



PLANNING AND ENVIRONMENTAL SERVICES

November 3, 2022

**Ted White, Planning and Building Director**

City of La Habra  
110 East La Habra Boulevard  
La Habra, CA 90633-0785

**Re: Revised Proposal to Provide Environmental Services for a 155-Unit Residential Project, City of La Habra, California (RFP 2022-01)**

Dear: Mr. White:

We are pleased to submit this revised proposal to provide environmental services for a 155-Unit residential project being proposed by Legacy Partners, generally located between Harbor Boulevard and Cypress Avenue in the City of La Habra. The budget of **\$86,350** presented herein includes an Initial Study and Mitigated Negative Declaration (IS/MND) and related technical studies.

I will be the principal-in-charge of this project and Bob Prasse, our Director of Environmental Services, will be the project manager. We will work closely with the City to ensure a thorough and efficient environmental review process. Our proposal has been prepared pursuant to RFP 2022-01. If you have any questions or need additional information, please contact Bob Prasse at 909-519-5871 or [BPrasse@MIGcom.com](mailto:BPrasse@MIGcom.com), or me at 951-733-5240 or [Pams@MIGcom.com](mailto:Pams@MIGcom.com). Thank you for the opportunity to assist in the preparation of environmental documentation for this project.

Regards,

Pamela Steele  
Principal

Approved:
_____
Signature
_____
Name
_____
Title
_____
Date

## SCOPE OF WORK

### PROJECT UNDERSTANDING

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The City has requested environmental services to demonstrate compliance with the California Environmental Quality Act (CEQA) for a proposed 155-dwelling unit project on 6 gross acres in the City of La Habra. The project site is narrow and elongated and stretches east to west between Harbor Boulevard and Cypress Avenue. The dwelling units will be concentrated on the west and east ends of the site with project amenities located in the middle of the site. Our understanding is that the proposed project will not require a zone change or a general plan amendment.

The site is also bordered on the south side by a Union Pacific Railroad rail line. Our understanding is that the applicant has documentation from the railroad that there are very few train trips that occur along this rail line that will be made available to MIG to use in our analysis of potential noise impacts.

Based on our understanding of the project we think that the most appropriate type of CEQA documentation is an Initial Study leading to a Mitigated Negative Declaration (IS/MND). Tasks and fees for an IS/MND as well as the following technical studies are included in our Scope of Work below.

- Air Quality/Health Risk Assessment
- Greenhouse/Energy Demand Study
- Noise and Vibration Study

### SCOPE OF WORK

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#### **TASK 1 – INITIATE PROJECT. DATA COLLECTION**

A project initiation/kick-off meeting (video conference) will be held with City staff, and if desired, the applicant to review the scope of work concerning the project description, project tasks, objectives, and work products, including required technical studies. This meeting will also be an opportunity to discuss key project issues and concerns and establish communication protocols. During or prior to this meeting, it is anticipated that all project documents will be provided to MIG including a detailed and dimensioned site plan.

#### **TASK 2 – TECHNICAL STUDIES**

To thoroughly analyze potential project impacts for certain issues, technical studies will be prepared. These technical studies will be used to satisfy the requirements of CEQA, will address all CEQA-required assessments, and will be supported with references and appendices containing technical information. MIG will prepare one administrative draft of each technical study for review by the City before finalizing the reports for use in the CEQA evaluation of the project. The findings and conclusions of each study will be used to support the preparation of the IS/MND (See Task 3, below).

In addition, this task includes our general review of the following applicant-provided studies with respect to adequacy for supporting the CEQA document.

- Transportation/VMT study
- Preliminary WQMP
- Geotechnical Exploration Report

### **Task 2A – Air Quality/Health Risk Assessment**

MIG will prepare a clear and concise technical report that fully evaluates the proposed project's potential individual and cumulative air quality impacts in accordance with Appendix G of the CEQA Guidelines and recommended guidance from the South Coast Air Quality Management District (SCAQMD). MIG will use the **California Emissions Estimator Model** (CalEEMod) to estimate the emissions generated by the construction and operation of the proposed project. The resulting net emissions estimates will be compared to regional CEQA significance thresholds maintained by the SCAQMD. If necessary, MIG will identify best management practices or mitigation measures to reduce construction and operational emissions generated by the proposed project.

#### Health Risk Assessment

The proposed project site is located directly adjacent to sensitive residential receptors and is near the Washington Middle School. It is also located within an SB 535 Disadvantaged Community. Due to these factors, MIG proposes to prepare a health risk assessment (HRA) that evaluates potential adverse health risk associated with diesel particulate matter (PM) emitted by construction equipment and adjacent rail activity. MIG would use the U.S. EPA-approved and SCAQMD-recommended regulatory model (AERMOD) to predict exposure to concentrations of pollutants at sensitive receptor locations and quantify associated health risks. The project's potential health risks will be compared against SCAQMD carcinogenic and chronic risk thresholds. MIG anticipates control measures will be required to reduce construction equipment to the lowest feasible levels to reduce potential adverse health risks at sensitive receptor locations.

This task assumes up to two CalEEMod runs (e.g., existing conditions and, if necessary, mitigated project conditions) and two AERMOD runs to quantify adverse health risks at sensitive receptor locations from project construction and operation.

### **Task 2B – Greenhouse Gas Emissions/Energy Demand**

MIG will prepare a clear and concise technical report that fully evaluates the proposed project's potential greenhouse gas (GHG) and energy impacts, including:

- Project consistency with applicable plans, policies, and regulations adopted for the purposes of reducing GHG emissions, such as the latest Scoping Plan prepared by the California Air Resources Board and the City's 2014 Climate Action Plan;
- Potential construction (short-term) and operational (long-term) emissions of GHGs;
- The wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; and
- Conflict with plans for renewable energy or energy efficiency.

MIG will quantify the amount of GHG emissions generated by the construction of the proposed project using the same methodologies employed to prepare the project's Air Quality and Health

Risk Assessment Technical Report. The resulting GHG emissions estimates would be compared to CEQA significance thresholds maintained by the SCAQMD.

Regarding energy resources, the report will include a brief environmental and regulatory setting discussion that place energy resources in the appropriate context, quantify the project's potential energy consumption levels, and evaluate whether the project would result in the wasteful, inefficient, or unnecessary consumption of energy resources. The analysis would consider the need for renewable energy features to be included in the project design and document any energy-efficiency features included in the project design.

This task includes up to two energy consumption spreadsheets for the project detailing electricity, natural gas, and vehicle fuel consumption estimates.

### ***Task 2C – Noise and Vibration***

MIG will prepare a clear and concise technical study that will:

- Describe the existing noise and vibration environment in the project vicinity and applicable City regulations related to noise, including the City's General Plan Noise Element and Municipal Code Chapter 9.32 (Noise Control).
- Quantify potential construction and operational noise and vibration levels at sensitive receptor locations near the project site and evaluate project noise levels for consistency with City plans, policies, and regulations pertaining to noise.
- Evaluate project compatibility with any applicable airport land use policies.

MIG will conduct long-term (up to 24 hours) noise monitoring at the project site to describe the existing noise environment in the project area/sensitive receptor locations and evaluate project compatibility with existing noise levels. The noise analysis will quantify peak and typical construction activity noise levels, and, if necessary, identify best management practices or mitigation measures that would reduce the magnitude of potential construction noise impacts to less than significance. Once constructed, MIG anticipates the proposed project would generate noise from potential on- and off-site sources such as air conditioning equipment and vehicle trips. The noise analysis will identify potential operational noise levels associated with site operations and, if necessary, identify measures to reduce potential operational noise to levels that meet City requirements.

### ***Task 2D – Biological Constraints Analysis***

MIG biologists will conduct a review of available background information and perform a site visit to document all biological resources that occur on the Project Site. MIG will prepare a Rapid Biological Constraints Analysis (RBCA) Report that documents potentially sensitive habitats, species, and other biological resources that occur or may occur on the Project Site, such as those considered significant under the California Environmental Quality Act (CEQA) or those subject to regulation by a resource agency, requiring a permit, or other formal authorization for project-related impacts.

### **Task 2E – Cultural Resources Assessment**

In order to comply with the requirements of the archaeological technical study, CRM TECH would perform the following subtasks:

1. Digitize the project area boundary into our GIS mapping program and produce maps of it and the vicinity on historic-period and current maps and aerial images for use during the records search, prehistorical and historical background research, Native American scoping, field inspection, and for inclusion in the report.
2. Request a historical/archaeological resources records search using the California Historical Resources Inventory and other sources from the South Central Coastal Information Center (SCCIC) located on the campus of the California State University at Fullerton; this will provide us with required information regarding previous cultural surveys and the types of cultural resources that have been recorded in the area.
3. Conduct general prehistorical and historical background research using ethnographic, archaeological, and historical literature as well as early maps to develop the prehistorical and historical context and for information about previous land uses and development trends within and around the project area.
4. Request a sacred lands record search from the Native American Heritage Commission. This Subtask does not include AB 52 support which is addressed under Task 3D.
5. Conduct a field survey of the project area following professional archaeological procedures appropriate to the setting, which would include, among other standard procedures, walking over the property along transects spaced 15 meters or less apart when possible, taking overview photographs, and recording information regarding the vegetation, soils, land use, etc.
6. Field-record any artifacts, features, sites, or structures greater than 45 years of age that merit recordation according to guidelines set forth by the California State Office of Historic Preservation; this will include taking written notes regarding the items, plotting their locations with a GPS, photographing the resources, and making scaled drawings, as appropriate.
7. Conduct site-specific historical studies, including archival research, interviews, and consultations, as warranted, to determine past land uses, owners, and the age of any historical features, and to explore for important historical events and associations connected to any features or the property.
8. Complete site records (using standard DPR forms) for any resources that merit formal recordation and submit them to the South Central Coastal Information Center, as required.
9. Prepare a report to document the methods and findings of Subtasks 1-8, identifying all cultural resources within and near the project area, discussing their possible historical significance and integrity and recommending subsequent courses of action regarding such resources for cultural resource compliance for the property.

### **Task 2F – Paleontological Study**

To comply with CEQA and City guidelines regarding paleontological assessments, CRM TECH proposes to complete the following tasks:

1. Use the digitized project area boundary and produce maps of it and the vicinity on a geologic map for use during the paleontological research and field inspection, and for inclusion in the report.
2. Initiate/Request a paleontological resources records search at the Natural History Museum of Los Angeles County, Los Angeles.
3. Review pertinent paleontological literature and geological maps for information regarding geological formations and paleontological resources in the project area and vicinity.
4. Conduct a field survey of the project area following standard professional paleontological procedures; surface soils and current conditions, including any previous impacts will be noted and representative photographs will be taken during that time (no charge if conducted at the same time as the archaeological survey).
5. Prepare a report to document the methods and findings of Subtasks 1-4, identifying any potential fossil-bearing soils (and paleontological resources) within the project area, assessing the possibility of impacting paleontological resources during project construction, and recommending subsequent courses of action for paleontological resource compliance for the project area.

### **TASK 3 ENVIRONMENTAL DOCUMENTATION**

#### **Task 3A – Prepare Administrative Draft IS/MND**

MIG will use the CEQA Guidelines Appendix G Standard Environmental Checklist or the City's version of the checklist, for the Initial Study analysis of the project. MIG will provide thorough and comprehensive answers to each IS checklist question which will be supported by tables, figures, maps, and graphics as appropriate with source information referenced. The IS/MND document will include the following components and will be supported by the technical studies that will be provided as described under Task 2, above.

#### Introduction

MIG will describe the purpose and organization of the IS/MND, and the need for the IS according to CEQA Guidelines. The intent is to provide the CEQA Lead Agency (the City of La Habra) and the public with detailed information about the project's environmental effects and any measures required to mitigate potentially significant impacts.

#### Existing Conditions and Project Description

The existing physical conditions on the site and in areas surrounding the site will be described to establish baseline conditions for the project. The Project Description will then be compared to the existing conditions and serve as the basis for all subsequent analyses of environmental impacts and, thus, is an essential component of the environmental document. MIG will formulate an accurate and well-defined project description containing a comprehensive description of all aspects of the project, including activities and processes that will occur on the site, as well as any off-site improvements necessary to implement the project. The project description will also list the required permits needed to implement the project.

CEQA Checklist Issue Areas

MIG will describe physical changes to the environment that could result from the construction and operation of the project by addressing the 80+ questions within the 20 issue areas in the Initial Study Environmental Checklist. MIG will use the IS checklist questions, project plans, relevant Thresholds of Significance, and City of La Habra policies to determine significant impacts. Mitigation measures and/or avoidance and minimization measures will be recommended to reduce potentially significant impacts to less than significant levels, as necessary.

Based on our current understanding of the project we anticipated the key, principal issues for the IS/MND to be:

- Air Quality/Health Risk
- Energy
- Greenhouse Gases
- Land Use and Planning
- Noise and Vibration
- Transportation
- Cultural Resources

While we cannot verify prior to our undertaking the research, evaluation, and analysis of these issues as part of our scope of work, we currently do not anticipate any significant CEQA issues related to the following CEQA Checklist Issue areas:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

**Task 3B – Public Draft IS/MND**

Following receipt of City comments (combined in a single comment document) on the Administrative Draft IS/MND, MIG will prepare a draft screen check document that addresses the comments. MIG will then submit the screen check draft for final review and comment. Upon approval of the screen check document, MIG will prepare a Public Draft IS/MND as well as the CEQA Notice of Intent (NOI) to adopt a Mitigated Negative Declaration. MIG will be responsible for notice distribution and filing with the Orange County Clerk. This task assumes that the City will be responsible for ads published in the local newspaper and any physical on-site posting that may be required by City regulations.

### **Task 3C – Final Documents: Response to Comments, MMRP, and Required Notices**

Following the conclusion of the 20-day CEQA-required public review period of the Public Draft IS/MND, MIG will, if needed, assist the City in responding to any written comments received, including the preparation of written responses, if necessary.

MIG will also prepare the Mitigation, Monitoring, and Reporting Program (MMRP) for all mitigation measures adopted to ensure they are implemented as intended by the IS/MND. MIG will prepare an MMRP pursuant to Section 15097 of the State CEQA Guidelines that will be a table of all the mitigation measures included in the IS/MND. The City can use the table to track the implementation and monitoring of the mitigation measures. For each measure, the responsibility for ensuring proper implementation will be identified along with the timing and method of verification.

Immediately following the City's approval of the project and adoption of the IS/MND, MIG will provide a draft Notice of Determination (NOD) to the City. Following their approval of the NOD, MIG will file it with the Orange County Clerk's Office within five working days of project approval. At the time of the filing, fees will need to be provided by the applicant under the State of California Fish and Game Code Section 713. This fee is not included in our proposal.

### **Task 3D – AB 52 Administrative and Consultation Services**

MIG will provide administrative and consultation services in support of Assembly Bill 52 (AB 52) Native American Consultation. These services are performed under the guidance and direction of the City of La Habra, and will comprise the following six-step process:

1. Prepare tribal notification letter(s);
2. Mail and document tribal notification letter(s);
3. Create and update (as needed) AB 52 compliance checklist;
4. Forward formal tribal requests and scheduling for Government-to-Government consultation to the City;
5. Follow-up with staff during the 30-day tribal notification period; and
6. Compile the administrative record that documents AB 52 Compliance.

MIG will perform the six-step process and up to two (2) scheduled conference calls with the City and the tribe(s) to discuss Tribal Cultural Resources and Native American cultural resources, potential impacts to those resources, and mitigation measures (if necessary). It is assumed that the lead agency (City of La Habra) will facilitate these meetings with the assistance of MIG. MIG will document the information and capture Tribal input for inclusion in the project's administrative record.

## **TASK 4 - PROJECT MANAGEMENT, COORDINATION MEETINGS AND PUBLIC HEARINGS**

### **Task 4A – Meetings and Hearings**

In accordance with the RFP this task assumes MIG's participation and preparation for two public Planning Commission Hearings and two City Council Hears which will be attended in person by a lead MIG environmental staff member. This task also includes budget for 30-minute virtual biweekly coordination meetings (10 meetings total) with City staff as specified in the RFP. The budget for this task does not include the project kick-off meeting which is covered under Task 1.

**Task 4B – Project Management**

MIG recognizes that frequent, immediate, and clear communication with the project team is essential to keep the environmental review phase of the project on track. MIG has allocated budget for communication and coordination with the City, applicant, and other project team members to ensure we can communicate clearly and effectively. Additionally, this budget covers contractual matters, case administration, and our quality control review process.

**BUDGET**

The base cost to prepare the technical analyses and IS/MND is estimated to be **\$86,350** based on time and materials. The total budget with the inclusion of the ten percent contingency required by the RFP is **\$94,985**. Expenses will be billed at cost plus ten percent. Invoicing will occur monthly based on time and materials. Payments are due and payable within 30 days of receipt of invoice to MIG, 800 Hearst Avenue Berkeley, CA 94710. As the project progresses, if there is a change in scope or additional time and efforts are needed, an amendment to the budget will be requested before proceeding. A summary of the budget, with amounts estimated for each task, is provided below. Our budget is based on a total not-to-exceed budget for all listed tasks and allows for a shift of funds among tasks, provided the overall budget amount is not exceeded.

Task	Cost
<b>1. Initiate Project, Data Collection</b>	<b>\$3,700</b>
<b>2. Technical Studies</b>	<b>\$42,750</b>
2A Air Quality/HRA	\$12,000
2B Greenhouse Gas Emissions/Energy	\$ 7,200
2C Noise and Vibration	\$ 6,500
2D Biological Constraints Analysis	\$5,300
2E Cultural Resources Assessment	\$8,100
2F Paleontological Study	\$3,650
<b>3. Environmental Documentation</b>	<b>\$26,300</b>
3A Prepare Administrative Draft IS/MND	\$14,900
3B Prepare Public Draft IS/MND	\$4,200
3C Prepare Final Documents - MMRP, RTC, NOD	\$4,400
3D AB 52 Administrative and Consultation Services	\$2,800
<b>4. PM, Coordination Meetings &amp; Public Hearings</b>	<b>\$11,500</b>
4A Meetings and Hearings	\$6,500
4B Project Management	\$5,000
<b>Labor Cost Subtotal</b>	<b>\$84,250</b>
<b>Expenses</b>	<b>\$2,100</b>
<b>TOTAL (labor + expenses)</b>	<b>\$86,350</b>
<b>10 Percent Contingency</b>	<b><u>\$8,635</u></b>
<b>TOTAL with 10 Percent Contingency</b>	<b>\$94,985</b>

## SCHEDULE

### MITIGATED NEGATIVE DECLARATION SCHEDULE

Based on our scope of work, we anticipate that all the technical studies, except the Cultural and Paleontological Studies, will take approximately eight weeks total to complete. The workload at the South Central Coastal Information Center and the Native American Heritage Commission has resulted in records searches taking 2 months or more: therefore, completion of the Cultural and Paleontological studies may take 3-4 months to complete. In order to expedite the overall project, MIG proposes that these studies and the Cultural and Tribal Cultural Resources sections of IS/MND be provided once completed, as they may not be ready in time to include in the Administrative Draft IS/MND.

The Administrative Draft IS/MND will be completed within two weeks of completion of the technical studies (except cultural sections). We estimate that it will take another five weeks to complete the final Public Draft IS/MND, including an estimated three-week review time for the City, and two weeks for MIG to make final revisions based on the City's review. A preliminary schedule is provided below.

Activities	Weeks	Cumulative Weeks
<b>Tech. Studies Completed*</b>	8	8
<b>Administrative Draft IS/MND Completed</b>	10	10
<b>Public Draft IS/MND Completed</b>	5	15
<b>20-Day Public Review</b>	3	15-18
<b>Planning Commission Hearings</b>		TBD

*\*Except Cultural and Paleontological Studies: see discussion in preceding narrative.*