not include regulatory permits (Section 401,404,1602) that may result in the need for a NEPA activities.
14. Access to the project area will be made available to conduct all necessary CEQA activities.
15. The CEQA activities (public meetings) will follow Los Angeles County COVID-19 guidelines for public gathering.
16. The CEQA schedule estimates 12 months for completion.

## **Task 1 – LA County Public Works (LACPW), RMC and USACE Coordination Meetings**

RVA will coordinate, facilitate and participate in up to five (5) meetings, two (2) potential site investigations, document the meetings, and review all agendas and presentation material necessary for CEQA discussions with the LACPW, RMC, and USACE. RVA will identify key individuals, coordinate meeting purpose and objectives for each meeting.

## **Task 2 – Public Outreach**

### **Project Awareness**

- RVA will review the RMC's existing mailing distribution list and add to the list as appropriate for CEQA purposes. Includes providing mailing notices to the RMC Outreach Coordinator for dissemination to their mailing list for CEQA notifications of Scoping and Hearing meetings. Includes a purchased mailing list for proximity to the project site compliant with CEQA guidelines. Assumes 800 contacts on the mailing list, plus the purchased proximity mailing list. Includes Draft and Final versions for initial submittal, incorporating one round of RVA comments. RVA will perform project management to include administrative, coordination and meetings to successfully execute and complete the project.
- RVA will prepare key messages, FAQs, and "about the project" language that will be incorporated into public informational materials and notices by RMC.
- RVA will conduct coordination/status conference calls. Assumes three (3) two (2) -hour calls for each the scoping meeting and the Draft EIR meeting.
- RVA will prepare a brief status (email) update every month of activities completed and planned.

### **Scoping Meeting**

- RVA will develop a postcard and email notification to announce upcoming scoping meeting; including Spanish translation.
- RVA will coordinate social media channels and prepare posts for social media in English and Spanish. Assume two (2) posts to communicate prior to upcoming scoping meeting.
- Prepare graphic material, presentation displays and a Powerpoint presentation.
- Prepare outside venue direction signs, facilitate sign-in activities, organize seating arrangements, locate/identify meeting venue, and other meeting logistic efforts.
- Facilitate and conduct a public scoping meeting. Provide Spanish translators.
- Prepare a draft/final summary report for the scoping meeting to document outreach/engagement activities conducted during the meeting.

### **Draft EIR Public Meeting**

- RVA will develop a postcard and email notification to announce upcoming Draft EIR meeting; including Spanish translation.
- Prepare graphic material, presentation displays and a Powerpoint presentation.
- Prepare outside venue direction signs, facilitate sign-in activities, organize seating arrangements, locate/identify meeting venue, and other logistic efforts if in person meetings are advisable or web-based virtual meetings if not in person.
- Facilitate and conduct a public Draft EIR meeting. Provide Spanish translators.
- Prepare a draft/final summary report for the Draft EIR meeting to document outreach/engagement activities conducted during the meeting.

### **Task 3 – Kick-off Meeting and Project Description**

RVA will attend and participate in a kick-off meeting with RMC and the consulting team. Items to be discussed at the kickoff meeting include the project description, project schedule, environmental document processing, the permitting process, and any other items that may be critical to the overall schedule. RVA will prepare Draft and Final meeting minutes.

RVA with supporting information provided by Geosyntec will draft a description of the proposed project, including all proposed improvements, the construction footprint, construction equipment and timing. The draft project description will be provided to the RMC and the team for review and comment. Once finalized and approved by RMC the project description will be used for the preparation of the technical studies (Task 2) and the CEQA Initial Study checklist (Task 3).

## **Task 4 – Technical Studies**

### **Traffic Impact Analysis**

The Traffic Impact Analysis will include the following:

#### *Traffic Study Scoping Agreement Process*

- A formal traffic study scoping document will be submitted to City of South Gate staff for review and approval prior to commencement of the traffic analysis.
- Calculate project-related vehicle trips based on the Institute of Transportation Engineers (ITE) Trip Generation Manual 10<sup>th</sup> Edition (2017) trip generation rates.
- Determine project trip distribution patterns for passenger cars. Passenger car distribution patterns will be based on existing and planned land uses in the area along with the planned circulation system.
- Based on the project-related trip generation and trip distribution patterns; establish the required study area intersections to be evaluated in the traffic impact analysis based on the City of South Gate traffic study guidelines, or as directed by RMC.
- Identify known cumulative development projects and ambient growth patterns.
- Prepare a draft of the traffic study scoping assumptions and submit it to the City of South Gate for review and approval.
- Interface with City staff to finalize the traffic study scoping agreement.

#### *Existing Traffic Data and Existing Roadway Conditions Inventory*

- Conduct weekday morning (7am-9am) and weekday evening (4pm-6pm) peak hour turning movement counts for up to 12 existing study area intersections. Counts need to be conducted when local schools are in session.
- Conduct 24-hour roadway segment counts at up to 4 roadway segments within the study area.
- Field inventory of intersection traffic control measures, approach lanes at intersections, and through travel lanes along segments.

#### *Opening Year Traffic Projections*

- Estimate trip generation and trip distribution for other (cumulative) development. It is estimated that up to twenty-five (25) individual cumulative development projects would be included in this traffic analysis. As such, this scope assumes that this number of cumulative projects will need to be modeled as part of the future year cumulative traffic forecasting process.
- Calculate cumulative near-term future daily traffic (ADT) flows on study area roadway segments.

#### *Horizon Year 2040 Traffic Projections*

- Prepare future long-range traffic forecasts for Without Project conditions based on the growth rates provided in the Los Angeles County Congestion Management Plan (CMP).
- Calculate Horizon Year (2040) future peak hour turning movement volumes for up to 12 study area intersections and project driveways for both Without Project and With Project traffic conditions.
- Calculate Horizon Year (2040) future daily traffic flows on study area roadway segments.

#### *Intersection Operations and Roadway Segment Analysis*

- Assess intersection capacity and level of service (LOS), for up to 12 study area intersections for each of the following traffic conditions based on either the Intersection Capacity Utilization (ICU) and/or Highway Capacity Methodology (HCM):
  - Existing
  - Existing Plus Project
  - Opening Year Cumulative Without Project
  - Opening Year Cumulative With Project
  - Horizon Year Without Project
  - Horizon Year With Project
- Perform traffic signal warrant analysis, for unsignalized study area intersections, for each of the traffic scenarios described above.
- Recommend improvements necessary to maintain acceptable intersection performance at the study area intersections for each of the future traffic scenarios.
- Evaluate existing transportation impact fee programs in the City of South Gate.

#### *Site Access Evaluation and Truck Maneuver Assessment*

- Conduct a queuing analysis at Project access points. The analysis will identify the necessary lengths of turn pockets with storage and appropriate turn pocket transitions which adheres to the General Plan roadway classifications for the site adjacent roadways.

#### *Freeway Mainline and Ramp Merge/Diverge Analysis*

- Conduct freeway segment analysis for the following mainline freeway segment based on the currently accepted Highway Capacity Manual (HCM) Basic Freeway Segment Analysis methodology for each of the future traffic scenarios described above.
  - I-710 Freeway Northbound and Southbound, on either side of Imperial Highway

- Perform Merge/Diverge analysis for the following ramps for each of the future traffic scenarios described above:
  - I-710 Freeway Northbound, on and off-ramps at Imperial Highway
  - I-710 Freeway Southbound, off and on-ramps at Imperial Highway
- Conduct a ramp queuing analysis at the I-710 Freeway/Imperial Highway off-ramps listed above to identify the storage necessary to accommodate queuing during peak hour traffic flows.

#### *Traffic Impact Analysis Report*

- Prepare a draft traffic report that incorporates the findings and all supporting calculations from tasks above.
- Revise the traffic study based on comments provided by RMC for up to one (1) review cycle.
- Revise the traffic study, based on comments provided by the City of South Gate and County of Los Angeles for up to one (1) review cycle.

#### **Vehicle Miles Traveled (VMT) Analysis**

The VMT analysis will utilize the County of Los Angeles' newly adopted VMT Guidelines stating that projects should use the SCAG model to calculate project generated VMT to formally adopt VMT thresholds of significance for the purposes of determining transportation impacts under CEQA. If the City or County adopts a VMT methodology different from the assumptions in this scope a revised scope and cost estimate will be provided.

The Vehicle Miles Traveled Analysis will include the following:

- Evaluate factors such as the availability of transit, proximity to other destination, land uses in the vicinity, etc. to make a qualitative assessment of the Project's VMT impacts.
- Run the data generated and based on Southern California Association of Governments (SCAG) or Caltrans to provide necessary VMT data..
- Determine if any of the screening criteria included in the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) is applicable.
- Calculate the project VMT for automobiles and trucks. Trip generation will be based on ITE Trip Generation Manual, 10<sup>th</sup> Edition (2017) and the average trip lengths will be based on defaults provided in CalEEMod based on SCAG Regional Transportation Plan (RTP).
- Calculate the baseline average automobile VMT per service population (VMT/SP) for the region based on SCAG RTP or other available sources.

- Compare the project automobile VMT/SP for the region and determine if there is a potential significant impact based on the thresholds recommended in the 2018 OPR Technical Advisory.
- Summarize the result of the VMT analysis in a technical memo report, includes one (1) round of responses to City comments.

### **Air Quality Impact Analysis**

The Air Quality Analysis will include the following:

- Evaluate the existing conditions of the project study area; this will include gathering background air quality data, local wind patterns in the study area and identifying applicable rules, plans and thresholds of significance.
- Identify construction-related air quality impacts from associated construction activities at the project site which may include demolition, import/export of fill dirt, mass grading, building construction, paving, concrete pouring, etc.
- Evaluate operational emissions for the proposed project, based on trip generation projections provided as part of the traffic study. Peak hour trips will be used along with estimates of the types of trips generated and average travel speeds to estimate daily emissions generated by the project. In addition, emissions from other operational sources such as heaters, air conditioners, water heaters, consumer products, cargo handling equipment, and lawn care equipment will also be considered.
- A screening-level CO Hotspot analysis of future conditions at key intersections located in the project study area will be prepared. It is anticipated that a qualitative discussion on CO Hotspot potential and rationale as to why more detailed modeling of CO Hotspot analysis is not required.
- Perform a screening-level Construction and Operational Localized Significance Threshold (LST) analysis as recommended by the SCAQMD. It is anticipated that the SCAQMD's look-up tables will be utilized.
- Evaluate potential odor impacts resulting from the proposed project; a qualitative assessment of odors is anticipated. Identify applicable mitigation measures and regulatory requirements that the project must comply with to minimize odors.
- Qualitatively discuss cumulative impacts within the context of planned and foreseeable projects for short-term construction and long-term operational activity. A "list" approach per CEQA will be utilized when discussing cumulative impacts using the list of cumulative projects identified in the traffic report. Since the basin is in non-attainment the determination of significance will likely be based on whether or not the Project results in a substantial incremental increase.

- Identify and recommend mitigation measures that are feasible to implement and that will reduce any potential impacts to the maximum extent possible. Prepare an air quality report that incorporates the findings and all supporting calculations.
- Assess project emissions against federal Clean Air Act General Conformity Rule de minimis levels to determine whether the action would conform to the applicable State Implementation Plan.
- This scope includes one (1) round of responses to comments.

### **Greenhouse Gas Analysis**

The GHG analysis will include the following:

- Evaluate applicable federal and state regulatory requirements (i.e., AB32, SCAQMD, CARB thresholds). Qualitatively discuss the effects of GHG emissions on regional air quality.
- Evaluate applicable GHG emissions associated with heavy-duty construction equipment combustion that will likely occur during the various phases of construction. Data available from the project team and technical air analysis will be utilized in characterizing GHG-generating activities.
- Evaluate increase in applicable GHG emissions associated with the project's long-term mobile source activity. Data from the Air Quality Analysis and the Traffic Impact Analysis will be used.
- The emissions evaluation for short-term construction, long-term mobile source, and long-term stationary source activity will consider project design, and mitigation measures that have the potential to reduce GHG emissions.
- Evaluate project significance based on the City's adopted CAP. If the requisite number of points cannot be met other thresholds may be applied, including, but not limited to a numeric threshold of 10,000 metric tons or consistency with AB 32.
- This scope includes one (1) round of responses to comments.

### **Energy Analysis**

The Energy Analysis will include the following:

- Identify applicable local, state and federal energy regulations and programs applicable to the proposed project.
- Quantify direct and indirect electricity energy consumption from the proposed project.
- Identify transportation fuels supply, demand, consumption, and infrastructure.
- Identify Energy Efficiency features of the proposed project, including but not limited to the use of renewable energy requirements for the proposed project, and reduced energy demand through the reduction of potable water usage.

- Determine the project's impacts based on the State CEQA Guidelines Appendix F and provide mitigation measures, if necessary, to reduce impacts to the maximum extent possible.
- This scope includes one (1) round of responses to comments.

### **Noise Analysis**

The Noise Analysis will include the following:

#### *Existing Conditions*

- Identify and review applicable federal, state and local noise criteria. This include the City of South Gate Noise Element and Municipal Code to determine appropriate noise standards and significance criteria.
- Identify noise-sensitive uses in the project study area as well as the source and location of potential noise generators. This information will be used to select the noise monitoring locations.
- Collect long-term 24-hour ambient noise level measurements in the project study area at up to six (6) locations to quantify the existing noise environment. All noise level measurement equipment will satisfy American National Standards Institute (ANSI) standard specifications for sound level meters. The noise level measurements will be collected consistent with the criteria outlined in the Municipal Code.

#### *Off-Site Traffic Analysis*

- Identify the off-site average daily traffic volumes and related noise levels for existing, opening year and long-range conditions from the project Traffic Impact Analysis Report.
- Calculate the existing, opening year and future 70, 65, and 60 dBA CNEL noise level contour boundaries for the baseline (existing) conditions, opening year and future conditions on up to twenty (20) study area roadway segments.
- Calculate the future project contributions by comparing the "with" and "without" project noise contours on the study area roadways for the proposed project. Determine if the project will create a significance noise impact on any analyzed roadway segments.

#### *Operational Analysis*

- Collect reference noise level measurement to represent the expected stationary source impacts associated with the proposed project land uses including, roof-top air conditioning units, parking lot vehicle movements, idling trucks, delivery truck activities, backup alarms, refrigerated containers or reefers, as well as loading and unloading of dry goods.

- Evaluate the potential stationary source noise impacts associated with the operation of the proposed project and recommend mitigation measures to reduce the potential noise impacts to any nearby noise-sensitive uses.
- Assess the operational noise impacts expected at the nearby noise-sensitive uses. The analysis will include a map showing the relationship between the noise source and each surrounding noise-sensitive receptor taking into account the distance and existing noise barriers.
- Identify potential noise abatement measures to ensure that the noise levels satisfy the applicable City of South Gate criteria at the sensitive receiver locations.

### *Construction Analysis*

- Based on input from the project team and the Air Quality study, identify the mix, quantity, and duration of planned construction activities.
- Assess potential noise impacts associated with temporary construction activities at the project site using reference noise level measurements of similar activities.
- Provide a detailed noise impact and vibration analysis associated with temporary construction activities at the project site and estimate the impacts expected at nearby noise-sensitive receiver location taking into account the distance and existing noise barriers.
- Recommend the appropriate mitigation and abatement measures to ensure that the noise and vibration impacts satisfy the City of South Gate criteria and established CEQA thresholds of significance.
- This scope includes one (1) round of responses to comments.

### **Task 5 – Initial Study, Notice of Preparation**

RVA will prepare an Initial Study utilizing the RMC's or LACPW 2020 California Environmental Quality Act Environmental Checklist Form. The Initial Study will identify the CEQA topics and thresholds that are less than significant and those that are potentially significant and will be addressed in an EIR to be prepared for the project. RVA will prepare a Notice of Preparation (NOP) for the EIR to meet CEQA and the RMC's requirements. RVA will address RMC's comments on the draft Initial Study and NOP and will provide the RMC with the final Initial Study and NOP. RVA will prepare and distribute the Notice of Preparation, on behalf of and in coordination with RMC (i.e. posting on the RMC's website, mailing notices to distribution list, posting with the County Clerk and State Clearinghouse).

RVA will review all comment letters received on the NOP following the 30-day review period to ensure that all relevant concerns are addressed in the Draft EIR. A public scoping meeting will be scheduled and held during the 30-day NOP comment period. RVA will take notes of the oral comments received during the scoping meeting and will summarize those, as well as any comment letters and/or emails received, for incorporation into the Draft EIR.

Based on information from the Draft IS, RVA anticipates that the following environmental issues may be determined to have a less than significant impact, and therefore, be excluded from further analysis in the Draft EIR:

- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hydrology/ Water Quality
- Mineral Resources
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

### **Task 6 – Preparation of Administrative and Public Review Draft EIR**

The Administrative (Admin) Draft EIR will be prepared in accordance with the 2020 State CEQA Guidelines and RMC's and LA County standards and policies. The standards/criteria of significance will be developed based on CEQA Guidelines and tailored or refined as relevant to RMC and LA County requirements (e.g., General Plan policies, programs or guidelines, and adopted ordinances). The impact analysis will specify the standards of significant thresholds for each topic. The Admin Draft will include:

- Executive Summary
- Introduction and Purpose
- Project Description
  - Summary
  - Project Location (Regional and Local Vicinity)
  - Existing Site Conditions
  - Discretionary Actions and Land Use Entitlements
  - Intended Use of the EIR
- Environmental Setting, Impacts & Mitigation Measures
  - Air Quality
  - Greenhouse Gas Emissions
  - Hazards and Hazardous Materials
  - Land Use and Planning
  - Noise
  - Population and Housing

- Transportation/Traffic
- Tribal Cultural Resources
- Growth Inducement
- Cumulative Impacts
- Additional CEQA Sections (includes Alternatives)
- Graphic Exhibits
- Appendices

RVA will prepare and provide the Admin Draft EIR to RMC for review and comment. RVA will address RMC's comments. Revisions to address RMC's comments will be completed using the tracked changes features to streamline backcheck. Once the RMC conducts their final review of the Admin Draft EIR, RVA will address any final comments and finalize the Draft EIR for public circulation and review.

### **Circulation of the Draft EIR**

RVA will consult with RMC to establish the public review period, public notification and agency filing requirements for the Draft EIR. RVA will prepare a Notice of Availability (NOA) and Notice of Completion (NOC) to meet CEQA and RMC's requirements. RVA will address RMC comments on the NOA and NOC and will provide RMC with the final versions. RVA will prepare and distribute the Notice of Availability, on behalf of and in coordination with RMC (i.e., posting on RMC's website, mailing notices to distribution list, posting with the County Clerk and State Clearinghouse) and will deliver 1 hardcopy each for up to 2 local libraries. RVA will coordinate one time noticing in the local newspaper if required by the RMC (i.e., Newspaper TBD).

### **Comments/Responses**

Upon conclusion of the public review period, RVA will prepare written responses to comment letters or emails submitted to the RMC. RVA has budgeted responses for up to 50 significant comments and any additional significant comments will require a scope modification. RVA will prepare thorough, reasoned, and appropriate responses to relevant environmental issues. Upon completion of these Responses to Comments they will be submitted to RMC for review. Responses to comments may require minor editorial revisions, however it is not anticipated that major revisions or new analysis would be required. It is not anticipated that excessive comment letters will be received. It is not anticipated that responses will require additional modeling or analysis. It is not anticipated that extensive comment letters would be received by the wildlife agencies, as the conceptual mitigation package would have been developed and preliminarily discussed with USFWS, CDFW, and RWQCB before it is included in the Draft EIR and circulated for the general public and public agency review. RVA with assistance from Geosyntec will respond to technical questions or comments from the public related to the CEQA document and analysis. RVA will prepare a draft Notice of Determination (NOD) for RMC review. Upon RMC approval of the project and certification of the Draft EIR, RVA will post

the NOD with State Clearinghouse and the Los Angeles County Clerk of the Board of Supervisors within 2 business days.

## **Task 7 – Preparation of Final EIR/ MMRP/ Findings & Statement of Overriding Considerations**

### **Final EIR**

The Final EIR will consist of the Final EIR Introduction, "Comments and Responses" section including bracketed comment letters, Draft EIR Errata (or Revised Draft EIR), and any new or revised Appendices.

### **Response to Comments**

The RVA team will respond to written comments received on the Draft EIR during the 45-day public review period. Although not required, the CEQA Guidelines recommend responding, if possible, to comments received after the close of the public review period. Since the number and nature of the comments cannot be identified at this time, once all comments are received, RVA will meet with RMC to discuss and determine the approach that will be utilized in the responses and if the budgeted amount is adequate to cover the level of effort needed to respond to all of the comments received. The budgeted Responses to Comments estimate assumes up to 50 comments that require a response (irrespective of the number of letters received). If less comments are received, less will be charged for this task; if more comments are received or comments are received that require additional modeling or analysis, then more budget for this task would be needed. Following review of the Draft Responses to Comments, RVA will respond to one consolidated set of comments from RMC and finalize this section for inclusion in the Final EIR. RVA will distribute the Comments and Responses packet to Responsible Agencies, as required by CEQA.

### **Errata**

RVA will prepare an Errata section for inclusion with the Responses to Comments document, identifying all proposed changes to the Draft EIR, based on public comments or staff-initiated technical corrections. If RMC prefers, an underline/~~strikethrough~~ version of the Draft EIR will be provided in lieu of the Errata.

RVA will address the RMC's comments on the Final EIR. Revisions to address City and applicant comments will be completed using the tracked changes features to streamline RMC's backcheck. Once RMC conducts their final review of the Final EIR, RVA will address any final comments and finalize the Final EIR. RVA will distribute the Comments and Responses packet to Responsible Agencies, as required by CEQA and to meet City requirements.

RVA will prepare a Notice of Determination (NOD) to meet CEQA and RMC's requirements. RVA will address comments on the NOD and will provide RMC with the final versions. RVA will file the NOD with the County Clerk and State Clearinghouse and provide proof of it. It is anticipated that the RMC will pay directly for the CEQA filing fee.

**Mitigation Monitoring and Reporting Program**

In compliance with CEQA Guidelines Section 21081.6, RVA will prepare a Mitigation Monitoring and Reporting Program (MMRP) that incorporates all mitigation measures from the EIR. RVA will prepare a Draft MMRP that will be submitted to RMC for review and comment. RVA will address RMC comments on the Draft MMRP and finalize for certification by the RMC.

**Findings and Statement of Overriding Considerations**

RVA will prepare a Statement of Facts and Findings to be defined through working with RMC. RVA will also assist RMC staff in preparing a draft Statement of Overriding Considerations, if necessary, for use by RMC staff in the Resolution.

**Task 8 – RMC Board Meeting/Public Hearings**

RVA will attend up to five (5) public hearings held for the proposed Project. These hearings are anticipated to include one or more RMC Board meetings on the EIR. The RVA Project Manager will be prepared to answer technical questions related to the EIR and relevant comments on the EIR raised during the public hearing meetings. Preparation of written responses to late comment letters received, typically just before public hearings is not included in this scope but if needed, can be provided on a time and materials basis.

RVA appreciates the opportunity to provide environmental support services for the SELA project. If you have any questions or need any clarifications, please feel free to contact me at (909)685-5942.

Sincerely,



Ruth Villalobos  
President

# CORPORATE QUALITY MANAGEMENT PLAN

*Prepared by*

**Geosyntec**   
consultants

Revision 05

20 September 2019



## **GEOSYNTEC CORPORATE QUALITY MANAGEMENT PLAN**

**Revision: 05**

**Date of Revision: 20 September 2019**

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### REVISION LOG

<u>Revision No.</u>	<u>Date of Revision</u>
01	August 2008
02	August 2013
03	12 September, 2018
04	27 September, 2018
05	20 September 2019

September 21, 2020 – Item 12

RESOLUTION 2020-33

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY (RMC) TO APPROVE A PROFESSIONAL SERVICES AGREEMENT AND SERVICE ORDER TO PROVIDE ENGINEERING AND PERMITTING CONSULTING SERVICES FOR THE SCHEMATIC DESIGN AND CEQA PHASES WITH GEOSYNTEC CONSULTING FOR THE SOUTHEAST LOS ANGELES (SELA) CULTURAL CENTER (RMC 20502)

WHEREAS, the legislature has found and declared that the San Gabriel River and its tributaries, the Lower Los Angeles River and its tributaries, and the San Gabriel Mountains, Puente Hills, and San Jose Hills constitute a unique and important open space, environmental, anthropological, cultural, scientific, educational, recreational, scenic, and wildlife resource that should be held in trust to be preserved and enhanced for the enjoyment of, and appreciation by, present and future generations; and

WHEREAS, the State of California has authorized an expenditure of local assistance funds enacted in the Budget Act of 2018 (Senate Bill No. 840) to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for local assistance for the Los Angeles River Community Restoration and Revitalization Projects; and,

WHEREAS, The RMC may enter into any agreement with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties for the purposes set forth in Section 32602; and

WHEREAS, the RMC issued a Request for Qualifications (RFQ) to establish a list of individual consultants and firms to provide professional consulting and/or contracting services to support the Los Angeles River Community Restoration & Revitalization Projects, including Green Incubator and Cultural Center; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); and NOW

*Therefore be it resolved that* the RMC hereby:

- 1 FINDS that this action is consistent with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Act and is necessary to carry out the purposes and objectives of Division 22.8 of the Public Resources Code.
- 2 FINDS that this action is consistent with the Lower Los Angeles River Working Group and Lower Los Angeles Revitalization Plan and is necessary to carry out the purposes and objectives of Division 22.8 of the Public Resources Code, relating to the Los Angeles River.
- 3 FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
- 4 ADOPTS the staff report dated September 21, 2020.

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- 5 AUTHORIZES the Executive Officer to award a Professional Services Agreement and Service Order with Geosyntec Consulting to provide Engineering, Planning, and Permitting Consulting Services for the Schematic Design and CEQA Phases services for the SELA Cultural Arts Center (RMC 20502) is for a cost not to exceed \$1,390,320. The Schematic Design and CEQA phase will have an 18-month performance period, starting August 28, 2020 and ending February 28, 2021.

~ End of Resolution ~

Passed and Adopted by the Board of the  
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS  
CONSERVANCY on September 21, 2020.

Motion \_\_\_\_\_ Second: \_\_\_\_\_

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstentions: \_\_\_\_\_

\_\_\_\_\_  
Frank Colonna, Chair

ATTEST: \_\_\_\_\_  
David Edsall  
Deputy Attorney General