

CITY OF MONTEBELLO CITY COUNCIL
AND SUCCESSOR AGENCY
CALL AND NOTICE OF A SPECIAL MEETING

**PLEASE TAKE NOTICE THAT THE CITY COUNCIL AND THE
SUCCESSOR AGENCY HAS CALLED A SPECIAL MEETING OF
THE MONTEBELLO CITY COUNCIL AND THE SUCCESSOR
AGENCY OF THE CITY OF MONTEBELLO AS FOLLOWS:**

**CITY OF MONTEBELLO CITY HALL
CITY COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA¹
MONDAY, JANUARY 28, 2019 – 4:30 P.M.**

FOR THE PURPOSE OF THE FOLLOWING:

OPENING CEREMONIES

- 1. CALL MEETING TO ORDER:** Mayor Pro Tem/Vice Chair Hadjinian
- 2. ROLL CALL:** City Clerk/Successor Agency Clerk I. Barajas
- 3. STATEMENT OF PUBLIC ORAL COMMUNICATIONS:** Members of the public interested in addressing the City Council or Successor Agency during this Special Meeting may only address the items which have been described in the notice of this Special Meeting in accordance with Government Code Section 54954.3(a). If you wish to speak on said item, please fill out a form provided at the door, and turn it in to the City Clerk prior to the beginning of Oral Communications so that you will have an opportunity to speak before or during consideration of that item. This also includes any request for Public Oral Communications on items listed for Closed Session prior to the City Council or Successor Agency recessing into Closed Session.

Please be aware that the maximum time allotted for individuals to speak shall not exceed three (3) minutes per speaker. Please show courtesy to others and direct all of your comments to the Mayor Pro Tem/Vice Chair.

- 4. PUBLIC ORAL COMMUNICATIONS**

CLOSED SESSION

- 5. PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT**
Government Code Section 54957(b)(1)
Titles: Consultant to Acting City Manager, Director of Finance
- 6. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**
Government Code Section 54956.9(d)(2) and 54956.9(d)(4)
One matter regarding possible litigation to be initiated and one matter under the possibility of exposure of litigation will be discussed.
- 7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Government Code Section 54956.8
Property: 1345 North Montebello Boulevard, Montebello, CA
Agency's Negotiator: Acting City Manager Pasmant, City Attorney Alvarez-Glasman
Negotiating Party: Costco

¹ In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Official at 323/887-1497. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

REGULAR SESSION

8. PUBLIC HEARING: A DEVELOPMENT AGREEMENT, AN AMENDMENT TO THE PRECISE PLAN OF DEVELOPMENT FOR FORMER COSTCO SITE LOCATED AT 1345 N. MONTEBELLO BLVD.; AND CERTIFICATION OF THE NEGATIVE DECLARATION

COMMENT: The City Council will conduct a public hearing and consider approving an Amended Precise Plan of Development, a Development Agreement, and certifying a Negative Declaration therefor, to effectuate the redevelopment of the property located at 1345 N. Montebello Blvd.

RECOMMENDATION: That the City Council: (1) Adopt the following Resolution: A resolution of the City Council for the City of Montebello, California, approving an amendment to the existing Precise Plan of Development for the property located at 1345 North Montebello Boulevard, and certifying the associated Negative Declaration for the Project; and (2) Introduce and conduct first reading of the following Ordinance: An Ordinance of the City Council for the City of Montebello, California, approving Development Agreement (DA X-18) between the City of Montebello and Costco Wholesale, Inc., for the property located at 1345 North Montebello Boulevard.

**9. CONSIDERATION OF PROFESSIONAL SERVICE AGREEMENT WITH ANDREW G. PASMANT
(FINAL CONTRACT WILL BE PRESENTED TO CITY COUNCIL AT CITY COUNCIL MEETING)**

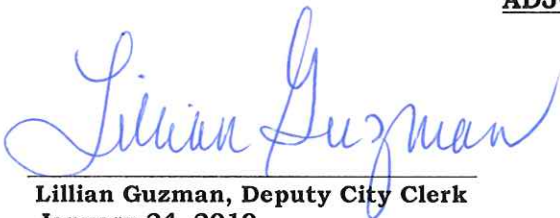
RECOMMENDATION: Move to approve agreement.

10. EMPLOYMENT CONTRACT – DIRECTOR OF FINANCE

COMMENT: The City Council will consider approving the Director of Finance position. The current monthly salary ranges for the position is \$9,937 - \$12,083 per position (\$119,244 - \$144,996 annually, excluding benefits), as adopted in Resolution 18-52.

RECOMMENDATION: It is recommended that the City Council approve employment contract for the Director of Finance position.

ADJOURNMENT



Lillian Guzman, Deputy City Clerk
January 24, 2019

CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andrew Pasmant, Acting City Manager

BY: Manuel Mancha, Interim Director of Planning and Community Development

SUBJECT: PUBLIC HEARING: A Development Agreement, an Amendment to the Precise Plan of Development for former Costco site located at 1345 N. Montebello Blvd.; and Certification of the Negative Declaration

DATE: January 28, 2019

RECOMMENDATION

That the City Council:

- 1) Adopt the following Resolution: A resolution of the City Council for the City of Montebello, California, approving an amendment to the existing Precise Plan of Development for the property located at 1345 North Montebello Boulevard, and certifying the associated Negative Declaration for the Project; and
- 2) Introduce and conduct first reading of the following Ordinance: An Ordinance of the City Council for the City of Montebello, California, approving Development Agreement (DA X-18) between the City of Montebello and Costco Wholesale, Inc., for the property located at 1345 North Montebello Boulevard.

DISCUSSION

On December 27, 2018, the Planning Commission held a public hearing, took testimony, and adopted a Resolution recommending that the City Council approve a Development Agreement (DAX-18) between the City of Montebello and Costco Wholesale, Inc., an amendment to the existing Precise Plan of Development for the property located at 1345 North Montebello Boulevard, and certify the Negative Declaration.

PROJECT DESCRIPTION

History of the Property

The property located at 1345 N. Montebello Boulevard (the "Property") totals 20.675 acres, and is situated just south of the SR-60 Freeway, north-west of the intersection of

Paramount Boulevard / Montebello Boulevard, and is bounded to the west by the former Operating Industries, Inc., landfill in the City of Monterey Park. The Property is designated for “General Commercial / Auto Center” in the Montebello General Plan, and the underlying zoning is C-2 “General Commercial” in the Montebello Zoning Code.

In 1989, the Property was purchased by the former Community Redevelopment Agency of the City of Montebello (“RDA”) for an unknown sum, and in 1993, was leased to Costco Wholesale Corporation (then known as “Price Club”) for development and operation of their well-known retail warehouse (“Costco.”) The lease provided for an initial term of 10-years, with four (4) optional 5-year extensions. It also provided Costco the right to purchase the Property at any time during the term of the lease.

As most relevant here, the City Council contemporaneously approved a zone amendment for the project, changing the Property’s zoning from “General Commercial” (C-2), to “General Commercial – Planned Development District” pursuant to Chapter 17.38 of the Zoning Code. As explained by the Zoning Code, “Planned Development Districts” are a master planning mechanism allowing for the development of large commercial parcels in a comprehensive and orderly manner, with development being controlled by a site plan called a “Precise Plan of Development.” The Precise Plan of Development includes maps, drawings, and a general narrative of the project that describe its nature and scope. (Montebello Zoning Code § 17.38.080.)

As relevant to the Costco project, the Precise Plan of Development approved by the City Council allowed construction of a “big box structure” totaling 138,000 square feet and associated parking amenities.

Relocation of Costco and Efforts to Repurpose the Site

In April 2017, Costco provided notice that it was exercising its option to purchase the Property in connection with its anticipated move to a large site located in the City of Monterey Park. Since this time, Costco and the City have worked cooperatively to identify beneficial alternative uses for the Property that reflect current demands of the commercial-tenant market, preserve the City’s sales tax base, and provide residents with close and convenient access to desirable businesses and amenities.

The parties have explored two (2) avenues for redeveloping the Property. The first contemplates Costco purchasing the Property and subsequently developing a shopping center / retail project that is consistent with existing zoning and land use controls. The second proposal involves the City acquiring the right from Costco to select the developer and project to be installed on the Property.

The parties are continuing to explore this second option, which staff anticipates being presented to the Planning Commission and/or City Council at a future date. The scope, nature, and type of land uses and development to be included in this proposal are unknown at this time

This report, and the instant matter before the City Council, concerns Costco’s development proposal for the Property.

ANALYSIS

THE PROJECT

Costco's proposal (the "Project") is the result of lengthy discussions with the City. The Project involves repurposing the existing "big box structure" and the development of several new "building pads" in portions of the existing parking lot. The maximum leasable area provided by the Project would be 155,000 square feet, which would be divided among the repurposed "big box structure" and the new building pads.

More specifically, the Project contemplates no more than four (4) new building pads that would provide a total of 31,000 square feet, in which case the repurposed "big box structure" would be reduced in size to a maximum of 124,000 square feet. On the other extreme, and though unlikely because of tenant demands, the Project would allow expansion of the existing "big box structure" to 155,000 square feet, in which case no new building pads would be developed.

Consistent with these development parameters, Costco has proposed two (2) alternative "Development Concepts":

1. "Concept 1" includes a "big box structure" of 124,000 square feet, and four (4) new pads of 7,750 square feet each. (Exhibit A).
2. "Concept 2" includes a "big box structure" of 138,000 square feet, with two new pads of 5,000 square feet, and two (2) additional new pads of 3,500 square feet. (Exhibit B).

Four (4) general categories of commercial / retail land uses would be permitted to occupy the Project:

1. "Retail Uses" that are permitted conditionally or by-right in the "General Commercial" zoning district, including: automobile / motorcycle sales (new and used); grocery store; general retail uses, wholesale to the public or members, health food store; hobby supply shops; music stores; clothing, apparel, shoe, or cosmetics sales; office equipment (sales / rentals); service stations; and truck sales and rentals (new and used).
2. "Restaurant Uses," provided that not more than 31,000 square feet of the Project may be dedicated to this use, and not more than 10,000 square feet may be occupied by "stand alone" bars, cocktail lounges, wine tasting rooms, or breweries.
3. "Professional or Medial Office Uses," provided that not more than a total of 77,500 square feet may be dedicated to this use when combined with Alternative Uses (described below).
4. "Alternative Retail Uses" include gyms or fitness centers; recreational facilities;

dance studios; driving range / golf course; indoor soccer facility; batting cages; youth play rooms (e.g. trampolines, bounce houses, etc.); escape rooms; last-mile shipping facilities; game courts; and bowling alleys. A maximum of 77,500 square feet of the Project may be dedicated to these uses, which, if fully utilized, would preclude Professional or Medical Office uses.

Both Development Concepts contemplate Retail and Alternative Uses being located in the “big box structure,” with retail or restaurant uses housed in the new building pads.

In furtherance of the Project, Costco has submitted applications for a statutory Development Agreement, and an amendment to the existing Precise Plan of Development for the Property. Because the Project and proposed land uses are consistent with existing General Plan and Zoning Code designations, no general plan or zoning amendment is required.

DEVELOPMENT AGREEMENT

A statutory Development Agreement is a planning mechanism provided for under California law, which is intended to give both cities and private developers certainty in the development process.

Development Agreements must be approved by ordinance, and once approved, exempt the developer from later-enacted laws or regulations that otherwise would be applicable to the project. At the same time, Development Agreements allow cities to dictate the nature of the development, the land uses permitted, the density or intensity of use, and the maximum height and size of proposed buildings. The projects approved by a Development Agreement must be consistent with the city’s general plan and zoning code.

PRECISE PLAN OF DEVELOPMENT

The Montebello Zoning Code requires all development occurring within a Planned Development District, such as the Property, to be consistent with the governing Precise Plan of Development. Accordingly, implementing the Project requires an amendment to the existing Precise Plan of Development for the Site.

Pursuant to Section 17.38.170, major changes to a Precise Plan of Development, such as those required for the Project, require approval by the Planning Commission and the City Council, whose discretion is guided by the factors detailed in Section 17.38.110 as set forth in the attached Resolution.

ANALYSIS

The proposed Development Agreement is attached for the City Council’s consideration, which, in the opinion of staff, is consistent with both the Montebello General Plan and Montebello Zoning Code.

As to the General Plan, the Development Agreement is consistent with the General Plan's goals of: formulating a land use plan that is responsive to the needs of the community; permitting the orderly arrangement of land uses; providing for the development and location of commercial shopping areas within the community in a manner compatible with other land uses (Land Use Goals 1, 2, 4); the Property is situated in an appropriate location for commercial development; and the Project would add to the commercial facilities available to meet the needs of its residents, and provide tax revenues to the City (See Land Use Element of the General Plan - Land Use Objectives, Commercial).

Similarly, the Development Agreement is consistent with the Zoning Code, as proposed development is consistent with existing standards, and proposed land uses are consistent with those permitted by-right or conditionally under the Property's current zoning designation.

Concept 1 and Concept 2 (described above and attached) would serve as the Amended Precise Plan of Development for the Property, and both are consistent with the various factors detailed in Section 17.38.110 of the Zoning Code. These specific factors, and the facts supporting a finding that the two development concepts are consistent therewith, are detailed fully in Section 4 of the attached Resolution.

CEQA

The Development Agreement and Amended Precise Plan of Development are both "discretionary actions" that require compliance with California's Environmental Quality Act ("CEQA"). The City completed a comprehensive analysis of the Project's potential to create significant environmental impacts, and the analysis concluded that it is not reasonably foreseeable that any significant environmental impacts would result from the Project.

For this reason, the City caused a Negative Declaration to be completed in accordance with CEQA requirements, as attached to this report.

PUBLIC NOTICE

Notice of the City's consideration of the Project has been provided as required by law. A Notice of Intent to Adopt a Negative Declaration was posted and published on November 19, 2018, which included the date and time of the hearing. The City subsequently caused notice of the Planning Commission's consideration of the Development Agreement and Amended Precise Plan of Development to be published, and mailed to adjacent property owners, ten (10) days before the hearing. This hearing before the City Council was proceeded by 10-days' posted, mailed, and published notice as required by law.

SUMMARY

The City Council will conduct a public hearing and consider approving an Amended Precise Plan of Development, a Development Agreement, and certifying a Negative

Declaration therefor, to effectuate the redevelopment of the property located at 1345 N. Montebello Blvd.

ATTACHMENTS

- A. Draft Resolution
- B. Draft Ordinance
- C. IS_ND
- D. Development Concept 1
- E. Development Concept 2
- F. Permitted Use Exhibit
- G. Draft Development Agreement

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF MONTEBELLO, CALIFORNIA APPROVING AN AMENDMENT TO THE PRECISE PLAN OF DEVELOPMENT FOR THE PROPERTY LOCATED AT 1345 NORTH MONTEBELLO BOULEVARD, AND CERTIFYING THE ASSOCIATED NEGATIVE DECLARATION FOR THE PROJECT

WHEREAS, the property located at 1345 North Montebello Boulevard ("Property") is currently owned by the Montebello Successor Agency ("Successor Agency"), which, by virtue of the Redevelopment Dissolution Law (Health & Safety Code sections 34170 *et seq.*), is the successor-in-interest to and current owner of the real property assets of the former Community Redevelopment Agency of the City of Montebello ("Former RDA");

WHEREAS, in January 1993, the Former RDA leased (the "Lease") the Property to the Price Company, now known as Costco Wholesale Corporation ("Costco"), pursuant to which Costco developed and operated a 138,000 square-foot discount retail warehouse and associated parking facilities ("Improvements") on the Property, and which granted Costco an option to purchase the Property at any point during the Lease term ("Option");

WHEREAS, contemporaneous with the Lease, the City Council for the City of Montebello amended the zoning designation of the Property from "General Commercial" (C-2), to "General Commercial – Planned Development District" (C-2-PD), and approved an accompanying "Precise Plan of Development" pursuant to Chapter 17.36 of the Montebello Zoning Code, the latter of which authorized the construction and operation of the Improvements on the Property;

WHEREAS, in April 2017, Costco provided notice that it was exercising its right to purchase the Property under the Option, and has heretofore ceased operating and has vacated the Property having recently relocated to a different location within the immediate market area;

WHEREAS, Costco now desires to redevelop and repurpose the Improvements and Property with a productive and beneficial land use that is consistent with the Montebello General Plan and Zoning Code, and to that end, Costco and City staff have worked cooperatively over the past several months to identify desirable and feasible development alternatives for the Property, and as a result of such efforts, Costco has submitted an application for a statutory Development Agreement, pursuant to Government Code section 65864 *et seq.*, and an application to amend the Precise Plan of Development, pursuant to Chapter 17.36, which propose the construction and operation of a multi-tenant shopping center on the Property (the "Project");

WHEREAS, the proposed Project consists of repurposing the Improvements, including the 138,000 square-foot big box structure or a portion thereof, and constructing up to four (4) new outlying pads totaling a maximum of 31,000 square feet, for a total Project gross leasable area not to exceed 155,000 square-feet, to be occupied by retail and commercial land uses that are consistent with those permitted or conditionally-permitted under the Property's current General Plan and zoning designations;

WHEREAS, the City, as lead agency for the Project under the California Environmental Quality Act ("CEQA"), has evaluated potential environmental effects of the Project through the preparation of an Initial Study, which concluded that the Project does not have the potential to create a significant effect on the environment, and accordingly on November 19, 2018, the City published and posted a Notice of Intent to Adopt a Negative Declaration for the Project in accordance with CEQA requirements, advising of the 20-day public comment period for the Negative Declaration and providing notice of a public hearing before the Planning Commission;

WHEREAS, the Planning Commission held a duly notice public hearing, and after consideration of the materials presented at the same, adopted a Resolution recommending that the City Council adopt the Precise Plan of Development, approve the Development Agreement, and certify the Negative Declaration;

WHEREAS, the City Council has held a duly notice public hearing to consideration the Project, and has heard and considered staff presentations and reports, the initial study and negative declaration, and all public comments submitted on the Project;

WHEREAS, contemporaneous with this Resolution, the City Council has considered the introduction of an Ordinance approving the Development Agreement; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY RESOLVES, DECLARES, AND DETERMINES AS FOLLOWS:

SECTION 1. RECITALS. Based on the staff reports, presentations, public testimony, comments, initial study, negative declaration, and other evidence presented at the duly noticed public hearing in this matter, the City Council finds and declares that the Recitals set forth above are true and correct, and therefore adopts and incorporates such as a material part hereof, and further, and based upon such evidence, makes the additional findings set forth below in this Resolution.

SECTION 2. CEQA FINDINGS. The City Council, in light of the whole record before it, including but not limited to, the draft Initial Study / Negative Declaration prepared for the Project, as such are presented contemporaneously with this Resolution and incorporated fully herein by this reference, any comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) included within the record for this matter, the City Council finds and determine as follows:

- A. Review Period. That the City has provided a 20-day public review period for the draft Initial Study/Negative Declaration as required by CEQA.
- B. Compliance with Law. That the draft Initial Study/ Negative Declaration were prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.).
- C. Independent Judgment. That the draft Initial Study/Negative Declaration reflect the independent judgment and analysis of the City.
- D. No Significant Effect. That there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the Project may have a significant effect on the environment. Therefore, the City Council concludes that the Project will not have a significant effect on the environment, and that adopts and approves the draft Initial Study/Negative Declaration.

SECTION 3. AMENDMENT TO PRECISE PLAN OF DEVELOPMENT. The City Council approves the Amended Precise Plan of Development, as such is presented contemporaneously with this Resolution as “Development Concept 1” and “Development Concept 2,” respectively attached hereto as Exhibit A and Exhibit B and incorporated fully herein by this reference, and makes the following findings consistent with Sections 17.38.070 and 17.38.110 of the Montebello Municipal Code:

- A. The Amended Precise Plan of Development is consistent with the provisions of Chapter 17.38, and includes the matters required in Section 17.38/070;
- B. The Amended Precise Plan of Development is consistent with the general intent of the zoning regulations, with the general plan, and with any applicable specific plan;
- C. The Amended Precise Plan of Development is compatible with present and future development of property within the immediate vicinity;
- D. The Amended Precise Plan of Development is consistent with the general peace, health, safety and general welfare;

- E. The permitted uses and development standards adopted as part of the Amended Precise Plan of Development will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not have been adequately achieved under the pre-existing zoning district;
- F. The proposed on-site streets and thoroughfares are adequate in size to accommodate the traffic volume generated by the proposed Project, and increased densities will not generate traffic in such amounts as to overload the street network outside the planned development boundary;
- G. No exceptions to the development standards of the zoning code are contemplated by the Project;
- H. The existing or proposed utility services and facilities are adequate for the proposed Project; and
- I. The proposed buildings and structures are situated in such a manner to minimize impacting the privacy of existing abutting residential uses.
- J. The Amended Precise Plan of Development is comprehensive, with respect to land, buildings, landscaping and their interrelationships;
- K. The Amended Precise Plan of Development provides for adequate open space, circulation, off-street parking and pertinent amenities. Buildings, structures and facilities in the Property are well integrated, oriented and related to the topographic and natural landscape features of the site, as well as the surrounding development patterns. Multi-story structures are developed with due consideration to the privacy of the adjacent land uses;
- L. The internal street system is designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities in the project site;
- M. Common areas and are be readily accessible to the occupants of the dwelling units and shall be related to any common open space provided in the project site;
- N. To the extent feasible, the architecture is in harmony and compatible within the development and design of the surrounding existing and expected future development in the area;
- O. The development characteristics such as lot area, frontage and width, coverage, density, yards/setbacks, building heights, landscaping and parking depicted in the Amended Precise Plan of Development are consistent with the standards of the underlying zoning designation

SECTION 4. The City Council finds and determines that following conditions of approval are necessary and appropriate for the Project:

General

1. The applicant and city shall respectively defend, indemnify, and hold harmless the other party from and against any claim, litigation, action, or proceeding arising from or relating to the negligent or unlawful act or omission of their respective officials, agents, officers, or employees arising out of, or which are related to the applicant's project or application. Should any claim, litigation, action, or proceeding be brought by a third-party challenging applicant's project, application, or implementation of the same, the applicant and city shall each have the right, but not the obligation, to defend such claim, litigation, action, or proceeding at the sole and exclusive expense of that party; provided that the parties shall work together cooperatively and in good faith in defense of any such action through the provision of documents, information, and related support reasonably requested or required by a party defending such action.
2. The development and utilization of the Property shall substantially conform to the Amended Precise Plan of Development, except as provided for herein and by subsequent "minor changes" found by the Director of Planning and Community Development to be in substantial compliance with these provisions. Consistent with Montebello Municipal Code section 17.38.150, "minor changes" mean changes to the Amended Precise Plan of Development that: do not change the boundaries of the project; do not change any land use approved in the adopted Plan; do not exceed ten percent (10%) of the approved development standards; and/or do not change the intent of the adopted Plan. Major changes to the Amended Precise Plan of Development, as determined by the Director, may be approved by the Planning Commission and City Council pursuant to Sections 17.38.120 and 17.38.130.
3. All parking areas shall be sufficiently lit and managed to discourage loitering and/or late-night activity.
4. All outdoor utilities, machinery, and equipment, including roof-mounted equipment, shall be appropriately screened or camouflaged when viewed from the public right-of-way, in a manner that is compatible with the structure, the Amended Precise Plan of Development, and any minor changes approved by the Director.
5. The applicant's exercise of rights under this approval shall be subject to compliance with all applicable federal, state and local laws, including but not limited to applicable building, plumbing, mechanical, fire, and electrical codes.

6. Subject to the terms and conditions of the Development Agreement, including but not limited to the construction schedule or phased construction provisions thereof, this approval shall expire if the rights granted are not exercised within two (2) years from the effective date of City Council approval. The Developer's "exercise of rights" for purposes of this condition shall be defined with reference to the Development Agreement.
7. This approval may be extended on the same terms and conditions as those applicable to and set forth specifically in the Development Agreement.
8. In the event of a violation of the Amended Precise Plan of Development or these conditions of approval, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.
9. Design, Development, and Maintenance
 - a. The property owner shall expeditiously initiate and complete the removal of all graffiti on-site promptly following its appearance, or notice of its appearance from the City.
 - b. No pay telephone(s) on the exterior of the premises.
 - c. Storage shall be limited to accessory storage of commodities sold at retail or utilized in the conduct of a permitted use which is located on the premises. Storage must be within a completely enclosed building, except that vehicles and equipment used in the operation of a permitted use may be stored outdoors on the property.
 - d. All improvements shall substantially conform to the Amended Precise Plan of Development and Development Agreement, as each is respectively adopted, amended or modified.
 - e. Construction may occur in phases, provided that each phase includes a description of location, structures, infrastructure and the timing for completion of all phases does not exceed the time limits established herein.
 - f. Any trash, debris, or overgrown vegetation shall be expeditiously removed from the property, and the project site shall be kept clean to prevent any trash, debris, or overgrown vegetation onto neighboring properties or onto the public right-of-way.
 - g. If, at any time, a trash, debris, or overgrown vegetation problem arises, the Director of Planning and Community Development may require a clean-up plan to be submitted and reviewed. The clean-up plan shall include a schedule of time and frequency of clean-up activities. Upon approval of

the plan by the Director of Planning and Community Development, the measures of the plan shall be implemented.

- h. All signage shall comply with Chapter 17.62 of the Montebello Municipal Code, except as otherwise may be approved the Amended Precise Plan of Development, the Development Agreement, or by the Director as a “minor change” to the Amended Precise Plan of Development.

Public Works

- 10. Any damaged curb and gutter resulting from construction activities and located in any public street fronting the project shall be replaced.
- 11. Grading plans for onsite improvements and street improvement plans for all offsite improvements shall be prepared by a California Registered Civil Engineer and submitted to the Engineering Division for reviewed with no further comment prior to issuance of any Building permits.
- 12. A permit from the Public Works/Engineering Department is required for all onsite grading and offsite improvements.
- 13. Prior to issuance of a building permit, the following additional requirements shall be satisfied:
 - a. Submittal of a Soils/Geology Report prepared by a registered Geotechnical Engineer/Geologist. The report shall provide soil permeability indexes for all soil types found within the project limits.
 - b. Submittal of a Hydraulic/Hydrology Report prepared by a Registered Civil Engineer for review and approval by the City Engineer, which includes calculations for any drainage device and which confirms the capacity and condition of the existing drainage system to accept flow from proposed development.
 - c. Submittal of a NPDES Project Evaluation Form and a Storm Water Pollution Prevention Plan (SWPPP). A sample SWPPP for all projects greater than one acre can be obtained from the following internet site: www.cabmphandbooks.com/Documents/Construction/Appendix_B.pdf
 - d. Submittal of an Urban Storm Water Mitigation Plan (USWMP) per City Ordinance No. 732.
 - e. Submittal of a Utility Plan for review and approval by the City Engineer and Building & Safety Department for the construction of any proposed offsite or private onsite sanitary sewer and water systems. Show all

proposed underground utilities that would service the proposed development.

- f. A Sewer Study is required. The limits of the study will be provided under separate cover after the City has seen Preliminary Plumbing Plans. The Developer will provide a video record of all sewers within the study area to determine their existing condition. Sewers will be monitored for a 14-day period to determine existing flow rates. The study will provide calculations for pre-project and post-project flows. Sewer improvements will be determined after the sewer study is reviewed. The study will be signed and stamped by a registered California Civil Engineer.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have passed this Resolution, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Resolution would be subsequently declared invalid or unconstitutional.

SECTION 6. EFFECTIVE DATE. The City Clerk shall certify to the passage and adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 28h day of January, 2019

Jack Hadjinian, Mayor Pro-Tem

APPROVED AS TO FORM:

ATTEST:

Arnold Alvarez-Glasman,
City Attorney

Irma Barajas, City Clerk

EXHIBIT A

[ATTACH DEVELOPMENT CONCEPT 1]

EXHIBIT B

[ATTACH DEVELOPMENT CONCEPT 2]

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF
MONTEBELLO, CALIFORNIA APPROVING A DEVELOPMENT
AGREEMENT (DA X-18) FOR THE PROPERTY LOCATED AT 1345
NORTH MONTEBELLO BOULEVARD**

WHEREAS, the property located at 1345 North Montebello Boulevard ("Property") is currently owned by the Montebello Successor Agency ("Successor Agency"), which, by virtue of the Redevelopment Dissolution Law (Health & Safety Code sections 34170 *et seq.*), is the successor-in-interest to and current owner of the real property assets of the former Community Redevelopment Agency of the City of Montebello ("Former RDA");

WHEREAS, in January 1993, the Former RDA leased (the "Lease") the Property to the Price Company, now known as Costco Wholesale Corporation ("Costco"), pursuant to which Costco developed and operated a 138,000 square-foot discount retail warehouse and associated parking facilities ("Improvements") on the Property, and which granted Costco an option to purchase the Property at any point during the Lease term ("Option");

WHEREAS, contemporaneous with the Lease, the City Council for the City of Montebello amended the zoning designation of the Property from "General Commercial" (C-2), to "General Commercial – Planned Development District" (C-2-PD), and approved an accompanying "Precise Plan of Development" pursuant to Chapter 17.36 of the Montebello Zoning Code, the latter of which authorized the construction and operation of the Improvements on the Property;

WHEREAS, in April 2017, Costco provided notice that it was exercising its right to purchase the Property under the Option, and has heretofore ceased operating and has vacated the Property having recently relocated to a different location within the immediate market area;

WHEREAS, Costco now desires to redevelop and repurpose the Improvements and Property with a productive and beneficial land use that is consistent with the Montebello General Plan and Zoning Code, and to that end, Costco and City staff have worked cooperatively over the past several months to identify desirable and feasible development alternatives for the Property, and as a result of such efforts, Costco has submitted an application for a statutory Development Agreement, pursuant to Government Code section 65864 *et seq.*, and an application to amend the Precise Plan of Development, pursuant to Chapter 17.36, which propose the construction and operation of a multi-tenant shopping center on the Property (the "Project");

WHEREAS, the proposed Project consists of repurposing the Improvements, including the 138,000 square-foot big box structure or a portion thereof, and constructing up to four (4) new outlying pads totaling a maximum of 31,000 square

feet, for a total Project gross leasable area not to exceed 155,000 square-feet, to be occupied by retail and commercial land uses that are consistent with those permitted or conditionally-permitted under the Property's current General Plan and zoning designations;

WHEREAS, the City, as lead agency for the Project under the California Environmental Quality Act ("CEQA"), has evaluated potential environmental effects of the Project through the preparation of an Initial Study, which concluded that the Project does not have the potential to create a significant effect on the environment, and accordingly on November 19, 2018, the City published and posted a Notice of Intent to Adopt a Negative Declaration for the Project in accordance with CEQA requirements, advising of the 20-day public comment period for the Negative Declaration and providing notice of a public hearing before the Planning Commission;

WHEREAS, the Planning Commission held a duly notice public hearing, and after consideration of the materials presented at the same, adopted a Resolution recommending that the City Council adopt the Precise Plan of Development, approve the Development Agreement, and certify the Negative Declaration;

WHEREAS, the City Council has held a duly notice public hearing to consideration the Project, and has heard and considered staff presentations and reports, the initial study and negative declaration, and all public comments submitted on the Project;

WHEREAS, contemporaneous with this Ordinance, the City Council has considered a Resolution approving the Precise Plan of Development and certifying the Negative Declaration for the Project; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. Based on the staff reports, presentations, public testimony, comments, initial study, negative declaration, and other evidence presented at the duly noticed public hearing in this matter, the City Council finds and declares that the Recitals set forth above are true and correct, and therefore adopts and incorporates such as a material part hereof, and further, and based upon such evidence, makes the additional findings set forth below in this Ordinance.

SECTION 2. CEQA FINDINGS. The City Council, in light of the whole record before it, including but not limited to, the draft Initial Study / Negative Declaration prepared for the Project, as such are presented contemporaneously with this Ordinance and incorporated fully herein by this reference, has adopted a Resolution

contemporaneously with this Ordinance approving and certifying the Negative Declaration for this Project.

SECTION 3. DEVELOPMENT AGREEMENT. This Ordinance incorporates, and by this reference makes a part hereof, the Development Agreement attached hereto as Exhibit A. The City Council hereby approves and adopts the Development Agreement based upon the following findings:

A. General Plan Consistency.

The City Council hereby finds that the Development Agreement, substantially in the form submitted herewith, is consistent with the goals, policies and implementation measures set forth in the General Plan, in that it: achieves the goal of formulating a plan that is responsive to the needs of the community; permits the orderly arrangement of land uses; provides for the development and location of commercial shopping areas within the community in a manner compatible with other land uses (Land Use Goals 1, 2, 4); and the Property is situated in an appropriate location for commercial development, and the Project would add to the commercial facilities available to meet the needs of its residents, and provide tax revenues to the City (Land Use Objectives, Commercial).

B. Zoning Code Consistency.

The City Council hereby finds that the Development Agreement is consistent with the Montebello Zoning Code, in that it authorizes and restricts use of the Property to land uses of a commercial or retail nature that are either permitted-by-right, or conditionally-permitted through issuance of a conditional use permit, in the General-Commercial zoning district.

SECTION 4. The City Council finds and determines that conditions of approval set forth in the Resolution approving the Precise Plan of Development are necessary and appropriate for the Project, and adopted as conditions of approval to the Development Agreement.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 6. EFFECTIVE DATE. The City Clerk shall certify to the adoption of this Ordinance, and publish as required by law. This Ordinance shall become effective 30 days after its adoption.

PASSED, APPROVED and ADOPTED this ____th day of January, 2019

Jack Hadjinian, Mayor Pro-Tem

APPROVED AS TO FORM:

ATTEST:

Arnold Alvarez-Glasman,
City Attorney

Irma Barajas, City Clerk

EXHIBIT A

[DEVELOPMENT AGREEMENT]

**NEGATIVE DECLARATION & INITIAL STUDY
MULTI-USE COMMERCIAL REDEVELOPMENT
PROJECT
1345 NORTH MONTEBELLO BOULEVARD
MONTEBELLO, CALIFORNIA**



LEAD AGENCY:

**CITY OF MONTEBELLO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA 90640**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

NOVEMBER 9, 2018

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NEGATIVE DECLARATION

PROJECT NAME: Multi-Use Commercial Redevelopment Project.

PROJECT ADDRESS: 1345 North Montebello Boulevard.

APPLICANT: City of Montebello.

CITY AND COUNTY: City of Montebello, Los Angeles County.

DESCRIPTION: The proposed project involves redeveloping and repurposing a 138,000 square-foot “Big Box Structure” and associated parking facilities located at 1345 N. Montebello Boulevard (the “Site”). The Site, which totals 20.46 acres, formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the “Repurposed Structure”), and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the “Outlying Pads”). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leasable area (GLA).¹ The “as built” allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands.

The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate “commercial” uses that are either permitted by right or conditionally under the Site’s existing General Plan and zoning designation. Refer to Section 2.4.3 of the attached Initial Study that describes the project’s “Operational Characteristics.”

FINDINGS: This document was prepared in conformance with the California Environmental Quality Act (“CEQA”); Public Resources Code [PRC] §21000, *et seq.*; the CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000, *et. seq.*); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Montebello. The environmental analysis provided in the attached Initial Study indicates that the proposed project would not result in any significant adverse unmitigable impacts. For this reason, the City of Montebello finds that a *Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The construction and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The construction and subsequent occupancy of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The construction and subsequent occupancy of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.

¹ For example, if the Outlying Buildings total 31,000 of GLA, the Repurposed Structure will not exceed 124,000 GLA

NEGATIVE DECLARATION (CONTINUED)

- The construction and subsequent occupancy of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

Signature
City of Montebello Community Development Department

Date



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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The proposed project involves redeveloping and repurposing a 138,000 square-foot “Big Box Structure” and associated parking facilities located at 1345 N. Montebello Boulevard (the “Site”). The Site, which totals 20.46 acres, formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the “Repurposed Structure”), and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the “Outlying Pads”). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leasable area (GLA).² The “as built” allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands.³

The City of Montebello is the designated *Lead Agency* for the proposed project and will be responsible for the project’s environmental review.⁴ Costco’s redevelopment proposal will require discretionary approvals from the City and accordingly is a project under the California Environmental Quality Act (CEQA) and, as a result, is subject to the City’s environmental review process.⁵ As part of the proposed project’s environmental review, the City of Montebello has authorized the preparation of this Initial Study.⁶ The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. Additional purposes of this Initial Study include the following:

- To provide the City of Montebello with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the project’s environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Montebello, in its capacity as the Lead Agency. The City determined, after completing this Initial Study,

² For example, if the Outlying Buildings total 31,000 of GLA, the Repurposed Structure will not exceed 124,000 GLA

³ Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco's applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

⁴ California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. §21067.

⁵ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). §15060 (b).

⁶ Ibid. (CEQA Guidelines) §15050.

that a *Negative Declaration* is the appropriate environmental document for the proposed project's CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. This Initial Study and the *Notice of Intent to Adopt a Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.⁷ The project Applicant is Costco Wholesale, Inc. Questions and/or comments should be submitted to the following contact person:

Mr. Manny Mancha, Community Development Director
City of Montebello, Community Development Department, Planning Division
1600 West Beverly Boulevard
Montebello, California 90640

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the format and content of this Initial Study.

- *Section 1 - Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 - Project Description*, provides an overview of the affected area along with a description of the proposed project.
- *Section 3 - Environmental Analysis*, includes an analysis of potential impacts associated with the implementation of the proposed project.
- *Section 4 - Conclusions*, identifies the Mandatory Findings of Significance related to the proposed project's approval and subsequent implementation. This section also includes the Mitigation Monitoring and Reporting Program (MMRP).
- *Section 5 - References*, identifies the sources used in the preparation of this Initial Study.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any significant impacts on the environment. However, as opposed to proceeding with a Negative Declaration, the City has elected to proceed with a Negative Declaration to provide decision makers and the public with the additional information and review period that accompany a MND. For this reason, the City of Montebello has determined that a Negative Declaration is the appropriate CEQA document for Costco's redevelopment of the Site. The environmental analysis contained in Section 3 reflects the Initial Study Checklist format used by the City in its environmental review process pursuant to the CEQA Guidelines. For the evaluation of potential impacts, questions are stated and an answer is

⁷ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). §15060 (b).

provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The approval and subsequent implementation of the proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The approval and subsequent implementation of the proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Montebello or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The approval and subsequent implementation of the proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The approval and subsequent implementation of the proposed project may result in environmental impacts that are significant.

The findings of this Initial Study are summarized in Table 1-1 provided below and on the following pages.

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.1 AESTHETICS				
3.1.A. Would the project have a substantial adverse effect on a scenic vista?				X
3.1.B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
3.1.C. Would the project substantially degrade the existing visual character or quality of public view of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
3.1.D. Would the project create a new source of substantial light or glare which would adversely affect day- or night-time views in the area?				X
SECTION 3.2 AGRICULTURE & FORESTRY RESOURCES				
3.2.A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.2.B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
3.2.C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))?				X
3.2.D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
3.2.E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				X
SECTION 3.3 AIR QUALITY				
3.2.A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
3.2.B. Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation?			X	
3.3.C. Would the project expose sensitive receptors to substantial pollutant concentrations?			X	
3.3.D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?				X
SECTION 3.4 BIOLOGICAL RESOURCES				
3.4.A. Would the project, either directly or through habitat modifications, have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
3.4.B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
3.4.C. Would the project have a substantial adverse effect on State or Federally protected wetlands as defined (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
3.4.D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.4.E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
3.4.F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans?				X
SECTION 3.5 CULTURAL RESOURCES				
3.5.A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				X
3.5.B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
3.5.C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?				X
SECTION 3.6 ENERGY				
3.6.A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy, resources, during project construction or operation?			X	
3.6.B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			X	
SECTION 3.7 ENVIRONMENTAL JUSTICE				
3.7.A. Would the project result in a disproportionate human health or significant environmental impact on minority and/or low-income populations; or,				X
3.7.B. Would the project result in a disproportionate decrease in the employment and/or economic base of minority and/or low-income populations working or residing in the surrounding area.				X
SECTION 3.8 GEOLOGY & SOILS				
3.8.A. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides?			X	
3.8.B. Would the project result in substantial soil erosion or the loss of topsoil?				X
3.8.C. Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.8.D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial direct or indirect risks to life or property?				X
3.8.E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
3.8.F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				X
SECTION 3.9 GREENHOUSE GAS EMISSIONS				
3.9.A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
3.9.B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			X	
SECTION 3.10 HAZARDS & HAZARDOUS MATERIALS				
3.10.A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
3.10.B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3.10.C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X
3.10.D. Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
3.10.E. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
3.10.F. Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
SECTION 3.11 HYDROLOGY & WATER QUALITY				
3.11.A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.11.B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3.11.C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows?				X
3.11.D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
3.11.E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
SECTION 3.12 LAND USE & PLANNING				
3.12.A. Would the project physically divide an established community?				X
3.12.B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
SECTION 3.13 MINERAL RESOURCES				
3.13.A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
3.13.B. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
SECTION 3.14 NOISE				
3.14.A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
3.14.B. Would the project result in generation of excessive ground-borne vibration or ground borne noise levels?			X	
SECTION 3.15 POPULATION & HOUSING				
3.15.A. Would the project induce substantial unplanned population growth in an area, either directly or indirectly?				X

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.15.B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
SECTION 3.16 PUBLIC SERVICES				
3.16.A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?			X	
3.16.B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?			X	
3.16.C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?				X
3.16.D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other public facilities</i> ?				X
SECTION 3.17 RECREATION				
3.17.A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
3.17.B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
SECTION 3.18 TRANSPORTATION				
3.18.A. Would the project conflict with a plan, ordinance, or policy establishing measures addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?				
3.18.B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)?				X

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.18.C. For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(2)?				X
3.18.D. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
3.18.E. Would the project result in inadequate emergency access?				X
SECTION 3.19 TRIBAL CULTURAL RESOURCES				
3.19.A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				X
3.19.B. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.?				X
SECTION 3.20 URBAN BLIGHT & DECAY				
3.20.A. Would the proposed new retail use result in sales losses that are sufficiently large at existing retail establishments to force some to close?; and,				X
3.20.B. Would the affected closed stores stay idle long enough to create physical changes that could be defined as urban decay?				X
SECTION 3.21 UTILITIES & SERVICE SYSTEMS				
3.21.A. Would the project require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental impacts?			X	
3.21.B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.21.C. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
3.21.D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X	
3.21.E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				X
3.21.F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
SECTION 3.22 WILDFIRE				
3.22.A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project impair an adopted emergency response plan or emergency evacuation plan?				X
3.22.B. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
3.22.C. Would the project require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
3.22.D. Would the project expose people or structure to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
SECTION 3.23 MANDATORY FINDINGS OF SIGNIFICANCE				
3.23.A. The approval and subsequent implementation of the proposed project <i>will not</i> have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?.				X

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.23.B. The approval and subsequent implementation of the proposed project <i>will not</i> have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and other effects or probable future projects)?				X
3.23.C. The approval and subsequent implementation of the proposed project <i>will not</i> have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.				X



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SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed project involves redeveloping and repurposing a 138,000 square-foot “Big Box Structure” and associated parking facilities located at 1345 N. Montebello Boulevard (the “Site”). The Site, which totals 20.46 acres, formerly housed a Costco store. The proposed project is an initiative to repurpose the existing Big Box Structure or a portion thereof (the “Repurposed Structure”), and the construction of up to four new “Outlying Pads.” The new outlying pads will have a total maximum floor area of 31,000 square feet. The combined total floor area of the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leasable area (GLA).⁸ The “as built” allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands.⁹

2.2 PROJECT LOCATION

The Site is located in the northeast portion of the City of Montebello. The City is located in the southwestern portion of the San Gabriel Valley approximately 7.8 miles to the east of Downtown Los Angeles. Montebello is bounded by Monterey Park, Rosemead, and unincorporated County areas to the north; the Whittier Narrows Dam Recreation Area and Pico Rivera to the east; Pico Rivera and Commerce to the south; and Commerce and unincorporated East Los Angeles County areas to the west. Regional access to Montebello is provided by the Pomona Freeway (SR-60), which traverses the northern portion of the City in an east-west orientation, and by the Santa Ana Freeway (I-5), which extends along the southernmost boundary of the City in a north-south orientation.

Major physiographic features in the area include the Montebello Hills that includes the Site; the Rio Hondo River located approximately 1.25 miles to the east of the Site; the Puente Hills located approximately four miles to the east of the Site; and the San Gabriel Mountains located approximately ten miles to the north.¹⁰ The Site is located on the north side of Montebello Boulevard. The Site’s legal address is 1345 North Montebello Boulevard. The total Site’s land area, according to the Los Angeles County Tax Assessor, consists of 20.46 acres. Of the total Site area, approximately 3.72 acres will not be developed due to slope easements. The developable portion of the Site has a total land area of 16.74 acres.

The parcels that comprise the Site and their corresponding Assessor Parcel Numbers (APNs) are summarized below.

- *Parcel 5293-001-018.* 1.13 acres (the slope along the Site’s west side);
- *Parcel 5293-001-019.* 1.18 acres (the slope along the Site’s west side);

⁸ For example, if the Outlying Buildings total 31,000 of GLA, the Repurposed Structure will not exceed 124,000 GLA

⁹ Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco’s applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

¹⁰ Google Earth. Website accessed on May 21, 2018.

- *Parcel 5293-001-022*. 9.70 acres (the northern portion of the Site); and,
- *Parcel 5293-001-023*. 8.45 acres (the developable portion consisting of 7.04 acres).¹¹

Major roadways located in the vicinity of the Site include the SR-60 Freeway that extends along the Site's northern side; Montebello Boulevard, which abuts the Site to the south; Paramount Boulevard, located approximately 2,000 feet to the east; and San Gabriel Boulevard, located approximately one mile to the east. A regional location map is provided in Exhibit 2-1. The Site's location in the City of Montebello is shown in Exhibit 2-2. Finally, a local map is provided in Exhibit 2-3.

2.3 ENVIRONMENTAL SETTING

The Site's legal address is 1345 North Montebello Boulevard. The Site is located in an area that is predominantly commercial uses to the east and predominantly residential uses to the southwest. Exhibit 2-4 includes an aerial photograph of the Site and the surrounding area. Surrounding land uses are summarized below:¹²

- *North of the Site*. State Route 60 is located adjacent to the Site along its north side. Urban development and utility uses are located further north, along the north side of the SR-60. Views of these areas are provided in Exhibit 2-5.
- *South of the Site*. Montebello Boulevard abuts the Site to the south. The Montebello Hills oil field is located further south, on the south side of Montebello Boulevard. Views of these areas are provided in Exhibit 2-6.
- *East of the Site*. Price Club Drive extends along the eastern boundary of the Site and will provide access to the Site. The Montebello Town Square shopping center abuts the Site to the east. Montebello Boulevard is located 1,000 feet east of the Site. The Shops at Montebello indoor shopping mall is located approximately one-half mile east of the Site. Views of these areas are provided in Exhibit 2-7.
- *West of the Site*. The former Montebello Landfill and a water reservoir owned by the San Gabriel Valley Water Company is located along the Site's west side. A larger retaining wall extends along the Site's west side due to the elevational differences between the Site and the neighboring properties. Views of these areas are provided in Exhibit 2-8.

¹¹ Los Angeles County. *Tax Assessor's Office Parcel Viewer*. Website Accessed May 5, 2018.

¹² Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on May 2, 2018.

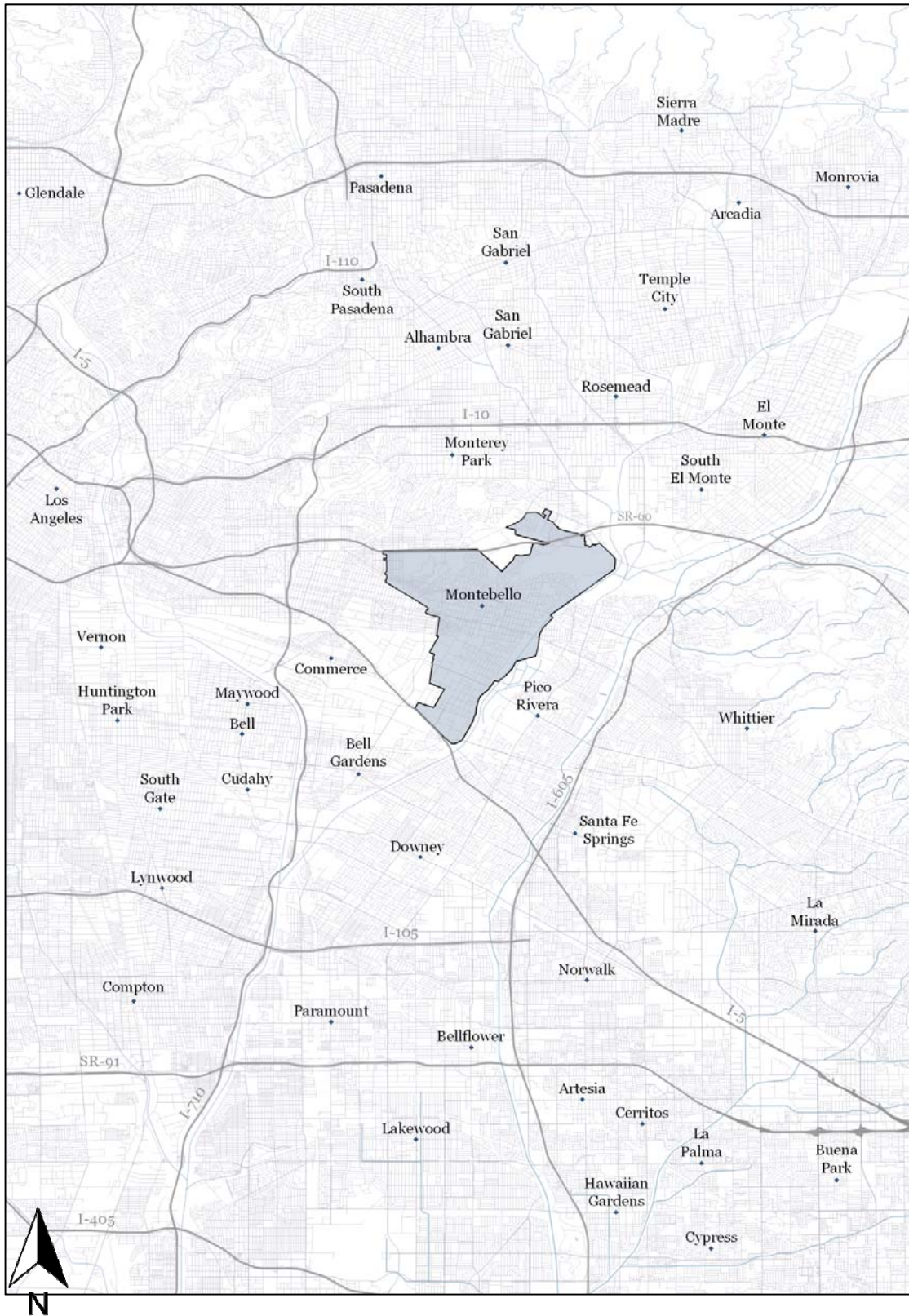


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

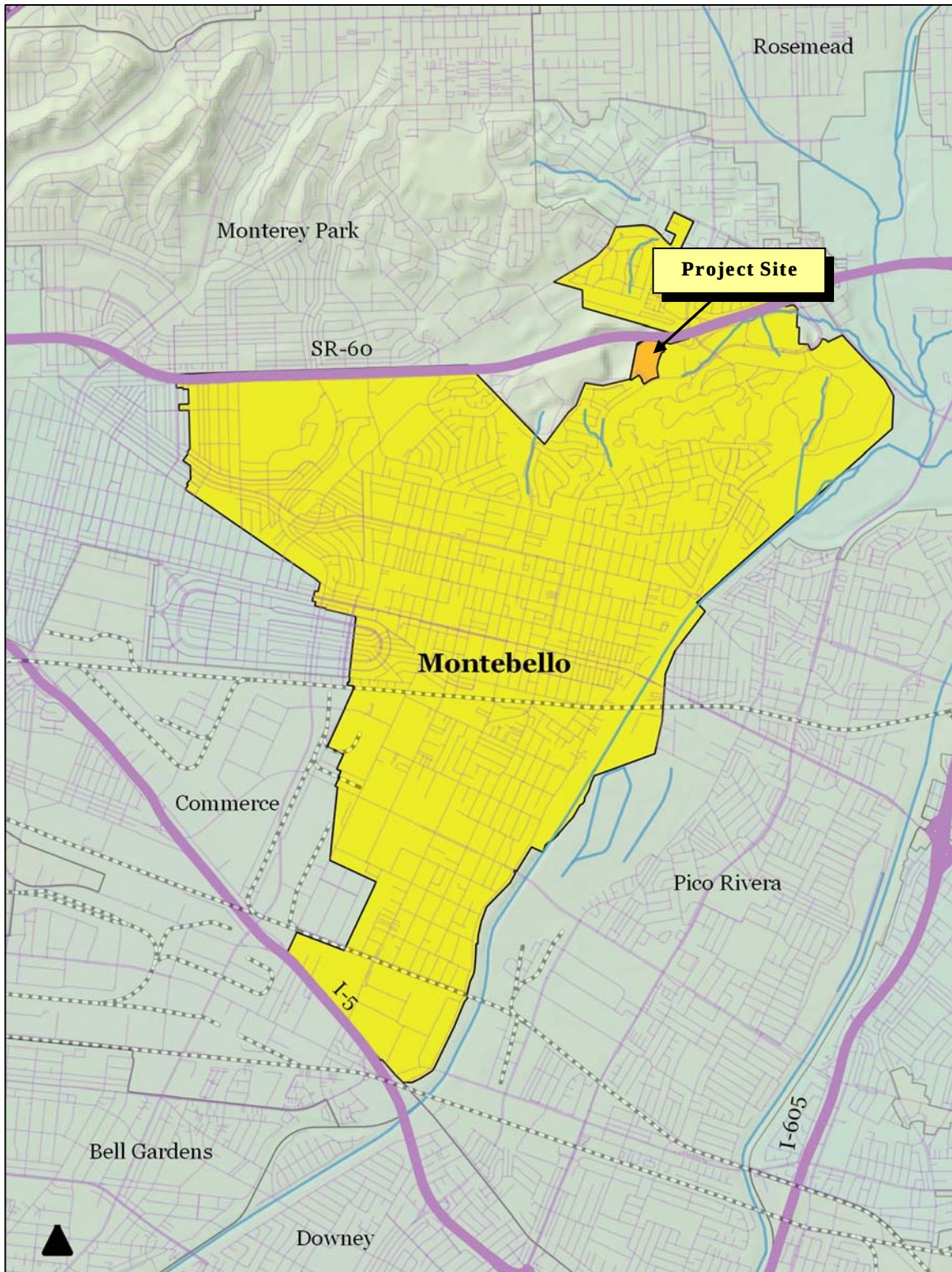


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS

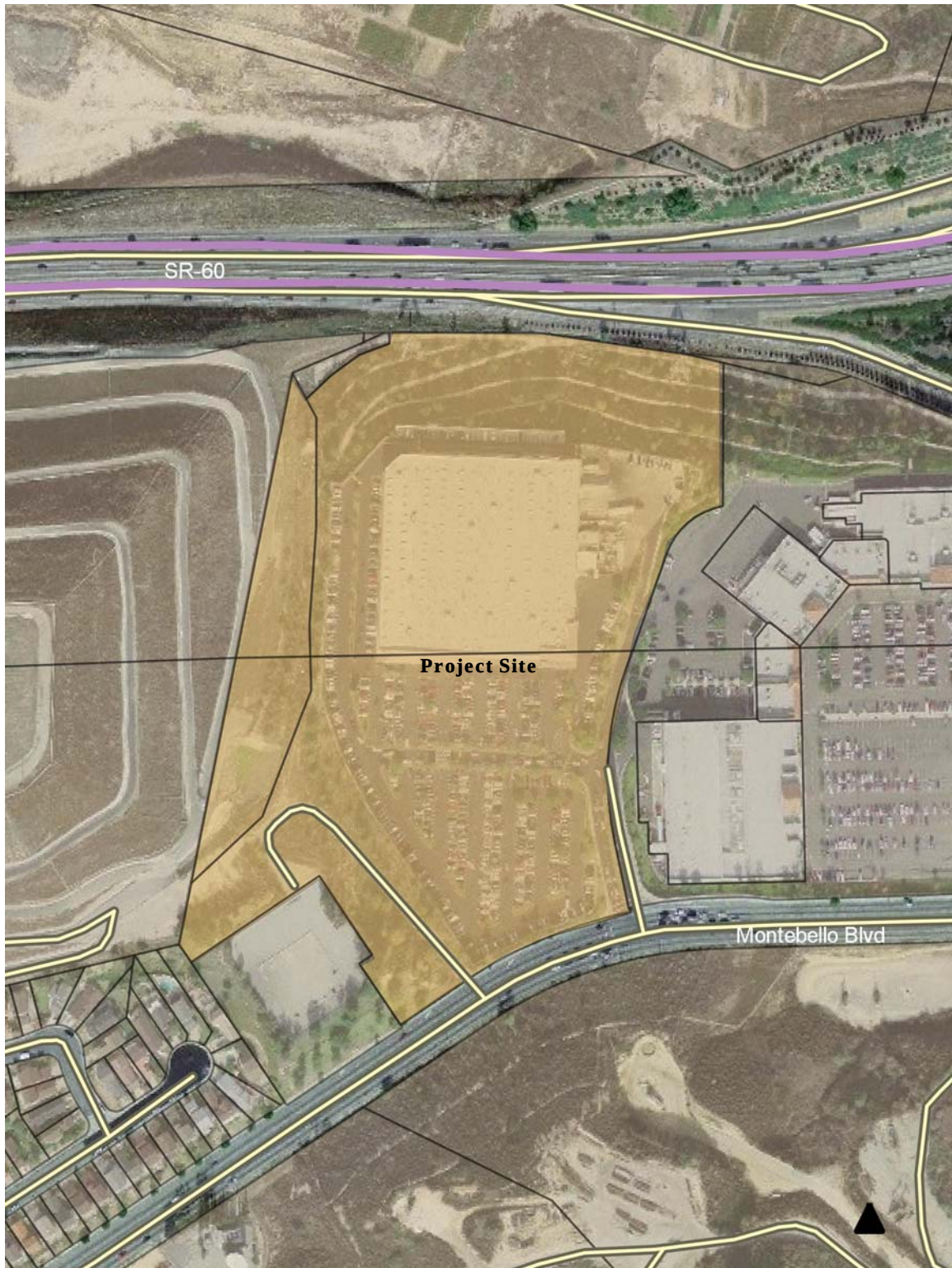


EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS



EXHIBIT 2-4

AERIAL PHOTOGRAPH AND VIEWS OF THE PROJECT SITE

SOURCE: GOOGLE EARTHS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of the Pomona Freeway looking northwest



View of the freeway and new Costco Site looking northwest

EXHIBIT 2-5
LAND USES LOCATED NORTH OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of the hills located south of the Site looking southwest



View of the hills located to the south looking south

EXHIBIT 2-6
LAND USES LOCATED SOUTH OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of the Costco and the adjacent shopping center to the east looking northeast



View of the access point and adjacent shopping center looking southeast

EXHIBIT 2-7
LAND USES LOCATED EAST OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of the San Gabriel Water Company facility entrance located to the west of the Site.



View of the landfill to the west looking west

EXHIBIT 2-8

LAND USES LOCATED WEST OF THE PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

The majority of the project is covered over in asphalt that was utilized for surface parking. As indicated previously, the Site is currently occupied by a 137,688 square-foot building that was the former Costco store and Costco Tire Center. This building was constructed in 1995. In addition, eight monitoring wells associated with the adjacent land fill site, are located in the western portion of the Site.¹³

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS

As stated previously, the project involves the construction and operation of a new commercial development that would replace the former Costco store that previously occupied the Site. The precise nature and land use mix of this potential future development has not been identified. As a result, this CEQA document will establish a development framework from which a range of development concepts may occur. As a means to evaluate the potential impacts of the future development concepts, the following assumptions were made.¹⁴

- The redeveloped Site will have a maximum GLA of 155,000 square feet, to be comprised of the Repurposed Structure and any newly constructed Outlying Pads. At this time, the exact allocation of this maximum GLA between the Repurposed Structure and Outlying Pad(s) is unknown, and will be dictated by market demands.
- For example, if Outlying Buildings totaling 31,000 GLA are developed, the Repurposed Big Box will not exceed 124,000 GLA.
- The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate “commercial” uses that are either permitted by right or conditionally under the Site’s existing General Plan and zoning designation. See Section 2.4.3 describing the project’s “Operational Characteristics.”¹⁵

Given the existing demands of commercial and retail tenants, it is not “reasonably foreseeable” that the existing Big Box Structure would be expended to the maximum GLA of 155,000; as is possible under the development parameters. Accordingly, for purposes of this analysis, two specific and reasonably-likely or “reasonably foreseeable,” redevelopment concepts that are consistent with the aforementioned parameters were considered. Though unlikely, as noted above, if the project results in a Repurposed Big Box consisting of 155,000 square feet of GLA, no Outlying Pads would be permitted. However, on the other extreme, if Outlying Pads of 31,000 square feet of GLA are constructed, the Repurposed Big Box will not exceed 124,000 square feet of GLA. Different permutations of the Repurposed Big Box and Outlying Pads falling within these two extremes would be permitted by the project; again, provided the maximum GLA among the Repurposed Big Box and Outlying Pads does not exceed 155,000 square feet of GLA.

¹³ Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco's applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

¹⁴ Ibid.

¹⁵ Ibid.

As referenced above, the two specific and reasonably-likely redevelopment permutations falling within the project's maximum GLA footprint have been provided to illustrate two potential redevelopment schemes; respectively referred to herein as *Concept 1* and *Concept 2*. In this way, the City staff, decision-makers, and the public may better understand the environmental impacts of repurposing the Site.

- *Concept 1.* Under this scenario, the Repurposed Big Box would have a maximum GLA of 138,000 square feet, and four Outlying Pads would be constructed with a total floor area of 17,000 square feet totaling 155,000 square feet. The project would be occupied by a mix of permitted commercial tenants. However as explained further below, for purposes of analysis the permitted commercial uses within the propensity for the greatest impact in various resource areas (e.g. traffic generation, parking demand, air quality, etc.) were assumed. With these assumptions, the Repurposed Structure would be occupied by a major retail use, and the Outlying Pads would be occupied by fast food restaurants, sit down restaurants, specialty retail, and commercial services, respectively. Concept 1 would require 458 parking stalls. The land use plan for Concept 1 is provided in Exhibit 2-9.
- *Concept 2.* Under this scenario, the Repurposed Structure would have a maximum GLA of 124,000 feet, and four new Outlying Pads would have a total floor area of 31,000 square feet, totaling a total GLA of 155,000 square feet. The most impactful permitted "commercial" tenants were again assumed to occupy the project for purposes of analysis. With these assumptions, the Repurposed Structure would be occupied by a major retail use, and the Outlying Pads would be occupied by fast food restaurants, sit down restaurants, specialty retail, and commercial services, respectively. Concept 2 would require 476 parking stalls. The land use plan for Concept 2 is provided in Exhibit 2-10.

In addition to the descriptions of land uses described previously, the following guiding principles apply:

- Except as expressly stated herein, the density, setback, building height, landscaping, and other development standards and regulations set forth in the Montebello Zoning Code (Title 17 of the Montebello Municipal Code) apply to the proposed project.
- *Parking.* The minimum required parking must meet a ratio of one space for every 400 square feet of GLA (City of Montebello Zoning Code (Section 17.22.050)). Adequate parking consisting of a minimum of five (5) loading spaces must be provided for delivery trucks for the major retail tenants occupying the Repurposed Big Box (City of Montebello Zoning Code (Section 17.22.030)). Parking stall dimensions, placement, access, etc. would conform to City Code requirements.
- *Access.* Primary access to Montebello Boulevard will be limited to the existing Price Club Drive.

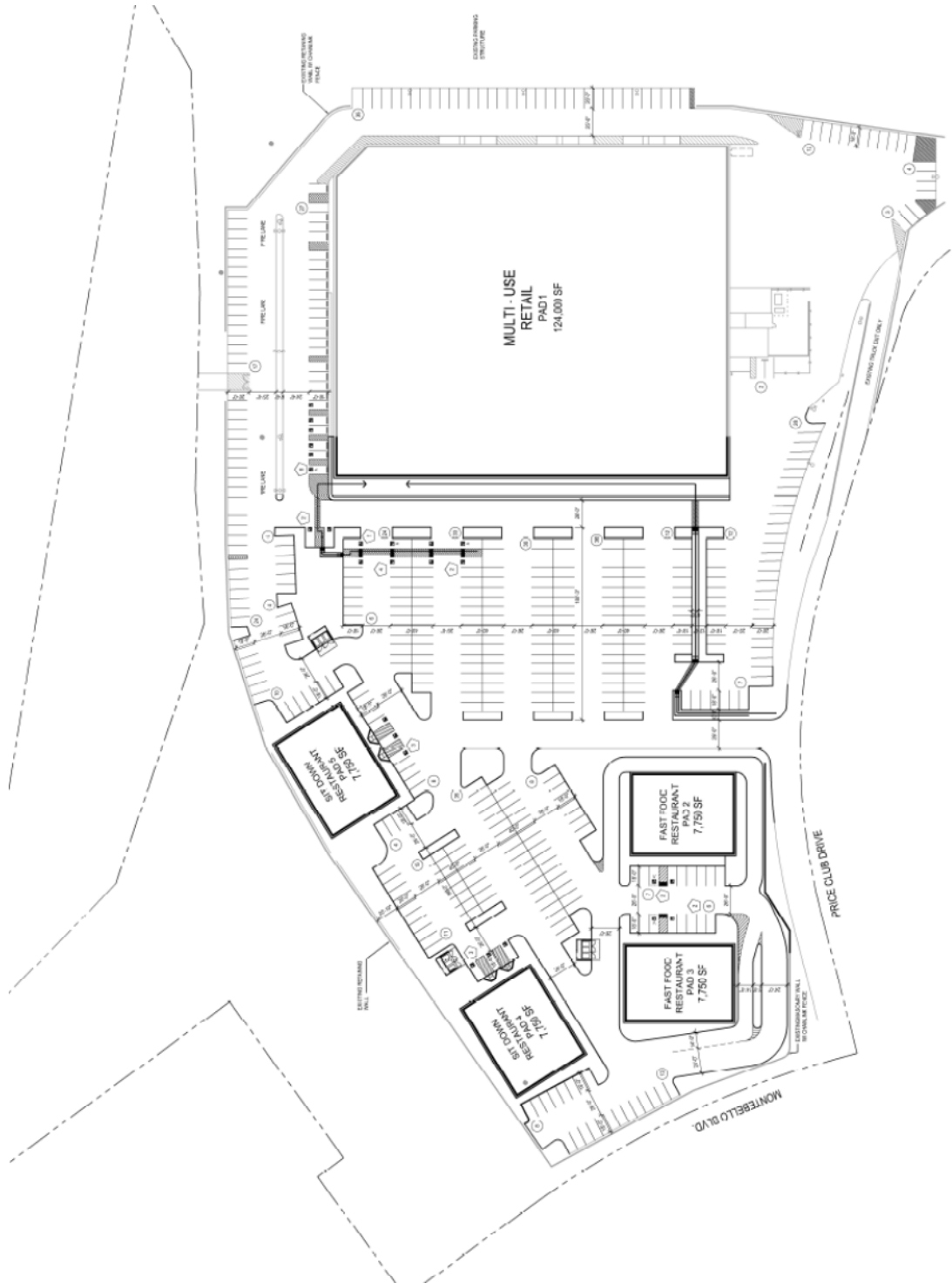


EXHIBIT 2-9
LAND USE PLAN FOR CONCEPT 1
SOURCE: Information provided by the City of Montebello Planning and Community Development Department.

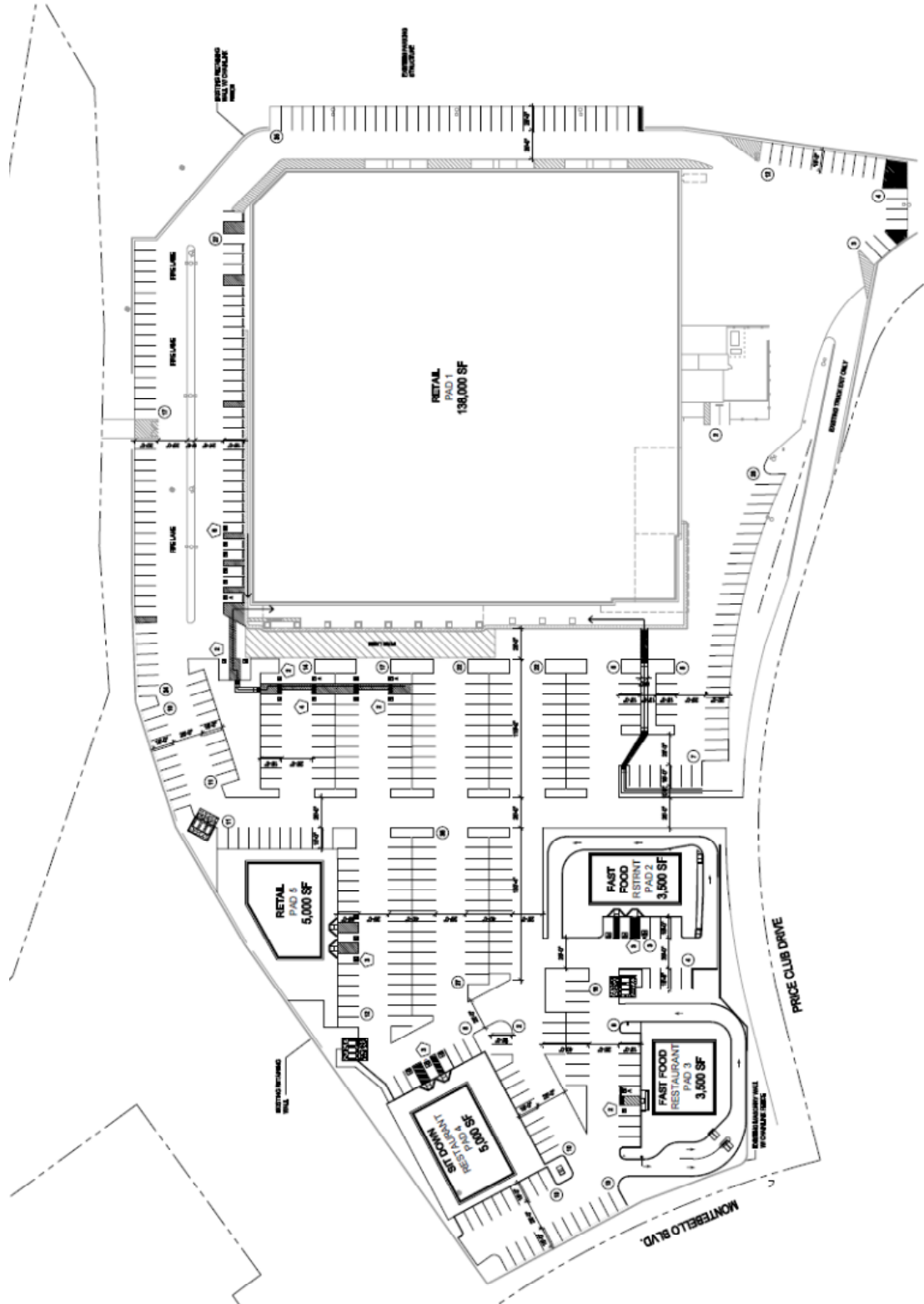


EXHIBIT 2-10
LAND USE PLAN FOR CONCEPT 2
SOURCE: Information provided by the City of Montebello Planning and Community Development Department.

2.4.2 CONSTRUCTION CHARACTERISTICS

The proposed project's construction and occupancy is likely to occur in phases dictated by the tenant leasing market. That said, with current leasing conditions, Costco anticipates that the shortest timeframe in which the project is likely to be completed is twelve (12) months; which was assumed for this analysis. Should construction occur over a longer time-period, activities would be less intense but spread out over a longer period, resulting in the same aggregate construction-related impacts. Construction will proceed in the following general phases:

- *Phase 1 Site Preparation.* During this phase, the Site will be prepared for development. This phase will take approximately three months to complete. Since the Site has been completely developed, no new grading will be required.
- *Phase 2 Building Construction.* This phase will commence by initiating those improvements required for the Repurposed Structure, followed by construction of any new Outlying Pads. This phase will be completed in approximately six months, though tenant demands and leasing conditions could delay implementation of this phase or the speed with which it is completed. For purposes of environmental analysis, a six-month period was assumed as a shorter construction phases to provide a “worst-case” analysis.
- *Phase 3 Landscaping and Finishing.* This phase involves paving of the parking and circulation and the installation of the landscaping. This phase will take approximately two months to complete.

2.4.3 OPERATIONAL CHARACTERISTICS

Once completed, a variety of commercial land uses will be permitted to operate on the site. There are generally four categories of uses that will be operated on the Site, in addition to any other uses that are either expressly or conditionally permitted in the C-2 (General Commercial) Zoning District:

- Retail Uses – automobile / motorcycle sales (new and used); grocery store; general retail uses, wholesale to the public or members, health food store; hobby supply shops; music stores; clothing, apparel, shoe, or cosmetics sales; office equipment (sales / rentals); service stations; truck sales and rentals (new and used);
- Restaurant Uses – sit-down restaurants; fast-casual restaurants; fast food or drive in restaurants;
- Professional Office Uses – professional or medical offices; and,
- Miscellaneous Commercial Uses – gyms or fitness centers; recreational facilities; dance studios; driving range / golf course; indoor soccer facility; batting cages; youth play rooms; trampolines, bounce houses; escape rooms; last-mile shipping facilities; game courts; and bowling alleys.

Given the improvement and space needs of these potential land uses, it is anticipated that the majority of the Repurposed Structure would be occupied by a major retail use, or subdivided to house multiple retail

users, along with a portion of the repurposed structure being utilized for a Miscellaneous Commercial Use. Given the layout of the Site, it is anticipated that the Outlying Pads would be occupied by retail uses, restaurant uses, and/or professional office uses. Each use operated on the Site would be subject to the applicable provisions of the Montebello Municipal Code relating to hours of operation, noise, and similar operating standards.

2.5 DISCRETIONARY ACTIONS

A Discretionary Decision (or Action) is an action taken by a government agency (for this project, the government agency is the City of Montebello) that calls for an exercise of judgment in deciding whether to approve a project. The discretionary approvals required for this project includes the following:

- *Development Agreement.* The primary discretionary action that will be required as part of the proposed project's implementation, will include the approval of the development agreement between the City of Montebello and Costco.
- *Negative Declaration.* The adoption of the Negative Declaration that is required pursuant to CEQA.
- *Precise Plan of Development.* Existing zoning of the Site includes a Planned Development Overlay, which requires City Council approval of an associated "precise plan of development" that governs on-site improvements. Accordingly, to implement the project an amended "precise plan of development" for the Site is needed pursuant to Chapter 17.38 of the Montebello Municipal Code.



SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 3.1);
- Agriculture & Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural (Section 3.5);
- Energy (Section 3.6)
- Environmental Justice (Section 3.7)
- Geology & Soils (Section 3.8);
- Greenhouse Gas Emissions; (Section 3.9);
- Hazards & Hazardous Materials (Section 3.10);
- Hydrology & Water Quality (Section 3.11);
- Land Use and Planning (Section 3.12);
- Mineral Resources (Section 3.13);
- Noise (Section 3.14)
- Population and Housing (Section 3.15);
- Public Services (Section 3.16);
- Recreation (Section 3.17);
- Transportation (Section 3.18);
- Tribal Cultural Resources (Section 3.19);
- Urban Blight and Decay (Section 3.20);
- Utilities and Service Systems (Section 3.21);
- Wildfire (Section 3.22); and,
- Mandatory Findings of Significance (Section 3.23).

Under each environmental resource area, a description of the thresholds of significance is provided. These thresholds will be used to determine whether the proposed project has a potential to cause significant impacts on the environment with respect to each resource area. The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact.* The proposed project will not result in any adverse environmental impacts.
- *Less than Significant Impact.* The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Montebello or other responsible agencies consider to be significant.
- *Less than Significant Impact with Mitigation.* The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of the recommended mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

3.1 AESTHETICS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- A substantial adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- Substantial degrading of the existing visual character or quality of public views of the Site and its surroundings; If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or,
- A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project have a substantial adverse effect on a scenic vista? • No Impact.

The proposed project involves redeveloping and repurposing a 138,000 square-foot “Big Box Structure” and associated parking facilities currently existing on 20.46-acre Site. The Site formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the “Repurposed Structure”), and construct up to four new Outlying Pads totaling a maximum of 31,000 square feet (the “Outlying Pads”). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet. The “as built” allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands. The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate “commercial” uses that are either permitted by right or conditionally under the Site’s existing General Plan and zoning designation. See Section 2.4.3 describing the project’s “Operational Characteristics.”¹⁶

The dominant scenic views from the Site include the views of the San Gabriel Valley extending northward to the base of the San Gabriel Mountains. The San Gabriel Mountains are located approximately 10.5 miles northeast at its nearest point. The Whittier Narrows Regional Park is located to the east of the Site approximately 4.25 miles to the southeast. Other topographical features in the area include the now closed Montebello Landfill located to the west and the Montebello Hills oil field located to the south of Montebello Boulevard. These features and the Site itself are located within the Montebello Hills. The project Site itself is located within a graded pad that has an elevation of

¹⁶ Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco's applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

approximately 440 feet above mean sea level (AMSL). The Site is elevated approximately 60 feet above the adjacent SR-60 Freeway ROW. Finally, the hillside area to the west, dominated by the Montebello Landfill, has a maximum elevation of approximately 520 feet AMSL. The project's implementation will not significantly alter the appearance of the Site or the view sheds. The size, mass, and height of the buildings located within the Site will not significantly change as is evident in Exhibit 3-1. As a result, no impacts will occur.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.

The Montebello General Plan does not include any designated scenic corridors.¹⁷ According to the City's General Plan, there are no streets in the City that are designated as a scenic highway.¹⁸ The SR-60 Freeway located adjacent to the Site on the north side, is not classified as a "Scenic Highway" by the California Department of Transportation (CalTrans).¹⁹ In addition, the Site is currently occupied by the former Costco store and the attendant circulation and surface parking areas. The Site itself does not contain any scenic rock outcroppings.²⁰ Lastly, the Site does not contain any buildings listed in the State or National registrar (refer to Section 3.5). As a result, no impacts will occur as part of the project Site's redevelopment.

C. Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? • No Impact.

The proposed project involves the redevelopment of the 20.46-acre Site through a combination of repurposing the existing 138,000 square-foot Big Box Structure and constructing new and smaller Outlying Pads for a resulting maximum GLA of 155,000 square feet. The proposed project is consistent with the applicable General Plan designation (*General Commercial*) and zoning designation (*General Commercial, C-2*). The project's implementation will not conflict with regulations governing scenic quality. As a result, no impacts will occur.

D. Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area? • No Impact.

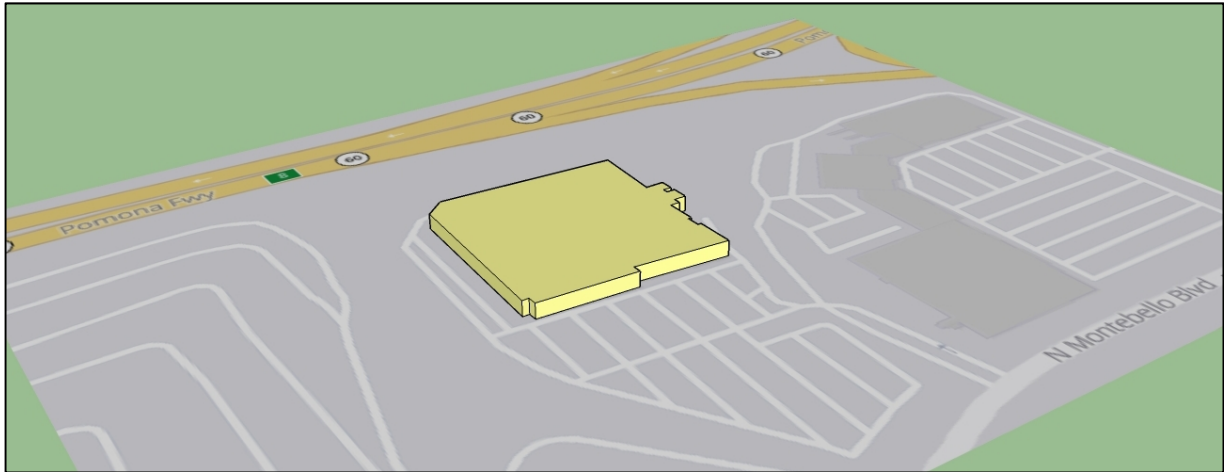
Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This light spillover is referred to as *light trespass*, which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The nearest light sensitive uses include the residential neighborhood located approximately 450 feet to the southwest. Hillside areas separate these homes from the Site (refer to these photographs provided in Exhibit 3-2). Light emanating from the Site will not affect the aforementioned residences. As a result, no impacts to sensitive receptors are anticipated.

¹⁷ City of Montebello. *Montebello General Plan. Scenic Highways Element. May 1975.*

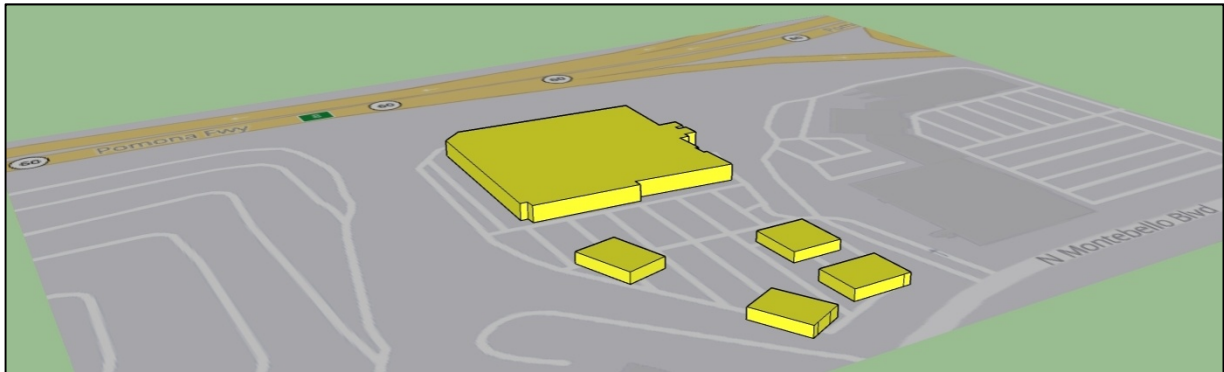
¹⁸ California Department of Transportation. *Official Designated Scenic Highways.* www.dot.ca.gov

¹⁹ Ibid.

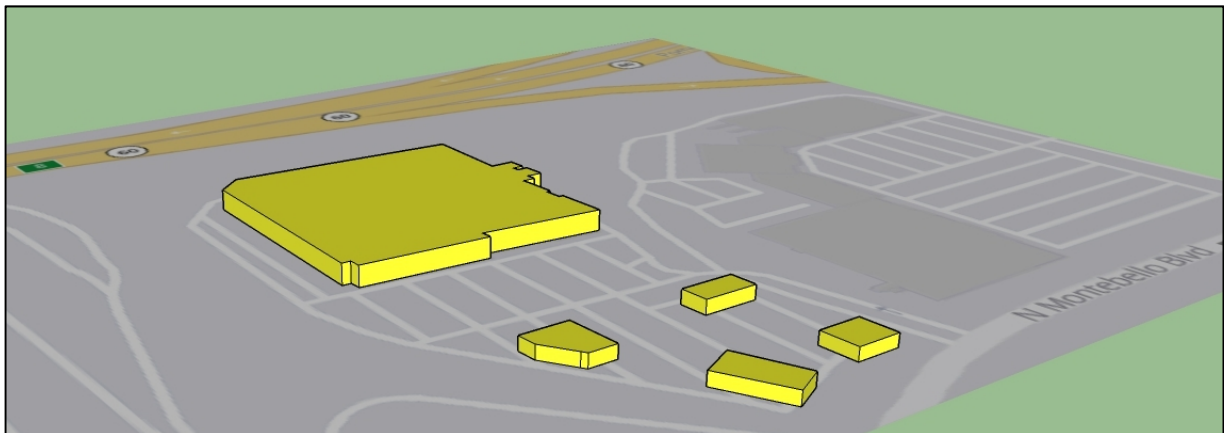
²⁰ Blodgett Baylosis Environmental Planning. *Site Survey.* Survey was conducted on June 6, 2018.



Three-dimensional rendering of the existing Costco building



Three-dimensional rendering of Scheme 1



Three-dimensional rendering of Scheme 2

EXHIBIT 3-1
CONCEPTUAL ILLUSTRATION OF PROPOSED PROJECT
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 3-2

ILLUSTRATION OF LIGHT SENSITIVE USES

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

3.1.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any potentially significant aesthetic impacts. As a result, no mitigation is required.

3.2 AGRICULTURE & FORESTRY RESOURCES

3.2.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant impact on agriculture and forestry resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in *Public Resources Code section §12220(g)*), timberland (as defined by *Public Resources Code section §4526*), or timberland zoned Timberland Production (as defined by *Government Code section §51104(g)*);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural use or the conversion of forestland to a non-forest use.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* • *No Impact.*

The proposed project involves the construction of a new commercial development that would replace the Costco store that formerly occupied the Site. The ultimate combination of major retail and Outlying Pads may vary though the total maximum floor area of future development will be limited to 155,000 square feet of GLA. According to the California Department of Conservation, the City does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.²¹ The entire City is urban and there are no areas within the City that are classified as “Prime Farmland.” Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur.

²¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010.*

- B. Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract?*
• *No Impact.*

The Site is currently zoned as C-2 (*General Commercial*) with a “Planned Development Overlay Zone” and an associated “precise plan of development” that governs improvements on the Site.²² The applicable zoning designation does not contemplate agricultural land uses within the Site or on the adjacent parcels (refer to Section 3.11). According to the California Department of Conservation Division of Land Resource Protection, the Site is not subject to a Williamson Act Contract.²³ Thus, no impacts on existing Williamson Act Contracts or land zoned for agricultural use will result from the proposed project’s implementation.

- C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))?* • *No Impact.*

The City of Montebello and the Site are located in the midst of an urbanized and no forest lands are located within the City. The General Plan and zoning designations applicable to the Site and the surrounding area do not provide for any forest land preservation.²⁴ Therefore, no impacts on forest land or timber resources will result from the proposed project’s implementation.

- D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?* • *No Impact.*

No forest lands are located within the vicinity of the Site. As a result, no loss or conversion of forest lands will result from the proposed project’s implementation.

- E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of Farmland to non-agricultural use or the conversion of forest land to a non-forest use?* • *No Impact.*

The project would not involve the disruption or damage to the existing environment resulting from a loss of farmland to non-agricultural use or conversion of forest land to non-forest. The Site is not located in close proximity to forest land or farmland areas. As a result, no impacts will result from the implementation of the proposed project.

3.2.3 MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impacts on these resources would occur as part of the proposed project’s implementation. As a result, no mitigation is required.

²² City of Montebello Zoning Map. Plot date May 19, 2014.

²³ California Department of Conservation. *State of California Williamson Act Contract Land*.
http://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf

²⁴ City of Montebello. *Montebello General Plan, Land Use Element*. Accessed on June 6, 2018

3.3 AIR QUALITY

3.3.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction.
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO_2)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_2 is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO_2)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.
- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation.

Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day or 2.50 tons per quarter of reactive organic compounds;
- 100 pounds per day or 2.50 tons per quarter of nitrogen dioxide;

- 550 pounds per day or 24.75 tons per quarter of carbon monoxide;
- 150 pounds per day or 6.75 tons per quarter of PM₁₀;
- 55 pounds per day or 2.43 tons per quarter of PM_{2.5}; or,
- 150 pounds per day or 6.75 tons per quarter of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project conflict with or obstruct the implementation of the applicable air quality plan?*
- *No Impact.*

The 20.46-acre Site is currently occupied by a 137,688 square-foot, one-story building on the northern portion of the Site. The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate “commercial” uses that are either permitted by right or conditionally under the Site’s existing General Plan and zoning designation. Refer to Section 2.4.3 describing the project’s “Operational Characteristics.” The maximum floor area of the major anchor may not exceed 138,000 square feet of GLA. The maximum floor area of the Outlying Pads may not exceed 31,000 square feet of GLA. The ultimate combination of major retail and Outlying Pads may vary though the total maximum floor area of future development will be limited to 155,000 square feet of GLA.²⁵

The Site is located within the South Coast Air Basin, which covers a 6,600 square-mile area within Los Angeles, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County.²⁶ Measures to improve regional air quality are outlined in the SCAQMD’s Air Quality Management Plan (AQMP).²⁷ The most recent AQMP was adopted in 2016 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).²⁸ The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-

²⁵ Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco’s applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

²⁶ South Coast Air Quality Management District, *Final 2016 Air Quality Plan*. Adopted March 2017.

²⁷ Ibid.

²⁸ Ibid.

hour PM_{2.5} Federal health standard and a proposed plan of action to reduce ground-level ozone. The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:²⁹

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Montebello. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Comprehensive Plan (RCP) prepared by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP. According to the Growth Forecast Appendix prepared by SCAG as part of the 2016-2040 Regional Transportation Plan (RTP), the City of Montebello is projected to add a total of 3,300 new jobs through the year 2040.³⁰ The project will create 75 to 125 new jobs. As a result, any new employment that may be required is well within SCAG's employment projections for the proposed project will not violate Consistency Criteria 2. As a result, no impacts related to the implementation of the AQMP are anticipated.

B. Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation? • Less than Significant Impact.

The proposed project involves the construction of a new commercial development that would replace the Costco store that formerly occupied the Site. The 20.46-acre Site is currently occupied by a 137,688 square-foot, one-story building that occupies the northern portion of the Site. The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate "commercial" uses that are either permitted by right or conditionally under the Site's existing General Plan and zoning designation. See Section 2.4.3 describing the project's "Operational Characteristics." The maximum floor area of the Repurposed Structure and Outlying Pads will not exceed 155,000 GLA,

²⁹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

³⁰ Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2016-2040*. Adopted on April 7, 2016.

and the Outlying Pads are limited to 31,000 GLA.³¹ The potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod V.2016.3.2 developed for the SCAQMD. Though the precise construction schedule is unknown at this time and will depend on tenant demands, a construction period of 11 months was assumed for analysis (refer to Section 2.3.2) to include demolition, Site preparation, grading, the erection of the new structures and the finishing of the project (paving, painting, and the planting of landscaping). As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant. The estimated daily construction emissions (shown in Table 3-1) assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, which include, but are not limited to, watering of the active grading areas and unpaved surfaces at least three times daily, the daily clean-up of mud and dirt carried onto paved streets from the Site, and use of low VOC paint.

**Table 3-1
Estimated Daily Construction Emissions**

Construction Phase	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation (on-site)	4.56	48.19	22.47	0.03	20.64	12.30
Site Preparation (off-site)	0.09	0.07	0.97	--	0.20	0.05
Total Site Preparation	4.65	48.26	23.44	0.03	20.84	12.35
Building Construction (on-site)	2.36	21.07	17.16	0.02	1.28	1.21
Building Construction (off-site)	0.35	3.07	3.17	0.01	0.74	0.21
Total Building Construction	2.71	24.14	20.33	0.03	2.02	1.42
Paving (on-site)	1.26	12.76	12.31	0.01	0.71	0.66
Paving (off-site)	0.09	0.07	0.96	--	0.22	0.06
Total Paving	1.35	13.27	13.27	0.01	0.93	0.72
Architectural Coatings (on-site)	32.92	1.83	1.84	--	0.12	0.12
Architectural Coatings (off-site)	0.05	0.03	0.48	--	0.11	0.03
Total Architectural Coatings	32.97	1.86	2.52	--	0.23	0.15
Maximum Daily Emissions	22.42	48.27	23.44	0.04	20.84	12.35
Daily Thresholds	75	100	550	150	150	55

Source: California Air Resources Board CalEEMod [computer program].

The project's construction would be required to adhere to all SCAQMD regulations related to fugitive dust generation and other construction-related emissions. According to SCAQMD Regulation 403, all unpaved demolition and construction areas shall be regularly watered up to three times per day during excavation, grading, and construction as required (depending on temperature, soil moisture, wind, etc.). Watering could reduce fugitive dust by as much as 55%. Regulation 403 also requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust. Finally, the contractors must comply with other SCAQMD regulations governing equipment idling and emissions

³¹ Montebello, City of. Information provided by the City of Montebello Planning and Community Development Department.

controls. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic and off-site stationary emissions associated with the generation of energy. The analysis of long-term operational impacts also used the CalEEMod computer model. The existing and future (project-related) emissions shown in Table 3-2 rely on certain independent variables that are used in estimating the potential emissions. As indicated in the Table, the previous Costco use assumed a membership store. The future development assumed additional floor area and outlying pads that will include fast-food restaurants. As indicated in Table 3-2, the projected net difference in long-term emissions when discounting the projected emissions from the former Costco retail use, the net increase will be less than significant. The mobile and stationary emissions from the Costco store were comparable to those emissions projected for the proposed future uses.

Table 3-2
Estimated Operational Emissions in lbs/day - Unmitigated

Emission Source	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Existing Retail Store (137,990 sq. ft.)						
Area-wide (lbs/day)	3.08	--	0.01	--	--	--
Energy (lbs/day)	--	0.06	0.05	--	--	--
Mobile (lbs/day)	13.55	56.38	145.62	0.41	30.50	8.48
Total (lbs/day)	16.64	56.44	145.69	0.41	30.51	8.48
Proposed Retail Use (155,000 sq. ft.) update						
Area-wide (lbs/day)	3.46	--	0.01	--	--	--
Energy (lbs/day)	--	0.06	0.05	--	--	--
Mobile (lbs/day)	13.54	58.91	153.59	0.47	36.10	9.98
Total (lbs/day)	17.01	58.98	153.65	0.47	36.10	9.98
Net Change	0.37	2.54	7.96	0.06	5.59	1.50
Daily Thresholds	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: California Air Resources Board CalEEMod [computer program].

C. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.³² These population groups are generally more sensitive to poor air quality. The nearest sensitive receptors include the residential neighborhood located approximately 450 feet to the southwest. Hillside areas separate these homes from the Site.³³ The location and extent of sensitive receptors are shown in Exhibit 3-3.

Three variables influence the creation of a CO hot-spot: traffic volumes, traffic congestion, and the background CO concentrations for the source receptor area. Typically, a CO hot-spot may occur near a street intersection that is experiencing severe congestion (a LOS E or LOS F) where idling vehicles result in ground level concentrations of carbon monoxide. However, within the last decade, decreasing background levels of pollutant concentrations and more effective vehicle emission controls have significantly reduced the potential for the creation of hot-spots. The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. The project's net increase in peak hour trips would not be significant enough to result in the deterioration of any local intersection's LOS.³⁴ The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction; PM₁₀ emissions from construction; and PM_{2.5} emissions from construction. The project's LST emissions are summarized below in Table 3-3.

Table 3-3
Local Significance Thresholds Exceedance SRA 11 for 5-Acre Daily Disturbance

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO ₂	48.27	Construction	183	176	184	202	245
CO	23.44	Construction	1,814	1,984	2,549	4,024	9,342
PM ₁₀	20.84	Construction	14	43	59	91	186
PM _{2.5}	12.35	Construction	9	12	19	34	64

³² South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

³³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on May 2, 2018.

³⁴ Ibid.

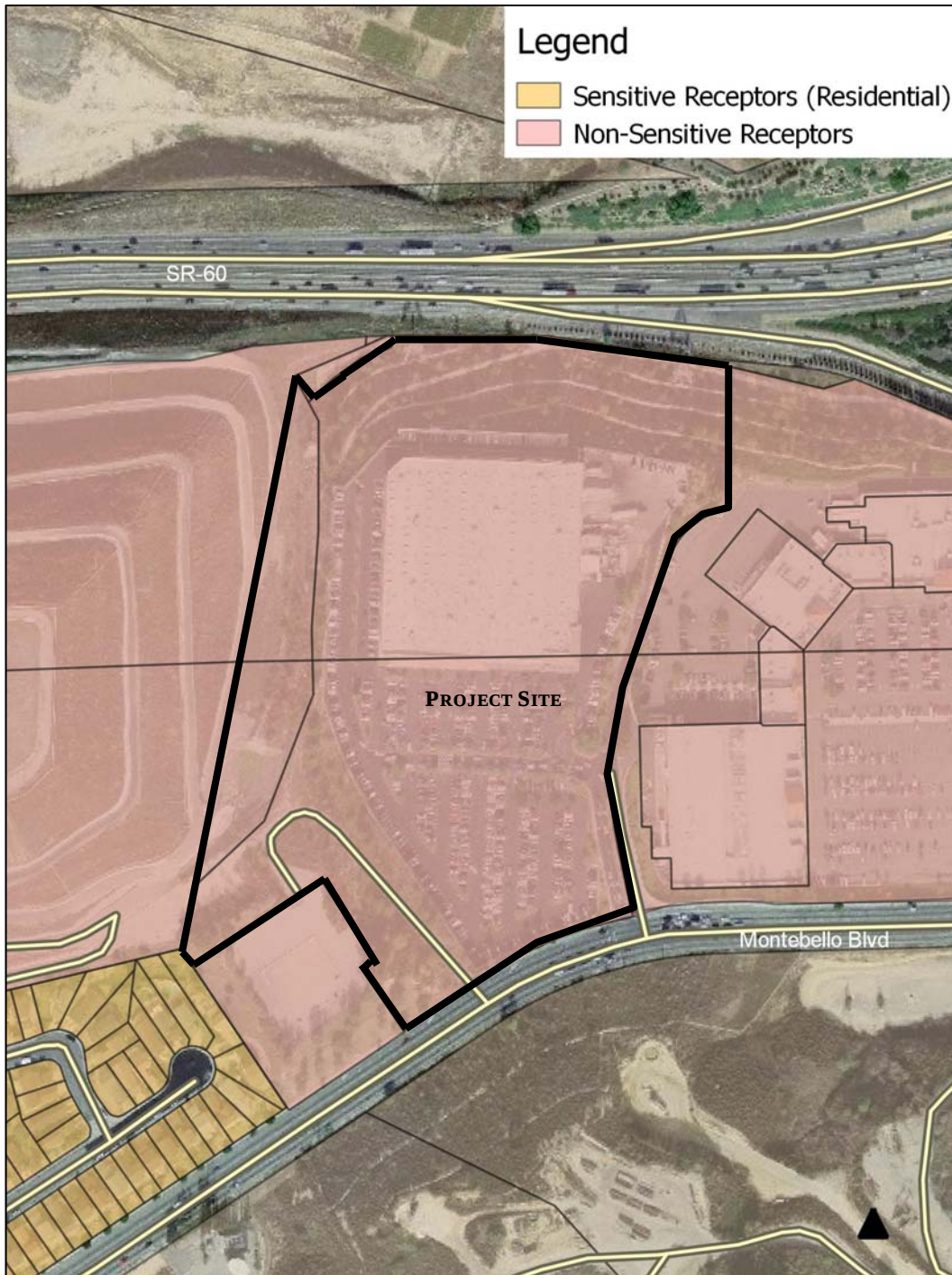


EXHIBIT 3-3
NEARBY SENSITIVE RECEPTORS
SOURCE: QUANTUM GIS

As indicated in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD.³⁵ For purposes of the LST analysis, the receptor distance used was 100 meters. In addition, no significant new grading will be required. For that reason, the analysis assumed that no more than five acres of land area would be disturbed on any given work day. Based on the analysis of LST impacts summarized previously in Table 3-3, the potential impacts will be less than significant.

D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people? • No Impact.

The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.³⁶ No odor emissions are anticipated given the nature of the proposed commercial use. In addition, the analysis determined that air emission, both short-term and long-term, would be below thresholds considered to be a significant impact. As a result, the proposed project will not result in any odor impacts.

3.3.3 MITIGATION MEASURES

The analysis of air quality impacts indicated that the impacts that would result from the implementation of the proposed project would be less than significant. As a result, no mitigation is required.

3.4 BIOLOGICAL RESOURCES

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on State or federally protected wetlands as defined (including, but not limited to, marsh, vernal, pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

³⁵ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

³⁶ Ibid.

- A substantial interference with the movement of any native resident or migratory fish, or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project either directly or through habitat modifications, have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* • No Impact.

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the Los Angeles Quadrangle (the western portion of the City of Montebello including the Site is located within the aforementioned quadrangle) indicated that out of a total of 33 native plant and animal species, five are either threatened or endangered.³⁷ The five threatened or endangered species are described in detail on the following page and include:

- The *Coastal California gnatcatcher* is not likely to be found on-site due to the lack of habitat suitable for the California gnatcatcher. The Site is developed with no coastal sage scrub remaining. The lack of suitable habitat further diminishes the likelihood of encountering such birds.
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County. As indicated previously, no riparian habitat is found within the Site.
- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets. These birds are often found near streams and rivers and are not likely to be found on-site due to the lack of marsh and natural hydrologic features.
- The *California red-legged frog* will not be found on or near the Site due to its specific habitat requirements. According to the National Wildlife Federation, California red-legged frogs can be found near still or slow moving ponds, pools, or streams (wetland areas).
- The *bank swallow* populations located in Southern California are extinct.

The Site is currently occupied by a single-story building consisting of 137,688 square feet of the floor area that was formerly occupied by the Costco store. The remainder of the improved portion of the Site is covered over in asphalt and is utilized for surface parking. The proposed project will not have an

³⁷ California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

impact on the aforementioned species because there is no suitable riparian or native (natural) habitat located within the Site. As a result, no impacts on any candidate, sensitive, or special status species will result.

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.

The Site is currently occupied by a single-story building consisting of 137,688 square feet of the floor area that was formerly occupied by the Costco store. The remaining developed portion of the Site is covered over in asphalt and is utilized for surface parking.³⁸ The field survey that was conducted for this project indicated that there are no wetlands or riparian habitat present on-site. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper.³⁹ In addition, there are no designated “blue line streams” located within the Site. As a result, no impacts on natural or riparian habitats will result from the proposed project’s implementation.

C. Would the project have a substantial adverse effect on State or federally protected wetlands as defined (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? • No Impact.

As indicated in the previous subsection, the Site does not contain any natural wetland and/or riparian habitat.⁴⁰ The Site is completely urban. As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.

The Site lacks suitable wildlife habitat for sensitive species.⁴¹ Furthermore, the Site contains no natural hydrological features. Constant disturbance (noise and vibration) from the facility’s operation limit the Site’s utility as a migration corridor. Since the Site is surrounded by development on all sides and lacks suitable habitat, the Site’s utility as a migration corridor is restricted. Therefore, no impacts will result from the implementation of the proposed project.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • No Impact.

No mature or protected trees or other landscaping will be removed as part of the proposed project’s installation. As a result, no impacts will result from the proposed project’s implementation.

³⁸ Montebello, City of. Information provided by the City of Montebello Planning and Community Development Department.

³⁹ United States Fish and Wildlife Service. *National Wetlands Inventory*. <https://www.fws.gov/Wetlands/data/Mapper.html>

⁴⁰ Ibid.

⁴¹ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted June 13, 2018.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans? • No Impact.

There are portions of the Montebello Hills that are designated for habitat restoration. The proposed project will be confined to the Site and will not affect the aforementioned Montebello Hills Conservation Areas. As a result, no impacts will occur.

3.4.3 MITIGATION MEASURES

The analysis of biological resources impacts indicated that no impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.5 CULTURAL RESOURCES

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The disturbance of any human remains, including those interred outside of dedicated cemeteries.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the State CEQA Guidelines? • No Impact.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local General Plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.

The City of Montebello has several sites of historical significance, including the original San Gabriel Mission site and the Rio San Gabriel battlefield. The Mission Vieja predated the original San Gabriel Mission and the first structures were erected on a site located in the vicinity of San Gabriel Boulevard and North Lincoln Avenue.⁴² A second significant historic site is located approximately 4.1 miles to the southeast and is the site of a battle between the United States and the Californians during the Mexican War. On January 8, 1847, American forces commanded by Captain Robert F. Stockton and Brigadier General Stephen W. Kearney fought Californian forces commanded by General Jose Maria Flores. There are also a number of historically significant sites in the City of Montebello, including the Woman's Clubhouse and the Soto-Sanchez Adobe. The Montebello Woman's Clubhouse is owned by the Montebello Woman's Club, which was formed in 1909. This Clubhouse was constructed in 1925 and is listed on the National Register of Historic Places. Additional historic resources in the City include the Soto-Sanchez Adobe, a City-owned historic landmark that was the former residence of Juan Sanchez and Casilda Soto. A search through the California Office of Historic Preservation, California Historical Resources database indicated that the Site does not contain any historic resources listed in the National or California Registrar.⁴³

The Site is currently occupied by a single-story building consisting of 137,688 square feet of the floor area that was formerly occupied by the Costco store. This building was constructed in 1995. The remainder of the project is covered over in asphalt that was utilized for surface parking.⁴⁴ Upon review of the specific criteria listed above, it was determined that the existing buildings that occupy the Site do not qualify for listing in either the National or California registrar. As a result, no impacts to historic structures will occur.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? • No Impact.

The San Gabriel Valley (and the greater Los Angeles Basin) was previously inhabited by the Gabrieleño-Kizh people, named after the San Gabriel Mission.⁴⁵ The Gabrieleño-Kizh tribe has lived in this region for around 7,000 years.⁴⁶ Before European contact, approximately 5,000 Gabrieleño-Kizh people lived in villages throughout the Los Angeles Basin.⁴⁷ Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. Three early villages were located in the area including Apachianga, Isantcangna, and Tsungna. Indian gathering activities were most likely concentrated along the Los Angeles and Rio Hondo River channels. Another post-contact Indian village site, referred to as La Jaboneria (the soap factory), was known to have existed on the east bank of the Rio Hondo River in an area located south of Telegraph Road in the City of Commerce. None of

⁴² Atkinson, Janet. *Los Angeles County Historical Directory*. 1988.

⁴³ California Office of Historic Preservation. *California Historical Resources*. <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=30>

⁴⁴ Montebello, City of. Information provided by the City of Montebello Planning and Community Development Department.

⁴⁵ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html. Website accessed in February 6, 2017).

⁴⁶ Ibid.

⁴⁷ Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>. Website accessed in September 8, 2017.

the aforementioned village sites are located within the immediate vicinity of the Site. Formal Native American consultation was provided in accordance with AB-52. The tribal representative indicated that the Site is situated in an area of high archaeological significance. However, no natural or native soils remain due to the extensive grading that was done to accommodate the existing development. As indicated previously, the Site is currently occupied by a single-story building consisting of 137,688 square feet of the floor area that was formerly occupied by the Costco store. The remainder of the project is covered over in asphalt and is utilized for surface parking.⁴⁸ Limited new grading and or excavation will be required for the foundations and footings for the new pads.

In the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities must be halted and the Los Angeles County Sheriff's Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the standard condition indicated previously will also eliminate any impact.

C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? • No Impact.

Resurrection Cemetery is the nearest cemetery to the Site and is located approximately 3.5 miles to the north of the Site. The proposed project will be restricted to the Site and will not affect the aforementioned cemetery. In addition, it is unlikely that any human remains will be encountered during the construction of the proposed project due to the level of disturbance that has occurred in order to accommodate the previous development. Notwithstanding, in the event of an accidental discovery, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. As a result, the proposed construction activities are not anticipated to impact any interred human remains.

3.5.3 MITIGATION MEASURES

The analysis of potential cultural resources impacts indicated that no significant impacts would result from the proposed project's implementation. As a result, no mitigation is required.

3.6 ENERGY

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- A potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation; and,

⁴⁸ Montebello, City of. Information provided by the City of Montebello Planning and Community Development Department.

- A conflict with or obstruction of a State or local plan for renewable energy or energy efficiency.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?* • *Less than Significant Impact.*

The proposed project involves the repurposing of the existing Big Box Structure and parking amenities with a new commercial development to replace Costco's operations. The 20.46-acre Site is currently occupied by a 137,688 square-foot, one-story building. The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate "commercial" uses that are either permitted by right or conditionally under the Site's existing General Plan and zoning designation. See Section 2.4.3 describing the project's "Operational Characteristics." The maximum floor area of the Repurposed Structure and Outlying Pads will not exceed 155,000 GLA, and the Outlying Pads are limited to 31,000 GLA. The new development will include energy efficient fixtures. In addition, the energy consumption rates do not reflect the more stringent 2016 California Building and Green Building Code requirements. The proposed project will be in accordance with the City's Building Code and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. The project will include new light standards and fixtures that will be used as security lighting. Adherence to the above-mentioned energy conservation regulations, the potential impacts will be less than significant.

Table 3-4, shown below, provides an estimate of electrical and natural gas consumption. As indicated in the Table, the project is estimated to consume 2,989,640 kilowatts (kWh) of electricity and 71,300 therms of natural gas on an annual basis. The former retail use store is estimated to have consumed 1,935,893 kilowatts (kWh) of electricity and 6,884 therms of natural gas on an annual basis. The net difference is project is estimated to at 1,053,747 kilowatts (kWh) of electricity and 64,416 therms of natural gas on an annual basis.

Table 3-4
Estimated Annual Energy Consumption

Project	Consumption Rate	Total Project Consumption
Previous Improvements (137,688 sq. ft.)		
Electrical Consumption	Retail = 14.06 kWh/sq. ft.	1,935,893 kWh/year
Natural Gas Consumption	Retail = .05 therms/sq. ft. ⁴⁹	6,884 therms/year
Proposed Project (155,000 sq. ft.)		
Electrical Consumption	Retail = 14.06 kWh/sq. ft. Restaurant = 40.20 kWh/sq. ft.	2,989,640 kWh/year
Natural Gas Consumption	Retail = .05 therms/sq. ft. Restaurant = 2.10 therms /sq. ft.	71,300 therms/year
Net Difference (Future Project – Existing Use)		
Electrical Consumption		1,053,747 kWh/year
Natural Gas Consumption		64,416 therms/year

Source: CalEEMod 2016 (V.3.2) using Southern California Edison and Southern California Gas Company data.

⁴⁹ Montebello, City of. Information provided by the City of Montebello Planning and Community Development Department.

The potential impacts will be less than significant, given the limited net increase in new development, the attendant consumption rates, and the more modern energy efficient utility fixtures.

B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency? • Less than Significant Impact.

The majority of the energy that will be consumed by daily operations will be related to providing the necessary power for the center's operation. The new equipment that will be installed in the new or refurbished buildings will be designed to conserve electricity. As a result, the potential impacts are considered to be less than significant.

3.6.3 MITIGATION MEASURES

The analysis determined that the proposed project would not require any specific mitigation given that the new development will be designed to conserve energy.

3.7 ENVIRONMENTAL JUSTICE

3.7.1 THRESHOLDS OF SIGNIFICANCE

Under state law, *environmental justice* means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.⁵⁰ Fairness in this context means that the benefits of a healthy environment should be available to everyone, and the burdens of pollution should not be focused on sensitive populations or on communities that already are experiencing its adverse effects. There are a number of State laws and programs relating to environmental justice.

Under CEQA, public agencies should not approve projects if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects. CEQA does not use the terms "fair treatment" or "environmental justice." CEQA centers on whether a project may have a significant effect on the physical environment and by following well-established CEQA principles, local governments may further environmental justice. Because CEQA requires that environmental impacts must be considered in context, cities and counties are required to pay special attention as whether a project might cause additional impacts to communities that already are affected by, or particularly vulnerable to, environmental impacts like air and water pollution. Impacts associated with environmental justice would be significant if the Project would:

- Result in a disproportionate human health or significant environmental impact on minority and/or low-income populations; or,
- Result in a disproportionate decrease in the employment and/or economic base of minority and/or low-income populations working or residing in the surrounding area.

⁵⁰ California, State of. Government Code, § 65040.12, subd. (e.)

3.7.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in a disproportionate human health or significant environmental impact on minority and/or low-income populations. • No Impact.*

The proposed project involves the construction of a new commercial development that would replace the Costco store that formerly occupied the Site. The 20.46-acre Site is currently occupied by a 137,688 square-foot, one-story building. The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate “commercial” uses that are either permitted by right or conditionally under the Site’s existing General Plan and zoning designation. The maximum floor area of the Repurposed Structure and Outlying Pads will not exceed 155,000 GLA, and the Outlying Pads are limited to 31,000 GLA. The focus of this analysis is the project’s potential impact on low-income, minority, and disadvantaged persons. No housing units are located within the project site nor will any residential units be constructed. No housing units will be displaced as a result of the proposed project’s implementation.

- B. *Would the project result in a disproportionate decrease in the employment and/or economic base of minority and/or low-income populations working or residing in the surrounding area. • No Impact.*

The proposed Project will repurpose the existing Big Box Structure and Costco operations with a new productive commercial and/or retail use. Once completed, a variety of commercial land uses will be permitted to operate on the Site. There are generally four categories of uses that will be operated on the Site, in addition to any other uses that are either expressly or conditionally permitted in the C-2 (General Commercial) Zoning District:

- *Retail Uses* Land uses included in this category include automobile / motorcycle sales (new and used); grocery store; general retail uses, wholesale to the public or members, health food store; hobby supply shops; music stores; clothing, apparel, shoe, or cosmetics sales; office equipment (sales / rentals); service stations; truck sales and rentals (new and used);
- *Restaurant Uses.* Land uses included in this category include sit-down restaurants; fast-casual restaurants; fast food or drive in restaurants;
- *Professional Office Uses.* Land uses included in this category include professional or medical offices; and,
- *Miscellaneous Commercial Uses.* Land uses included in this category include gyms or fitness centers; recreational facilities; dance studios; driving range / golf course; indoor soccer facility; batting cages; youth play rooms; trampolines, bounce houses; escape rooms; last-mile shipping facilities; game courts; and bowling alleys.

Given the improvement and space needs of these potential land uses, it is anticipated that the majority of the Repurposed Structure would be occupied by a major retail use, or subdivided to house multiple retail users, along with a portion of the repurposed structure being utilized for a Miscellaneous

Commercial Use. Given the layout of the Site, it is anticipated that the Outlying Pads would be occupied by retail uses, restaurant uses, and/or professional office uses. All of this potential new development will represent a net new increase in employment opportunities. As a result, no impacts are anticipated.

3.7.3 MITIGATION MEASURES

The analysis determined that the proposed project would not require any specific mitigation given that the new development will not result in any adverse impacts to disadvantaged persons or communities.

3.8 GEOLOGY & SOILS

3.8.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- Direct or indirect cause of potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial direct or indirect risks to life or property;
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or,
- Direct or indirect destruction of a unique paleontological resource or site or unique geological feature.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides? • Less than Significant Impact.*

The proposed project involves the repurposing of the existing Big Box Structure and parking amenities with a new commercial development to replace Costco's operations. The maximum floor area of the major anchor may not exceed 138,000 square feet of GLA while the maximum floor area of the Outlying Pads may not exceed 31,000 square feet of GLA. The ultimate combination of major retail and Outlying Pads may vary though the total maximum floor area of future development will be limited to 155,000 square feet of GLA.

Montebello is located in an area that is surrounded by major faults and blind thrust faults (refer to Exhibit 3-4 on the following page). Faults located near the City include the Sierra Madre Fault Zone, Norwalk Fault, Raymond Fault, Santa Monica Fault, Newport-Inglewood Fault, Las Cienegas Fault, the Montebello Hills Fault, and the Whittier-Elsinore Fault. The nearest Alquist-Priolo Special Studies Zone is the Montebello Fault located approximately three miles to the northeast.⁵¹ The fault's northern terminus is the San Gabriel Boulevard and Garvalia Avenue intersection. The fault's southern terminus is just south of the Pomona Freeway. Furthermore, the City is also underlain by the following blind thrust faults: the Puente Hills Fault, the Elysian Park Earthquake Fault, and the East Los Angeles Fault. Finally, the Montebello Blind Thrust Fault is located in the area generally north of the SR-60 Freeway.

Despite the Site's location in proximity to the aforementioned faults, the risk of the project sustaining damage related to fault rupture and ground-shaking is no greater in and around the Site than for the rest of the area. The Site is not located in an area that is subject to liquefaction (refer to Exhibit 3-4). Liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. Additionally, the Site is not located in an area that is at risk for landslides (refer to Exhibit 3-4). The building contractors will be required to conform to the standard conditions outlined by the California Building Code, as adopted by the City of Montebello, regarding the construction of earthquake resistant structures. Adherence to the set of mandatory standard conditions set forth by the City will reduce impacts to levels that are less than significant.

- B. *Would the project result in substantial soil erosion or the loss of topsoil? • No Impact.*

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the Site. According to the USDA Web Soil Survey, the Site is underlain by fill soils. The Site is, and will continue to be level and no slope failure or landslide impacts are anticipated to occur.

⁵¹ Google Earth. Website accessed June 6, 2018.

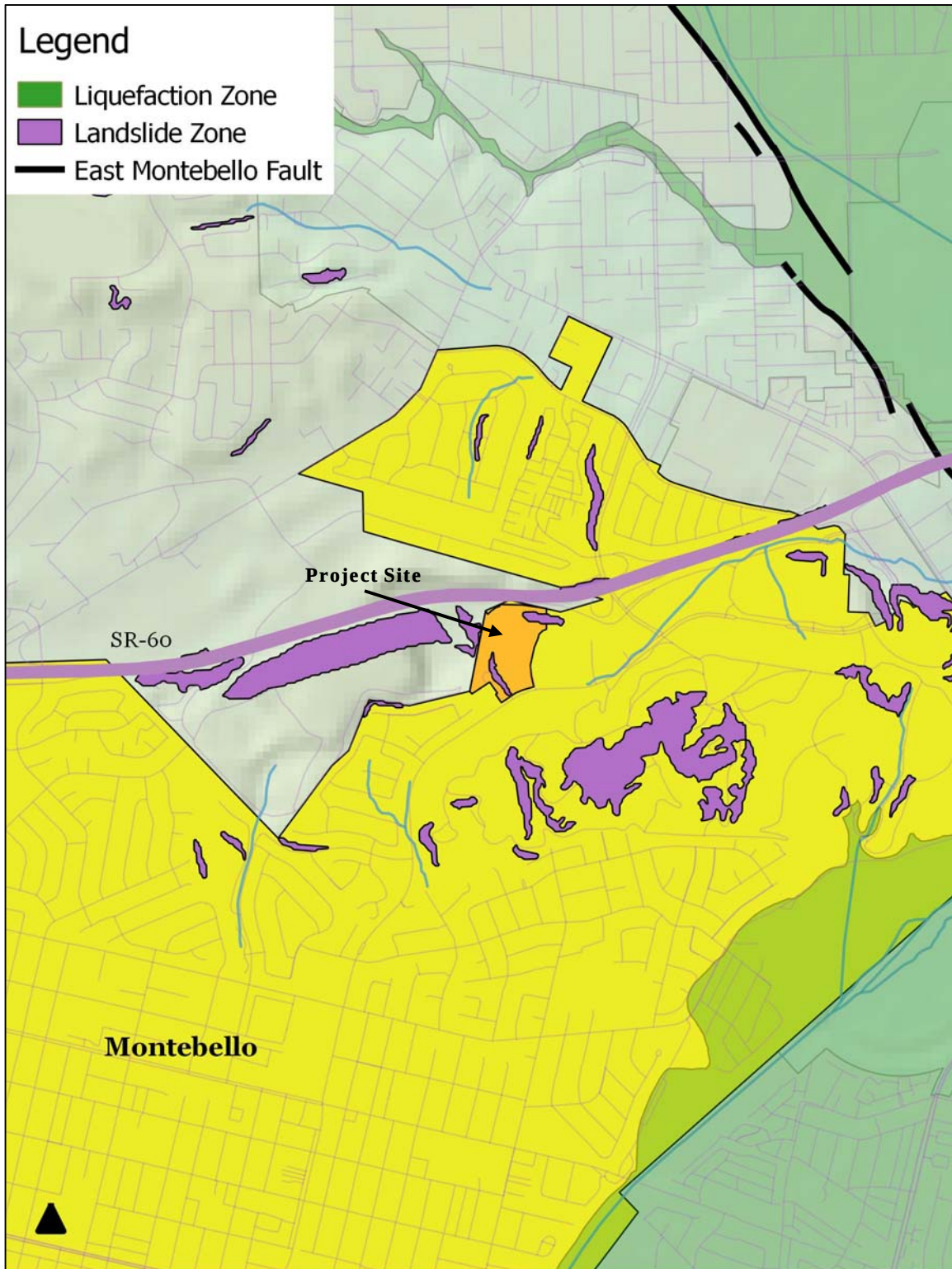


EXHIBIT 3-4
SEISMIC HAZARDS MAP
SOURCE: UNITED STATES GEOLOGICAL SURVEY

The hillsides located to the west of the Site have been stabilized with the use of retaining walls. In addition, the Site is currently paved and covered over in impervious surfaces. As a result, the construction activities will not lead to any erosion, slope failure, or landslide impacts.

C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • Less than Significant Impact.

The Site is underlain by fill soils.⁵² Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building will be constructed with the strict adherence to the most pertinent State and City building codes. Grading and other construction activities are not expected to reach the depths required to encounter an underlying groundwater aquifer. In addition, the project will be required to be connected to the City's water lines; therefore, the project's operation will not directly affect any underlying groundwater reserves. As a result, the potential impacts are anticipated to be less than significant.

D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial direct or indirect risks to life or property? • No Impact.

The proposed project involves the repurposing of the existing Big Box Structure and parking amenities with a new commercial development to replace Costco's operations on the Site. The City of Montebello is seeking to replace the Costco use that will be moving to a new commercial shopping center in the City of Monterey Park on the opposite (north) side of the State Route 60 (SR-60) Freeway. The 20.46-acre Site is currently occupied by a 137,688 square-foot, one-story building on the northern portion of the property. The Site is underlain by fill soils.⁵³ As a result, no impacts related to expansive soils are anticipated.

E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.

No septic tanks will be used as part of proposed project. The project will continue to be connected to the existing sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

⁵² United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

⁵³ Ibid.

F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature? • No Impact.

No paleontological resources or geologic features are anticipated to be encountered during the project's construction phase. No large scale excavation and/or grading will occur as part of the project's implementation. In addition, the Site is underlain by fill soils.⁵⁴ As a result, no impacts to paleontological resources will occur.

3.8.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impacts related to geology and soils. As a result, no mitigation measures are required.

3.9 GREENHOUSE GAS EMISSIONS

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

3.9.2 ENVIRONMENTAL ANALYSIS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.

The proposed project involves redeveloping and repurposing a 138,000 square-foot "Big Box Structure" and associated parking facilities located at 1345 N. Montebello Boulevard. The Site, which totals 20.46 acres, formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the "Repurposed Structure"), and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the "Outlying Pads"). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leaseable area (GLA). The "as built" allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands.⁵⁵

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and

⁵⁴ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

⁵⁵ For example, if the Outlying Buildings total 31,000 of GLA, the Repurposed Structure will not exceed 124,000 GLA.

human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). GHG differ from criteria or toxic air pollutants in that the GHG emissions do not cause direct adverse human health effects. Rather, the direct environmental effect of GHG emissions is the increase in global temperatures, which in turn has numerous impacts on the environment and humans. The SCAQMD has established a single quantified threshold of 10,000 metric tons of CO₂E (MTCO₂E) per year for new development.⁵⁶ Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouse gases in a common and collective unit. Table 3-5 summarizes annual greenhouse gas (CO₂E) emissions associated with the installation and subsequent operation of the project. As indicated in Table 3-5, the CO₂E total for the project is 48,440 pounds per day or 21.97 MTCO₂E per day. When discounting the GHG emissions from the previous use, the project will result in an annual net increase of 1,032 MTCO₂E, which is below the aforementioned threshold.

Table 3-5
Estimated Operational Emissions in lbs/day - Unmitigated

Emission Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Former Retail Use (137,990 sq. ft.)				
Long-term Area Emissions	0.03	--	--	0.032
Long-term Energy Emissions	72.94	--	--	73.38
Long-term Mobile Emissions	42,064.63	2.56	--	42,128.79
Total Long-term Emissions	42,137.61	2.56	--	42,202.21 lbs/day
Total Long-term Emissions (Tons/day)				19.14 MTCO₂E/day
Proposed Retail Use (155,000 sq. ft. including 124,000 retail and 31,000 restaurants)				
Long-term Area Emissions	0.03	--	--	0.03
Long-term Energy Emissions	81.93	--	--	82.42
Long-term Mobile Emissions	48,289	2.74	--	48,357
Total Long-term Emissions	48,371	2.74	--	48,440 lbs./day
Total Long-term Emissions (Tons/day)				21.97 MTCO₂E/day
Net Change (Lbs/day)	6,233	0.18	--	6,238 lbs/day
Net Change (Tons/day)				2.83 tons/day
Net Change (Tons/year)				1,032.95 MTCO₂E/year
Thresholds of Significance				10,000 MTCO₂E/year
Significant Impact?				NO

Source: CalEEMod 2016 (V.3.2) using Southern California Edison and Southern California Gas

⁵⁶ SCAQMD, *Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group Meeting #15*.
https://planning.lacity.org/eir/8150Sunset/References/4.E.%20Greenhouse%20Gas%20Emissions/GHG.39_SCAQMD%20GHG%20Meeting%2015.pdf

The GHG emissions estimates reflect what a commercial center at the same location and description would generate once fully operational. The exact tenant mix that will ultimately occupy the project site will be dictated by market demands, but the tenants will all operate “commercial” uses that are either permitted by right or conditionally under the Site’s existing General Plan and zoning designation. See Section 2.4.3 describing the project’s “Operational Characteristics.” The maximum floor area of the Repurposed Structure and Outlying Pads will not exceed 155,000 GLA, and the Outlying Pads are limited to 31,000 GLA. Because the project’s operational emissions will be below the quantified threshold of significance (refer to Table 3-5), the potential impacts are considered to be less than significant.

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.

There are no City-specific climate change policies or plans applicable to the project. City of Montebello has not adopted any climate change policies or plans. As indicated previously, the operation of the proposed project will result in an incremental increase in GHG emissions though these operational GHG emissions will be below SCAQMD thresholds of significance. The proposed project will not introduce any conflicts with adopted initiatives that are designed to control future GHG emissions. The project’s implementation will result in small floor area or capacity and less intense land uses. As a result, the impacts related to conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are considered to be less than significant.

3.9.3 MITIGATION MEASURES

The analysis of potential impacts related to GHG emissions indicated that the proposed project would not result in any impacts. As a result, no mitigation measures are required.

3.10 HAZARDS & HAZARDOUS MATERIALS

3.10.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact regarding hazards or hazardous materials if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport that would result in a safety hazard or excessive noise for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.*

The proposed project involves redeveloping and repurposing a 138,000 square-foot “Big Box Structure” and associated parking facilities located at 1345 N. Montebello Boulevard. The Site, which totals 20.46 acres, formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the “Repurposed Structure”), and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the “Outlying Pads”). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leasable area (GLA).⁵⁷ The “as built” allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands.

The Site is not located on the California Department of Toxic Substances Control’s Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).⁵⁸ In addition, the Site is not identified on any Leaking Underground Storage Tank database (LUST).⁵⁹ A search through the California Department of Toxic Substances Control’s Envirostor database indicated that the Site was not included on any Federal or State clean up or Superfund lists.⁶⁰ The United States Environmental Protection Agency’s multi-system search was consulted to determine whether the Site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and

⁵⁷ For example, if the Outlying Buildings total 31,000 of GLA, the Repurposed Structure will not exceed 124,000 GLA

⁵⁸ CalEPA. *DTSC’s Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*.
http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

⁵⁹ California State Water Resources Control Board. *GeoTracker*.
<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=alhambra,ca>

⁶⁰ CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&z=18&ms=640.480&mt=m&findaddress=True&city=alhambra

Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The Site was not identified on any of the aforementioned lists.⁶¹

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the Site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. Due to the nature of the proposed project (a commercial center), no hazardous materials beyond what is typically used in a household setting for cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts are considered to be less than significant.

B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact.

A search through the California Department of Toxic Substances Control's (DTSC's) Envirostor database indicated that the Site was not included on any Federal or State clean up or Superfund lists.⁶² The United States Environmental Protection Agency's multi-system search was consulted to determine whether the Site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List.⁶³ The Site was not included on any of the aforementioned listings. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the Site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. Due to the nature of the proposed project (a commercial center), no hazardous materials beyond what is typically used in commercial retail or a restaurant setting for cleaning and maintenance would be used once the project is occupied. As a result, less than significant impacts would occur.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the Site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. The existing building was constructed in the early 1990's after the prohibition of lead and asbestos containing materials. In addition, the Site is not identified on any environmental database (refer to the two

⁶¹ United States Environmental Protection Agency. *Multisystem Search*. Website accessed June 6, 2018.

⁶² CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/map/?global_id=&x=-119&y=37&z=18&ms=640.480&mt=m&findaddress=True&city=Montebello

⁶³ U. S. Department of Health and Human Services. *National Toxicology Program*. Hexavalent Chromium.

previous subsections). Due to the nature of the proposed project (a commercial retail center), no hazardous materials beyond what is typically used in a household setting for cleaning and maintenance would be used once the project is occupied. As a result, no impacts will result from the proposed project's implementation.

D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section §65962.5, and, as a result, would it create a significant hazard to the public or the environment? • No Impact.

The *Cortese List*, also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on annually basis. The list is maintained as part of the DTSC's Brownfields and Environmental Restoration Program referred to as *EnviroStor*. The database was consulted in June 6, 2018. A search of the Envirostor hazardous waste and substances site list website was completed to identify whether the Site is listed in the database as a Cortese site. The Site was not identified on the list.⁶⁴ Therefore, no impacts related to the proposed project's implementation will occur.

E. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? • No Impact.

The project Site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located 7.9 miles to the northeast.⁶⁵ The Site is not located within the designated Runway Protection Zone (RPZ).⁶⁶ Essentially, the proposed project will not introduce any building or structure that will interfere with the approach and take off of airplanes utilizing the aforementioned airport. The runway protection zones for approaches and takeoffs extend 1,000 feet north and south of the airport. This protection zone does not extend to the Site. As a result, the proposed project's implementation would not present a safety hazard to aircraft and/or airport operations at a public use airport, and no impacts will occur.

F. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time will the adjacent Montebello Boulevard be completely closed to traffic. Montebello Boulevard is a designated emergency evacuation route. All construction staging would occur on-site. As a result, no impacts are associated with the proposed project's implementation.

⁶⁴ CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

⁶⁵ Google Earth. Website accessed June 6, 2018.

⁶⁶ Los Angeles County Department of Regional Planning. *Los Angeles County Airport Landuse Commission (ALUC), Airport Layout Plan*. http://planning.lacounty.gov/assets/upl/project/aluc_elmonte-plan.pdf

3.10.2 MITIGATION MEASURES

The environmental analysis determined that no mitigation will be required as part of the proposed project's implementation.

3.11 HYDROLOGY & WATER QUALITY

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse environmental impact on hydrology and water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality;
- A substantial decrease of groundwater supplies or interference with groundwater recharge such that the project may impede sustainable groundwater management of the basin;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner that would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows;
- Flood hazard, tsunami, or seiche zones risk release of pollutants due to project inundation; or,
- Conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? • Less than Significant Impact.*

The proposed project involves redeveloping and repurposing a 138,000 square-foot "Big Box Structure" and associated parking facilities located at 1345 N. Montebello Boulevard. The site, which totals 20.46 acres, formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the "Repurposed Structure"), and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the "Outlying Pads"). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not

exceed 155,000 square feet of gross leaseable area (GLA).⁶⁷ The "as built" allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands.

The entire Site is covered over in impervious surfaces consisting of surface parking, internal roadways, and the existing building. The project contractors would be required to adhere to the Best Management Practices (BMPs) identified in City of Montebello Municipal Code to prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. These BMPs include: on-site retention of sediments generated on or brought to the Site; retention of construction-related materials and wastes, spills and residues at the Site, and prevent discharges to streets, drainage facilities, the MS4, receiving waters or adjacent properties; containment of non-storm water runoff from equipment and vehicle washing at the Site; and, the controlling of erosion from slopes and channels through the limitation of grading during the wet season, inspection of graded areas during rain events, planting and maintenance of vegetation on slopes.

The project contractors would also be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to General Construction Activity NPDES regulations since the project would connect to the City's MS4 Permit. The SWPPP would contain additional construction BMPs that would be the responsibility of the project contractors to implement. Furthermore, the Applicant would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board. The project will not introduce contaminated runoff into the local storm drain system. As part of the permitting process, the paving contractors for the installation pads will continue to be required to adhere to all pertinent Clean Water Act regulations. In addition, the Montebello Municipal Code (Chapter 8.36 (Storm Water and Urban Runoff Pollution Prevention) includes requirements that address storm water and urban runoff pollution. The aforementioned Code section was adopted pursuant to the Federal Water Pollution Control Act, also known as the "Clean Water Act." As a result, the impacts will be less than significant.

B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge in such a way that the project may impede sustainable groundwater management of the basin? • Less than Significant Impact.

No significant new grading will be required given the location and extent of the existing and proposed improvements and the Site's topography. As a result, no direct construction related impacts to groundwater supplies, or groundwater recharge activities will occur. The Site will continue to be connected to the City's water lines and will result in a direct decrease in underlying groundwater supplies. Furthermore, the project contractors will be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant.

⁶⁷ For example, if the Outlying Buildings total 31,000 of GLA, the Repurposed Structure will not exceed 124,000 GLA

- C. *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows? • No Impact.*

No streams or rivers are located within or adjacent to the project Site. The proposed project would not alter the course of any designated stream noted on the U.S. Fish and Wildlife's National Wetlands Inventory. Since storm water would be contained on-site or discharged into the local storm drains and the surrounding areas are covered over in impervious surfaces, no impacts related to off-site erosion or siltation would occur. During construction, the existing pavement would be removed and barren earth would be exposed. Therefore, adherence to the Best Management Practices (BMPs) identified previously would prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. Since the project would be precluded from discharging contaminated construction runoff off-site, no construction impacts would result.

- D. *Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? • No Impact.*

The proposed Site is not located in an area that is subject to inundation by seiche or tsunami. According to the City's recently amended Safety Element in the General Plan, the Site is located outside the inundation areas of the Whittier Narrows Dam and the Garvey Reservoir.⁶⁸ In addition, the Site is located inland approximately 20 miles from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami.⁶⁹ Lastly, the proposed project will not result in any mudslides since the Site is generally level. As a result, no impacts are expected.

- E. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • No Impact.*

The proposed project will not lead to the creation of additional stormwater runoff nor will it lead to the generation of polluted runoff. As a result, no impacts are anticipated.

3.11.3 MITIGATION MEASURES

The analysis indicated that the proposed project would not result in any hydrological, stormwater runoff, or water quality impacts. As a result, no mitigation is required.

⁶⁸ California Consulting. *General Plan Safety Element*. Plan adopted March 8, 2017.

⁶⁹ Google Earth. Website accessed June 7, 2018.

3.12 LAND USE & PLANNING

3.12.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant impact on land use and planning if it results in any of the following:

- The physical division and disruption of an established community; or,
- Causing a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project physically divide an established community? • No Impact.

The Site, which totals 20.46 acres, formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the "Repurposed Structure"), and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the "Outlying Pads"). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leaseable area (GLA). The "as built" allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands. The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate "commercial" uses that are either permitted by right or conditionally under the Site's existing General Plan and zoning designation. See Section 2.4.3 describing the project's "Operational Characteristics."⁷⁰ The Site is located in an area that is predominantly commercial uses to the east and predominantly residential uses to the west. Exhibit 2-4, provided in Section 2 of this IS/MND, includes an aerial photograph of the Site and the surrounding area. Surrounding land uses are summarized below:⁷¹

- *North.* State Route 60 is located adjacent to the Site along its north side. Urban development and utility uses are located further north, along the north side of the SR-60.
- *South.* Montebello Boulevard abuts the project Site to the south. The Montebello Hills oil field is located further south, on the south side of Montebello Boulevard.
- *East.* Price Club Drive extends along the eastern boundary of the Site and will provide access to the Site. The Montebello Town Square shopping center abuts the project site to the east. Montebello Boulevard is located 1,000 feet east of the Site. The Shops at Montebello indoor shopping mall is located approximately one-half mile east of the Site.

⁷⁰ Information provided by the City of Montebello Planning and Community Development Department.

⁷¹ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on June 6, 2018.

- *West.* The former Montebello Landfill and a water reservoir owned by the San Gabriel Valley Water Company is located along the project Site's west side. A larger retaining wall extends along the Site's west side due to the elevational differences between the Site and the neighboring properties.

The modifications to the existing facilities and the granting of the requested entitlements will not result in any expansion of the use beyond the current boundaries. As a result, the project will not lead to any division of an existing established neighborhood and no impacts will result.

B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? • No Impact.

The Site is zoned *C-2, General Commercial* (refer to Exhibit 3-5) with a *Planned Development Overlay* and associated precise plan requirements. The Site is also designated as General Commercial in the City of Montebello General Plan (refer to Exhibit 3-6) and for auto sales/general commercial in the Montebello Hills Redevelopment Plan. The proposed use is consistent with the applicable zoning and general plan designations. All of the proposed improvements will be confined to the Site. No impacts related to the conflict of any land use plan, policy, or regulation will result.

3.12.3 MITIGATION MEASURES

The analysis determined that no significant impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

3.13 MINERAL RESOURCES

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

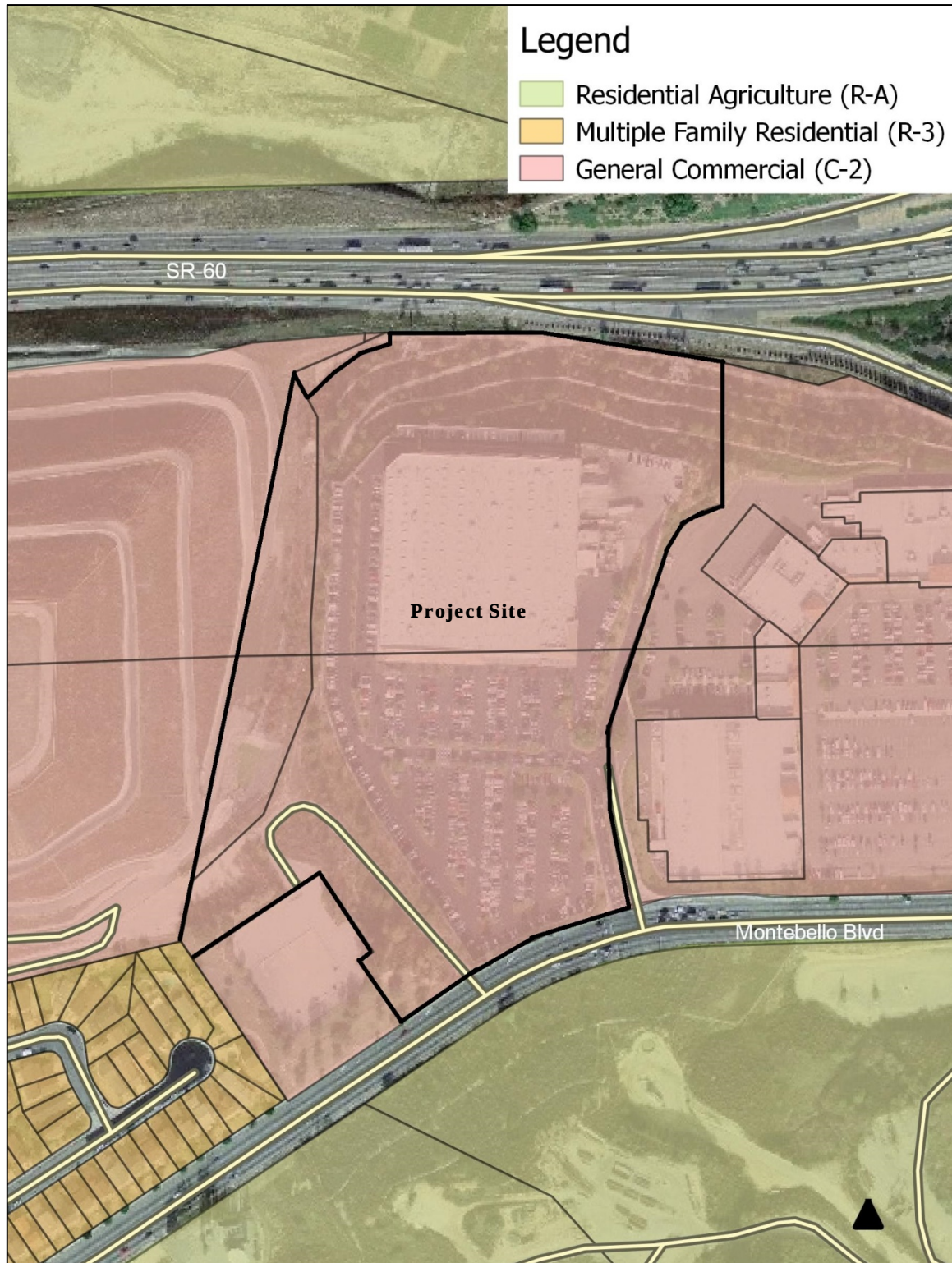


EXHIBIT 3-5
ZONING MAP
SOURCE: CITY OF MONTEBELLO

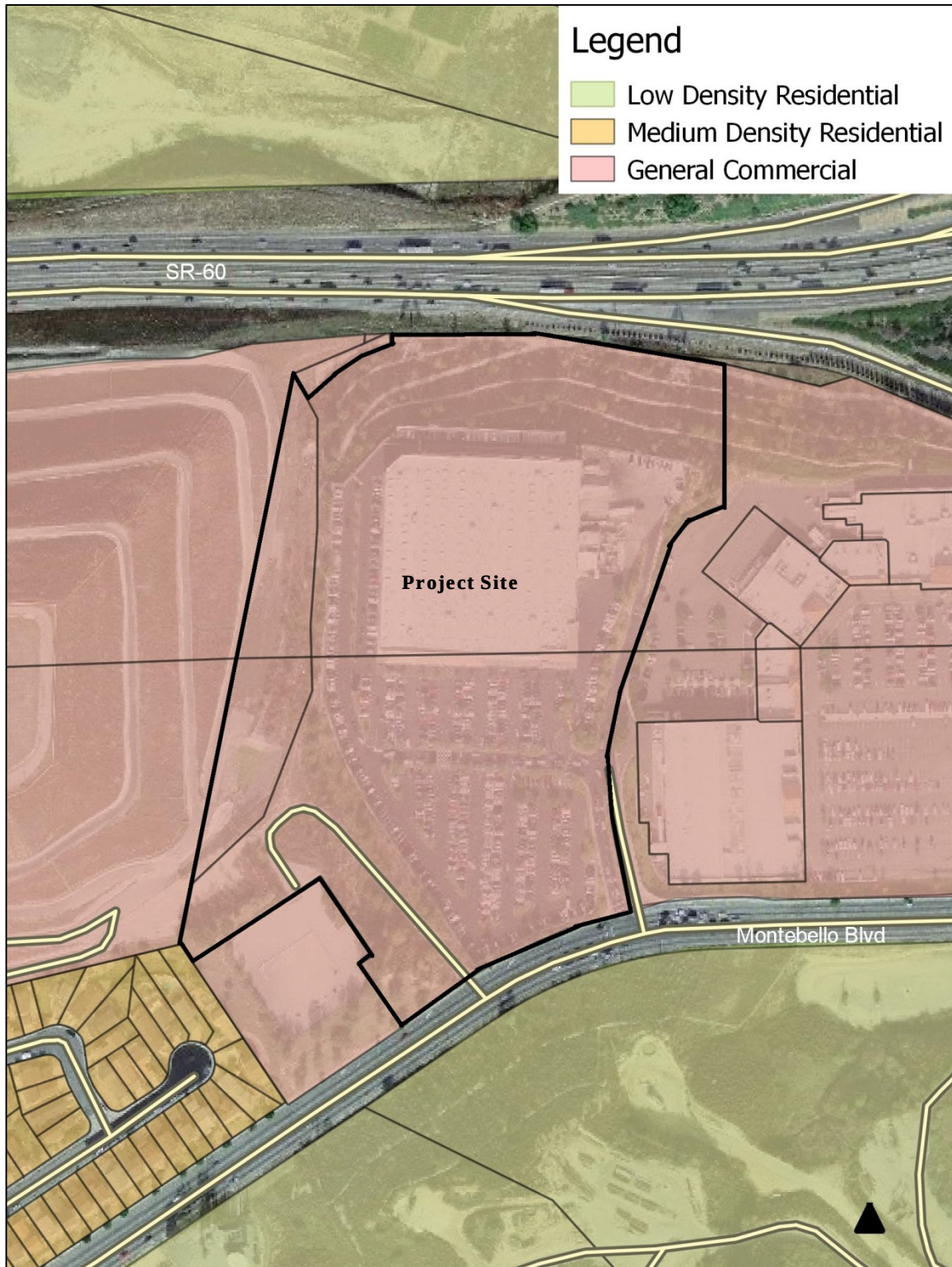


EXHIBIT 3-6
GENERAL PLAN MAP
SOURCE: CITY OF MONTEBELLO

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? • No Impact.*

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located on-site.⁷² According to Surface Mining and Reclamation Act (SMARA), study area maps prepared by the California Geological Survey, Montebello is located within the larger San Gabriel Valley SMARA (identified as the Portland cement concrete-grade aggregate).⁷³ As indicated in the San Gabriel Valley P-C region MRZ-2 map, the Site is not located in an area containing aggregate resources. Therefore, the Site is not located in an area with active mineral extraction activities and no impacts to mineral resources will occur.

- B. *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? • No Impact.*

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the Site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

3.13.3 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.14 NOISE

3.14.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies; or,
- The generation of excessive vibration or ground-borne noise levels.

⁷² California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. <http://maps.conservation.ca.gov/doggr/index.html#close>

⁷³ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact.*

The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.⁷⁴ Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-7.

Noise levels may also be expressed as dBA where an “A” weighting has been incorporated into the measurement to account for increased human sensitivity to noise. The A-weighted measurements correlate well with the perceived noise levels at lower frequencies. Noise will be generated by vehicles travelling to and from the Site on Montebello Boulevard and in the parking areas. This traffic noise would not impact the residences located to the north since these homes and the Site are separated by the existing terrain (refer to Exhibit 3-2 herein). In addition, the ambient noise environment is dominated by traffic noise from the nearby SR-60 Freeway.

Noise generated within the parking lot would include people shouting/laughing, which averages 64.5 dBA; car door slamming, which averages 62.5 dBA; car idling, which averages 61 dBA; car starting, which averages 59.5 dBA; and people talking, which averages 41 dBA. The aforementioned noise levels are those anticipated in the immediate vicinity of the noise source (approximately 50 feet).⁷⁵ Other sources of potential noise may include after-hour truck deliveries, truck back-up alarms, restaurant activities (music and speakers), etc. Again, the noise from these sources will also be attenuated by the topography and distance of the various operational activities and aforementioned sensitive receptors. Additionally, landscaping provided for aesthetic purposes will further attenuate noise. Noise from the aforementioned sources would be attenuated by the hillsides located in the western portion of the Site.

The nearest noise sensitive uses are the residences located approximately 450 feet to the southwest of the Site. Hillside areas separate these homes from the Site (refer to these photographs provided in Exhibit 3-2 in Section 3.1). Noise emanating from the Site will be obstructed by the existing topography and, as a result, will not affect the aforementioned residences. As a result, the impact will be less than significant.

⁷⁴ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

⁷⁵ This information is based on actual parking lot noise measurements taken by Blodgett Baylosis Environmental Planning.

Noise Levels – in dBA

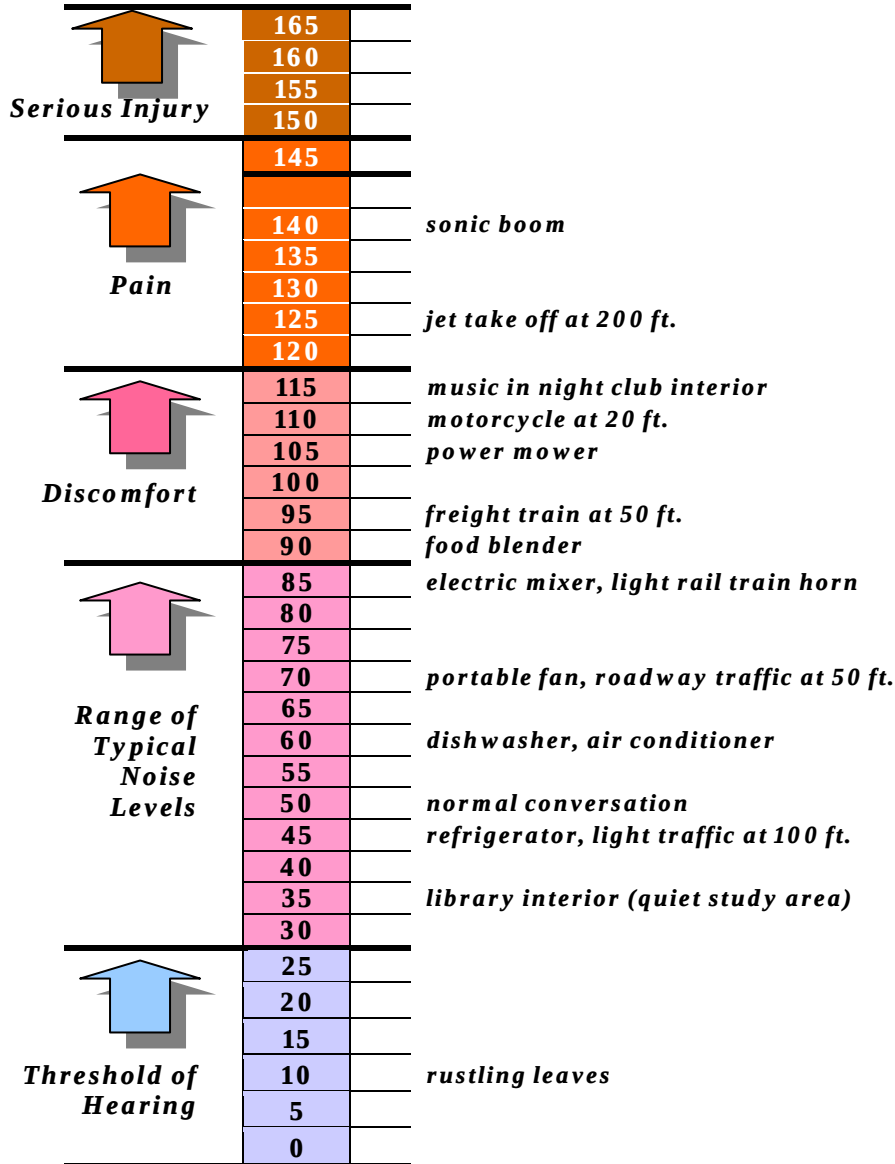


EXHIBIT 3-7 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

Source: Blodgett Baylosis Environmental Planning

B. Would the project result in the generation of excessive ground-borne vibration or ground-borne noise levels? • Less than Significant Impact.

The proposed project involves redeveloping and repurposing a 138,000 square-foot “Big Box Structure” and associated parking facilities located at 1345 N. Montebello Boulevard (the “Site”). The Site, which totals 20.46 acres, formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the “Repurposed Structure”), and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the “Outlying Pads”). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leaseable area (GLA).⁷⁶ The “as built” allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands.⁷⁷

According to Section 17.22.110 (Development Standards-Noise) of the Montebello Municipal Code, noise generated from the Site must not exceed 60 dBA between 7:00 AM and 9:00 PM. In addition, noise levels within the Site must not exceed 55 dBA between 10:00 PM and 7:00 AM. Noise generated within the parking lot would include people shouting/laughing, which averages 64.5 dBA; car door slamming, which averages 62.5 dBA; car idling, which averages 61 dBA; car starting, which averages 59.5 dBA; and people talking, which averages 41 dBA. Additionally, landscaping provided for aesthetic purposes will further attenuate noise. Noise from the aforementioned sources would be attenuated by the hillsides located in the western portion of the Site. As a result, the impact will be less than significant.

3.14.3 MITIGATION MEASURES

The analysis of potential impacts related to noise indicated that no significant adverse noise impacts would result from the proposed project's implementation and subsequent occupancy. As a result, no mitigation measures are required.

3.15 POPULATION & HOUSING

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the unplanned population within an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure) related to a project; or,

⁷⁶ For example, if the Outlying Buildings total 31,000 of GLA, the Repurposed Structure will not exceed 124,000 GLA

⁷⁷ Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco's applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

- The displacement of a substantial number of existing people or housing units, necessitating the construction of replacement housing.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project induce substantial unplanned population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure related to a project)? • No Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- New development in an area presently undeveloped and economic factors which may influence development;
- Extension of roadways and other transportation facilities;
- Extension of infrastructure and other improvements;
- Major off-site public projects (treatment plants, etc.);
- The removal of housing requiring replacement housing elsewhere;
- Additional population growth leading to increased demand for goods and services; and,
- Short-term growth-inducing impacts related to the project's construction.

The proposed project involves redeveloping and repurposing a 138,000 square-foot "Big Box Structure" and associated parking facilities located at 1345 N. Montebello Boulevard (the "Site"). The Site, which totals 20.46 acres, formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the "Repurposed Structure"), and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the "Outlying Pads"). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leasable area (GLA).⁷⁸ The "as built" allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands.⁷⁹

Furthermore, no housing units are located within the project area nor will any residential units be constructed. Given the nature of the proposed project, no growth inducing Outlying Pads impacts are anticipated.

- B. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? • No Impact.*

As indicated previously, the existing development within the project Site is commercial in nature. No housing units will be displaced and no impacts will occur.

⁷⁸ For example, if the Outlying Buildings total 31,000 of GLA, the Repurposed Structure will not exceed 124,000 GLA

⁷⁹ Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco's applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

3.15.3 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.16 PUBLIC SERVICES

3.16.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other *public facilities*.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services? • Less than Significant Impact.*

The City of Montebello Fire Department (MFD) provides fire prevention and emergency medical services within the City. The Department's organization consists of the Administration, Operations, Fire Prevention, Communications, and Emergency Preparedness divisions. These five Divisions coordinate all Department activities, and report to, and receive direction from the Fire Chief. The

Department consists of 67 sworn personnel including the Fire Chief, Administrative Battalion Chief, three Suppression Battalion Chiefs, one Fire Marshal, 15 Fire Captains, 15 Fire Engineers, 22 Firefighter Paramedics, and nine Firefighters. The balance of the Departments' 75 personnel includes one Fire Inspector, one Emergency Services Coordinator, one Telecommunications Supervisor, one Telecommunications Technician, and four support personnel. The MFD operates from three fire stations located throughout the City. The closest first response station to the Site is MFD Station 55, located less than one mile to the southwest of the Site.⁸⁰

The proposed project involves redeveloping and repurposing a 138,000 square-foot "Big Box Structure" and associated parking facilities located at 1345 N. Montebello Boulevard (the "Site"). The Site, which totals 20.46 acres, formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the "Repurposed Structure"), and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the "Outlying Pads"). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leaseable area (GLA).⁸¹ The "as built" allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands.

The overall increase in the floor area of the potential development would be net maximum floor area would be a relatively nominal 17,312 square feet.⁸² The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would not place additional demands on fire services since the project will involve the construction of modern structures that will be subject to all pertinent fire and building codes. The development plans for the proposed project will undergo review by the City of Montebello Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. As a result, the potential impacts will be less than significant.

B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection services? • Less than Significant Impact.

The City of Montebello Police Department is responsible for management of all law enforcement services within the City. The Department consists of 75 sworn Officers, 17 Reserve Officers, and 45 Civilian personnel organized into three divisions: Field Services, Investigative Services, and Support Services. The police station is located 1.34 miles to the southwest of the Site. The proposed project will

⁸⁰ Google Earth. Website accessed June 6, 2018.

⁸¹ For example, if the Outlying Buildings total 31,000 of GLA, the Repurposed Structure will not exceed 124,000 GLA

⁸² Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco's applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

place an incremental demand on the Department's services. The proposed project involves the repurposing of a Big Box Structure and associated parking facilities that, until recently, was a Costco. The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate "commercial" uses that are either permitted by right or conditionally under the Site's existing General Plan and zoning designation. See Section 2.4.3 describing the project's "Operational Characteristics." The overall increase in the floor area of the redevelopment proposal would be 17,312 square feet.⁸³ In order to ensure security elements of the proposal adhere to City requirements, the Montebello police department was consulted and reviewed the proposal. The security recommendation made are included in the two project concepts analyzed herein, and will be incorporated into any final design as a condition of approval. Given the nature and extent of the prior use (a Costco membership store), the Montebello Police Department does not anticipate demand for services to materially increase. As a result, the impacts will be less than significant.

C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios or other performance objectives relative to school services? • No Impact.

The City is served by the Montebello Unified School District (MUSD), which serves kindergarten through twelfth grades. The MUSD also serves Bell Gardens, Commerce, Downey, Monterey Park, Pico Rivera, and Rosemead, and a part of the unincorporated community of East Los Angeles and South San Gabriel. The MUSD operates five high schools, six middle schools, and seventeen elementary schools. The proposed project will not involve any development and/or uses that are traditionally recognized as impacting school enrollments (e.g. residential developments). The building contractor(s) will be required to pay any applicable development fees to the local school districts. As a result, no impacts on schools will result.

D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in other governmental services? • No Impact.

No new governmental services will be needed to implement the proposed project since it replaces a previously existing high-intensity development and use, and therefore, the proposal is not a "new development" in the traditional sense. As a result, no impacts are anticipated.

3.16.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on public services. As a result, no mitigation is required.

⁸³ Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco's applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

3.17 RECREATION

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? • No Impact.

The City of Montebello Community Services and Recreation Department operates ten parks, one swimming pool, a splash zone, and other various recreational facilities. The proposed project involves the repurposing of a Big Box Structure and associated parking facilities that, until recently, was a Costco. The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate “commercial” uses that are either permitted by right or conditionally under the Site’s existing General Plan and zoning designation. See Section 2.4.3 describing the project’s “Operational Characteristics.” In the event a future tenant is a commercial recreation use (batting cages, basket ball courts, volley ball courts, etc.), the project may enhance the recreational opportunities in the City. The project will not result in any development that would have the propensity to increased demands on existing public park facilities and services. As a result, no impacts will result from the proposed project’s installation.

B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? • No Impact.

The proposed project will not result in a direct demand for new park facilities. If a future tenant involves a commercial recreational use, the project may enhance the community’s supply of recreational amenities. As a result, no negative impacts in the demand for local parks and recreation facilities are anticipated and no impacts are anticipated.

3.17.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on recreational facilities and services. As a result, no mitigation is required.

3.18 TRANSPORTATION & CIRCULATION

3.18.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with a plan, ordinance, or policy establishing measures for addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths;
- A conflict or inconsistency with CEQA Guidelines §15064.3 subdivision (b)(1) for a land use project;
- A conflict with or inconsistency with CEQA Guidelines §15064.3 subdivision (b)(2) for a transportation project;
- Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or,
- Results in inadequate emergency access.

3.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a conflict with a plan, ordinance, or policy establishing measures of effectiveness addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?* • *Less than Significant Impact.*

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS). Levels of service are defined as LOS A through F. These levels recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience deteriorate rapidly as traffic approaches the absolute capacity. Under such conditions, congestion as well as delay is experienced. There is generally instability in the traffic flow, which means that relatively small incidents (e.g., momentary engine stall) can cause considerable fluctuations in speeds and delays. This near-capacity situation is labeled LOS E. Beyond LOS E, capacity is exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it. An upstream queue will form and continue to expand in length until the demand volume reduces. LOS D is the minimum threshold at all key intersections in the urbanized areas. The traffic study guidelines require that traffic mitigation measures be identified to provide for operations at the minimum threshold levels. For the study area intersections, the Intersection Capacity Utilization (ICU) procedure has been utilized to determine intersection levels of service. Levels of service are presented for the entire intersection, consistent with the local and regional agency policies.⁸⁴

⁸⁴ Crown City Engineering, Inc. *Traffic Impact Study Montebello Costco Site Development, 1345 Montebello Boulevard, Montebello California. Traffic Impact Analysis (TIA) Report.* October 12, 2018.

Major east-west regional access to the Site is provided by Beverly Boulevard and SR-60 Freeway. Major north-south regional access is provided by Montebello Boulevard and Paramount Boulevard. The project would provide one full-access driveway on Montebello Boulevard. The following paragraphs provide a brief description of the existing roadways which comprise the circulation network of the study area, providing the majority of both regional and local access to the project.

- *Montebello Boulevard.* Montebello Boulevard is a major north-south arterial street with three travel lanes in each direction plus turn lanes at major intersections. Directional travel is separated by raised median islands or double yellow painted stripes along the center. The street is approximately 82 feet wide and posted with a speed limit of 40 miles per hour. Most of the key intersections along Montebello Boulevard are signalized. Parking is not permitted along either side of the street. The average daily volume on Montebello Boulevard is approximately 29,650 vehicles per day (assuming the PM peak hour volume counted on Montebello Boulevard represents approximately 10% of its average daily traffic volume). Montebello Boulevard provides full access ramps to SR-60 Freeway from the east and west directions, approximately 1 mile to the north.⁸⁵
- *Paramount Boulevard.* Paramount Boulevard is a major east-west arterial street with two travel lanes in each direction plus turn lanes at major intersections. Directional travel is separated by raised median islands as well as double-yellow painted stripes along the center. The street is approximately 88 feet wide and posted with a speed limit of 40 miles per hour. Most of the key intersections along Paramount Boulevard are signalized. Parking is permitted along the sides of the street. The average daily volume on Paramount Boulevard is approximately 24,180 vehicles per day (assuming the PM peak hour volume counted on Paramount Boulevard represents approximately 10% of its average daily traffic volume). Paramount Boulevard provides full access ramps to SR-60 Freeway from the east and west directions, approximately half a mile to the north.⁸⁶
- *Beverly Boulevard.* Beverly Boulevard is a major east-west arterial street with two travel lanes in each direction plus turn lanes at major intersections. Directional travel is separated by raised median islands as well as double-yellow painted stripes along the center. The street is approximately 80 feet wide and posted with a speed limit of 30 miles per hour. Most intersections of Beverly Boulevard are signalized. Parking is not permitted along the sides of the street. The average daily volumes are approximately 25,890 vehicles per day (assuming the PM peak hour volume counted on Beverly Boulevard represents approximately 10% of its average daily traffic volume). Beverly Boulevard provides full access ramps to I-605 Freeway from the north and south directions, approximately 2 miles to the east.⁸⁷

⁸⁵ Crown City Engineering, Inc. *Traffic Impact Study Montebello Costco Site Development, 1345 Montebello Boulevard, Montebello California. Traffic Impact Analysis (TIA) Report.* October 12, 2018.

⁸⁶Ibid.

⁸⁷ Ibid.

Manual turning movement counts for the selected intersections were collected in the field for the morning and evening peak periods during the month of April 2018. The intersections were counted during the peak hours of 7:00 to 9:00 AM and 4:00 to 6:00 PM on a typical weekday (Tuesday, Wednesday or Thursday) in a non-holiday school week. It was determined that the following eight (8) key signalized intersections would be analyzed:

- Montebello Boulevard and Paramount Boulevard;
- Montebello Boulevard and Sears Driveway;
- Montebello Boulevard and Costco Driveway;
- Montebello Boulevard and Lincoln Avenue;
- Montebello Boulevard and Victoria Avenue;
- Montebello Boulevard and Beverly Boulevard;
- Paramount Boulevard and SR-60 E/B Ramps; and,
- Paramount Boulevard and SR-60 W/B Ramp.⁸⁸

Existing lane configurations at the key intersections are shown in Exhibit 3-8. Existing turning movement counts for AM and PM peak hour conditions are shown in Exhibit 3-9. Year 2018 existing traffic conditions were evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. Table 3-6 presents existing condition intersection level of service (LOS) analysis summary. Based on the results of this analysis, 7 of the 8 study intersections are operating at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours, as shown in Table 3-6. The intersection of Montebello Boulevard and Beverly Boulevard is operating at a deficient level of service (i.e., LOS E) during the AM and PM peak hours.

Table 3-6
Existing Conditions (2018) Level of Service Summary

Intersection	Peak Hour	Existing 2018 Conditions	
		LOS	V/C
1. Montebello Blvd. and Paramount Blvd. (Signalized)	AM PM	B B	0.670 0.680
2. Montebello Blvd. and Sears Driveway (Signalized)	AM PM	A A	0.396 0.554
3. Montebello Blvd. and Costco Driveway (Signalized)	AM PM	A B	0.396 0.624
4. Montebello Blvd. and Lincoln Ave. (Signalized)	AM PM	C D	0.725 0.810
5. Montebello Blvd. and Victoria Ave. (Signalized)	AM PM	A B	0.479 0.630
6. Montebello Blvd. and Beverly Blvd. (Signalized)	AM PM	E E	0.981 0.970
7. Paramount Blvd. and SR-60 E/B Ramps (Signalized)	AM PM	A B	0.521 0.671
8. Paramount Blvd. and SR-60 W/B Ramps (Signalized)	AM PM	A B	0.533 0.684

Source: Crown City Engineers, Inc.

⁸⁸ Crown City Engineering, Inc. *Traffic Impact Study Montebello Costco Site Development, 1345 Montebello Boulevard, Montebello California. Traffic Impact Analysis (TIA) Report.* October 12, 2018.

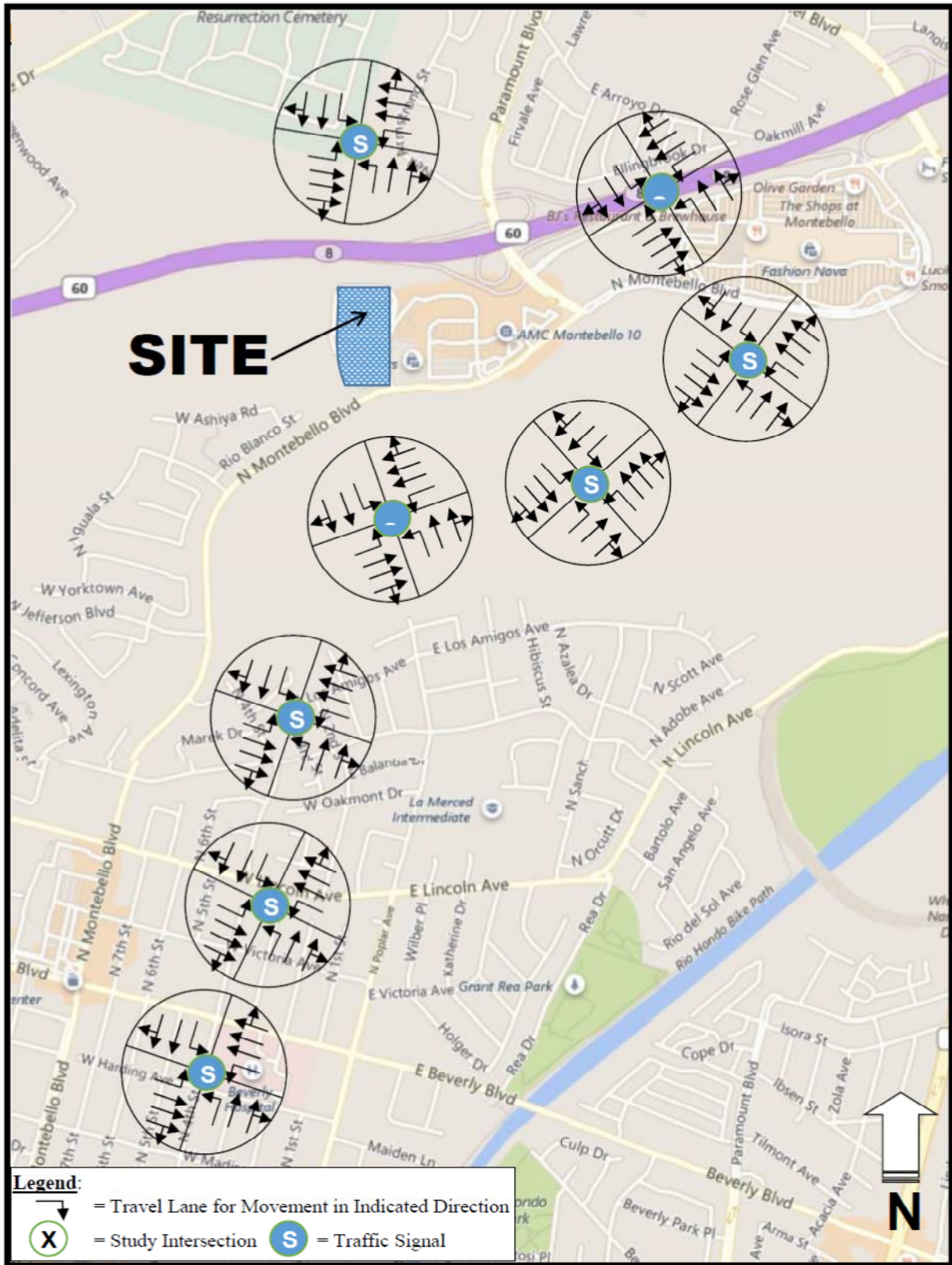


EXHIBIT 3-8
EXISTING LANE CONFIGURATIONS OF STUDY INTERSECTIONS
Source: Crown City Engineering

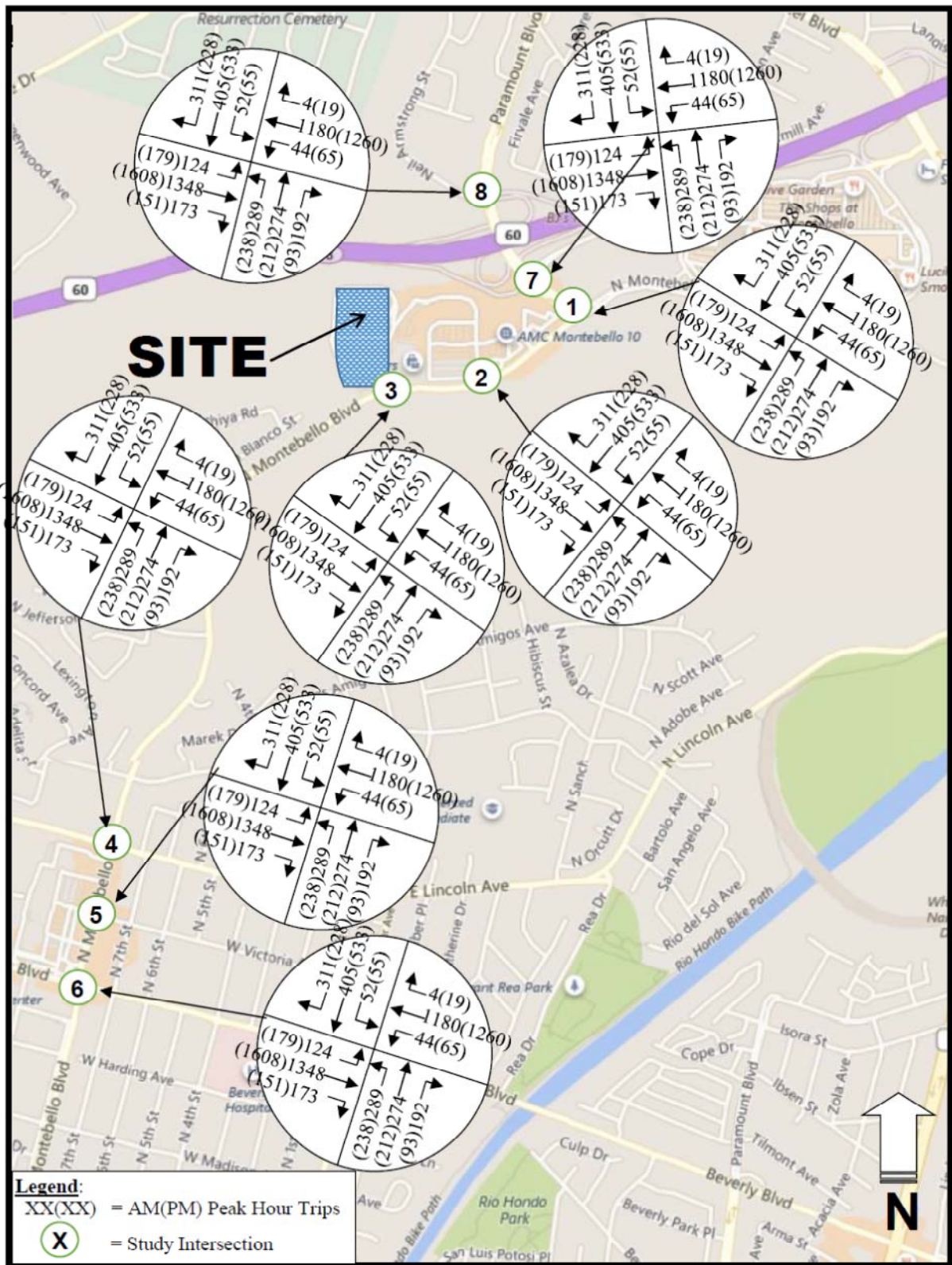


EXHIBIT 3-9
EXISTING 2018 TRAFFIC VOLUMES
 Source: Crown City Engineering

A 1.0 percent per year annual traffic growth rate was applied to existing traffic volumes to create a 2020 base condition (i.e., a factor of 1.02 was applied to 2018 volumes to obtain 2020 base traffic volumes due to ambient growth). This annual traffic growth rate accounts for the population growth within the study area and traffic from any other minor projects to be developed in the study area. Per City's records, there is one related project located within the one and one-half mile radius of the project that will contribute to cumulative traffic volumes with the development of this project.⁸⁹ This related project is a residential development to be constructed over phases per the City's Montebello Hills Specific Plan.

The Recirculated Draft Environmental Impact Report (RDEIR) of Montebello Hills Specific Plan was prepared in September 2014. The information provided in the RDEIR shows that a total of 1,200 dwelling units (433 units of single-family detached houses and 767 units of residential condominiums) will be developed by the year 2022. In addition, a park will also be developed on a 5.5-acre parcel of land. The Montebello Hills Specific Plan area extends along the south side of Montebello Boulevard directly across from the Costco Site project. As part of the development, two access streets will also be provided from Montebello Boulevard – one connecting with the intersection of Montebello Boulevard and Sears Driveway and the other connecting with the intersection of Montebello Boulevard and Paramount Boulevard from the south. Trip generation estimates for this related project were developed by using nationally recognized and recommended rates contained in "Trip Generation" manual, 10th edition, published by the Institute of Transportation Engineers (ITE). It is estimated that the related project will generate approximately 8,930 trips per average day (4,465 inbound and 4,465 outbound). The average weekday net new peak hour trips will be approximately 664 trips during the AM peak hour (141 inbound and 523 outbound), and 925 trips during the PM peak hour (603 inbound and 322 outbound). Exhibit 3-10 also shows related project's trips at the study intersections.⁹⁰

The projected peak hour traffic volumes from the related project were added to existing traffic volumes with ambient growth at the study intersections to represent a 2020 pre-project traffic condition for the AM and PM peak hours. For a worst-case scenario, trips from the entire development were assumed to be in the area circulation system by the year 2020. Exhibit 3-11 shows future 2020 pre-project traffic volumes at the study intersections. This pre-project traffic condition was evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. The LOS and V/C ratios for the study intersections under 2020 pre-project conditions (without project) are shown in Table 3-7. Detailed calculations relating to the study intersections are included in the Technical Appendix of the Traffic Study.⁹¹ As the results indicate, seven of the eight study intersections will continue to operate at an acceptable level of service (i.e., LOS D or better) during the AM and PM peak hours.

⁸⁹ Crown City Engineering, Inc. *Traffic Impact Study Montebello Costco Site Development, 1345 Montebello Boulevard, Montebello California. Traffic Impact Analysis (TIA) Report.* October 12, 2018.

⁹⁰ Ibid.

⁹¹ Ibid.

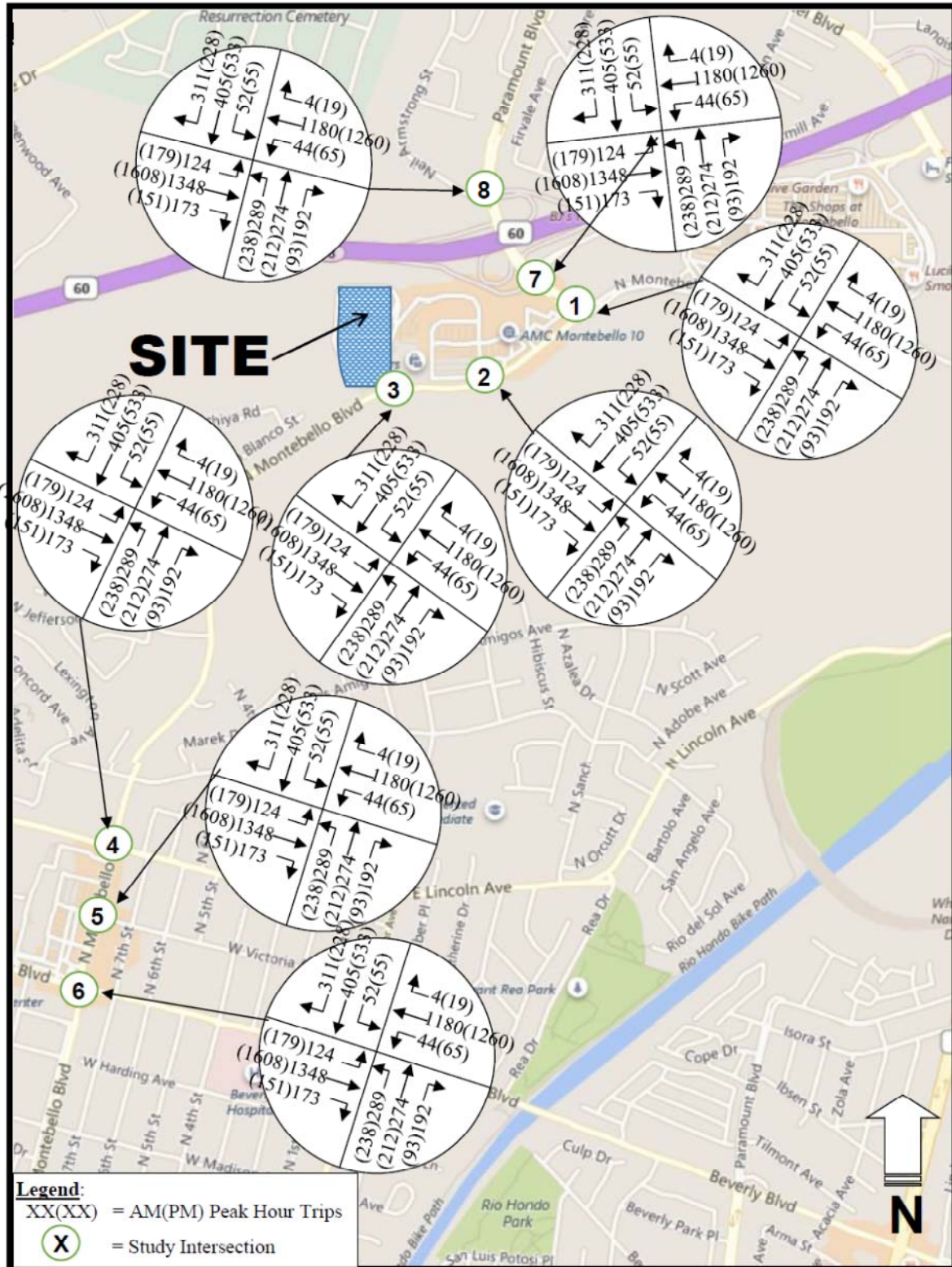


EXHIBIT 3-10
RELATED PROJECTS TRIP DISTRIBUTIONS AT STUDY INTERSECTIONS
 Source: Crown City Engineering

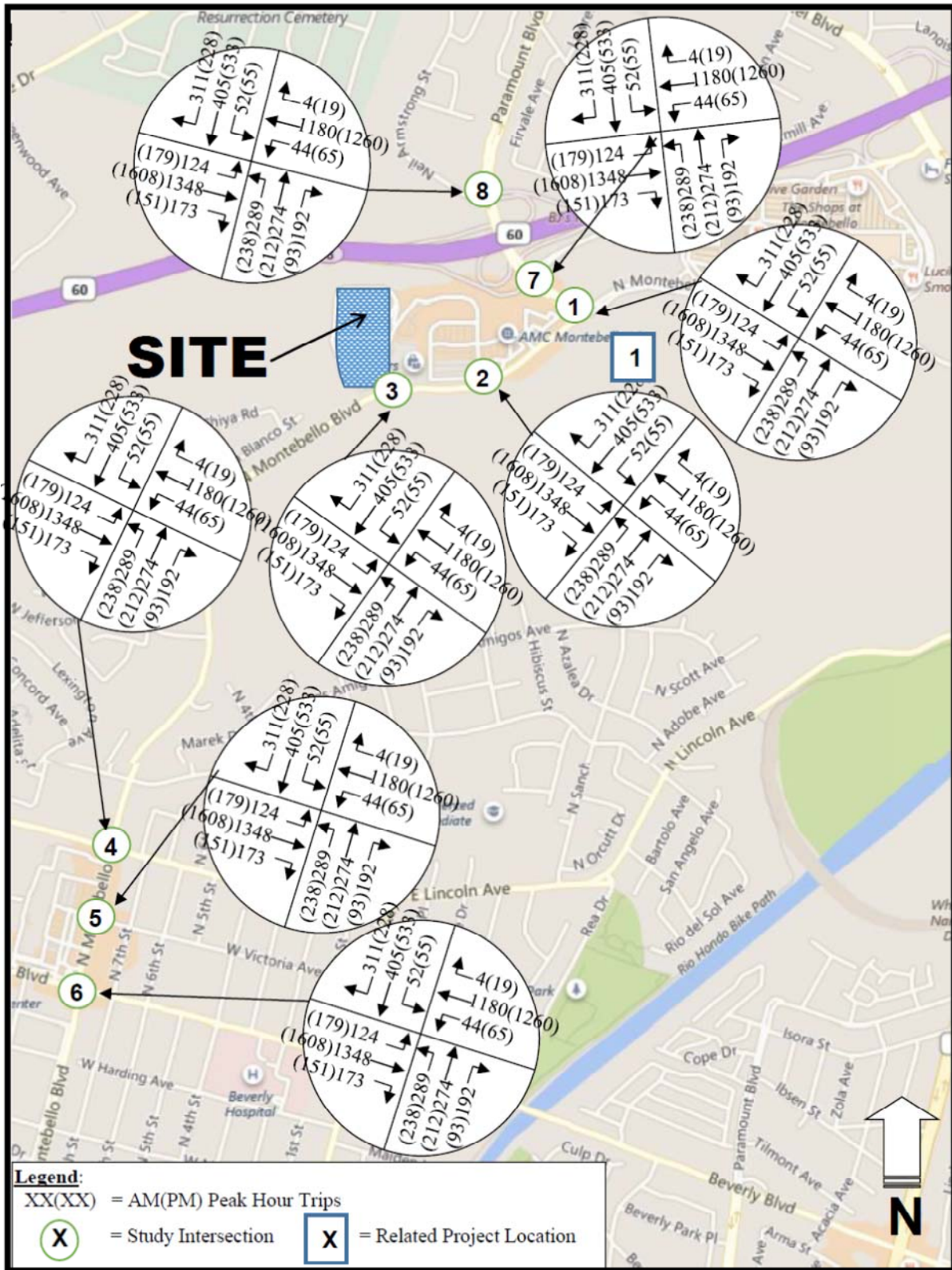


EXHIBIT 3-11
FUTURE PRE-PROJECT TRAFFIC VOLUMES
 Source: Crown City Engineering

The intersection of Montebello Boulevard and Beverly Boulevard will be operating at a deficient level of service (i.e., LOS F) during the AM and PM peak hours.⁹² In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project.

Table 3-7
2020 Pre-Project Future Conditions Level of Service Summary

Intersection	Peak Hour	Future 2020 Conditions W/O Project	
		LOS	V/C
1. Montebello Blvd. and Paramount Blvd. (Signalized)	AM PM	C C	0.707 0.736
2. Montebello Blvd. and Sears Driveway (Signalized)	AM PM	A B	0.413 0.610
3. Montebello Blvd. and Costco Driveway (Signalized)	AM PM	A B	0.413 0.681
4. Montebello Blvd. and Lincoln Ave. (Signalized)	AM PM	C D	0.764 0.871
5. Montebello Blvd. and Victoria Ave. (Signalized)	AM PM	A B	0.528 0.665
6. Montebello Blvd. and Beverly Blvd. (Signalized)	AM PM	F F	1.020 1.017
7. Paramount Blvd. and SR-60 E/B Ramps (Signalized)	AM PM	A C	0.537 0.717
8. Paramount Blvd. and SR-60 W/B Ramps (Signalized)	AM PM	A C	0.547 0.723

Source: Crown City Engineers, Inc.

In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for the project are based on the nationally recognized recommendations contained in “Trip Generation” manual, 10th edition, published by the Institute of Transportation Engineers (ITE).

Table 3-8 shows a summary of trip generation estimates for the project. It is estimated that the project will generate approximately 1,670 less one-way trips per average day (835 inbound and 835 outbound) compared to existing trips generated by the site. The average weekday net new peak hour trips will be approximately 35 trips during the AM peak hour (16 inbound and 19 outbound), and 163 less trips during the PM peak hour (90 inbound and 73 outbound). The existing Costco store trips were deducted from total trips to be generated by the proposed uses.

⁹² Crown City Engineering, Inc. *Traffic Impact Study Montebello Costco Site Development, 1345 Montebello Boulevard, Montebello California. Traffic Impact Analysis (TIA) Report.* October 12, 2018.

⁹² Ibid.

**Table 3-8
Trip Generation Summary for the Proposed Project**

Land Use (ITE Code)	Size & Unit	Trip Generation Rate			Average Traffic Volume		
		Daily Total ¹ .	AM Peak Hour ¹ .	PM Peak Hour ¹ .	Daily Total ¹ .	AM Peak Hour	PM Peak Hour
Trip Generation Rates for the Proposed Project							
Shopping Center (820)	155,000 s.f.	37.75	0.94	3.81	5,852	145	590
Adjustment Factors							
Trip Generation Adjustment for the Previous Use					-5,852	-145	-590
Less Pass-by Trips (30% Reduction)					-1,756	-44	-177
Subtotal.					-7,608	-189	-767
Net Trip Generation Summary							
Net Traffic Generation (Project- Total Adjustment)					-1,670	35	163

1. Generation rates = Trips per 1,000 s.f. of gross floor area.

According to the ITE rates (refer to Table 3-8), the former use, a discount club store, generated 5,852 average daily trips with 145 AM peak hour trips and 590 PM peak hour trips. The traffic volume calculations for the previous use shown in Table 3-8 underestimates the actual traffic generation when the use was open for business. The original traffic counts for the traffic analysis were taken prior to the closing of the Costco store. The counts were taken on April 11, 2018. Traffic volume 24-hour machine were taken again on August 18, 2018 at Costco Way, just west of Montebello Boulevard intersection. The counts show approximately 660 daily trips (330 inbound and 330 outbound) daily were generated by other existing uses located in the adjacent shopping center located to the east of the Costco property. The (non-Costco) uses referred to include the rear areas of the Sears, a small recycling center, and the rear employee parking areas for the western half of the Montebello Towne Square. When the daily trips generated by non-Costco uses are considered, they operate to reduce the original counts observed at the Costco site by 660 daily trips.

Arrival and departure distribution patterns for project-generated traffic were estimated based upon a review of circulation patterns within the study area network and regional traffic generation and attraction characteristics. Exhibit 3-12 depicts the regional trip distribution percentages to and from the project site. Exhibit 3-13 shows Year 2020 post-project cumulative volumes for AM and PM peak hours. Year 2020 post-project cumulative (i.e., existing plus ambient traffic plus related project plus project traffic) conditions were evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. The LOS and V/C ratios for the study intersections under 2020 post-project cumulative conditions (with project) are summarized in Table 3-10. Detailed calculations relating to the study intersections are included in the Technical Appendix of the Traffic Report.

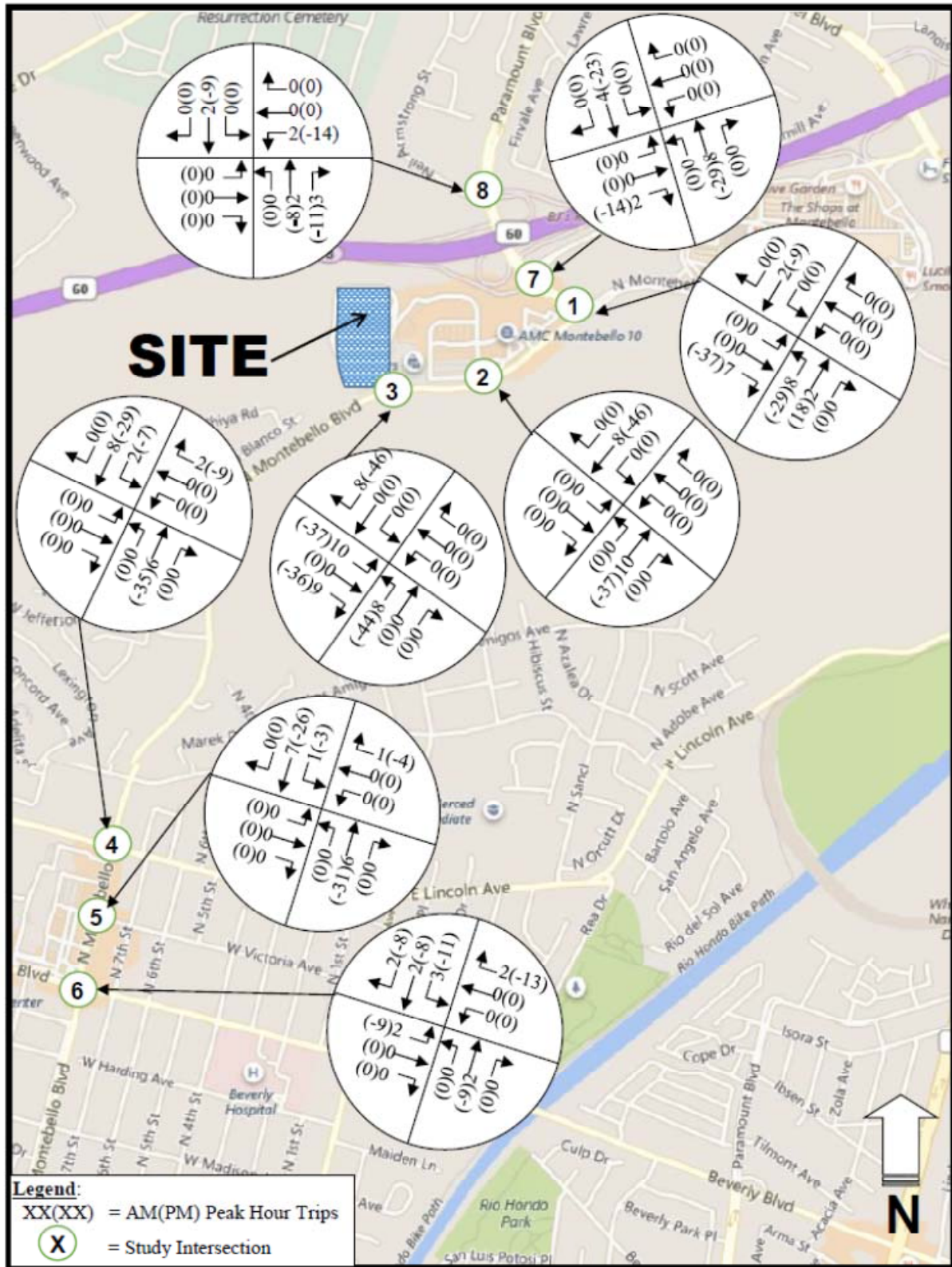


EXHIBIT 3-12
PROJECT RELATED TRIP DISTRIBUTION

Source: Crown City Engineering

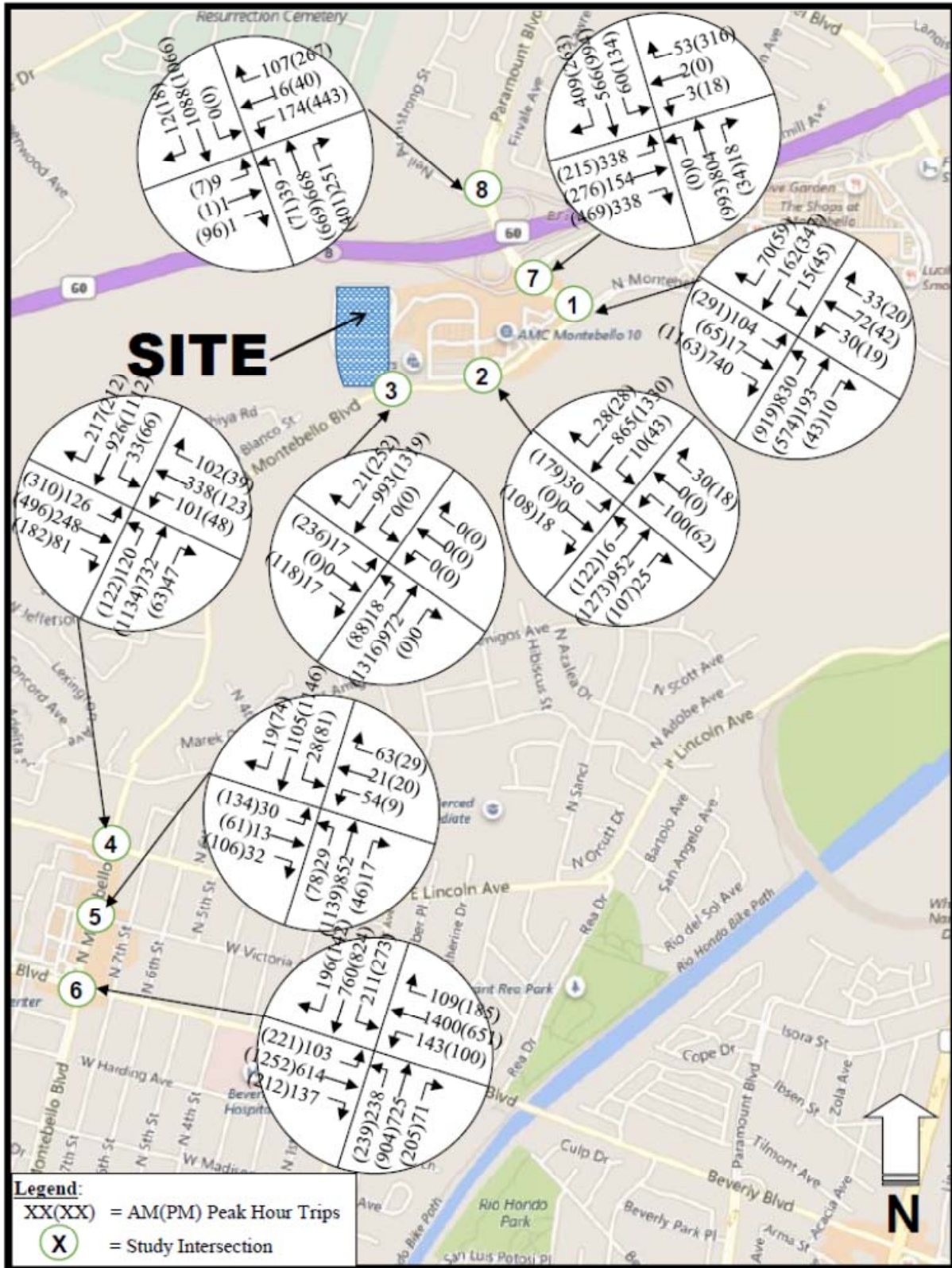


EXHIBIT 3-13
FUTURE (2020) POST PROJECT & CUMULATIVE TRAFFIC VOLUMES
 Source: Crown City Engineering

Table 3-9
Future 2020 Level of Service Summary with the Project

Intersection	Peak Hour	Future 2020 Conditions W/O Project	
		LOS	V/C
1. Montebello Blvd. and Paramount Blvd. (Signalized)	AM PM	C C	0.712 0.724
2. Montebello Blvd. and Sears Driveway (Signalized)	AM PM	A A	0.416 0.599
3. Montebello Blvd. and Costco Driveway (Signalized)	AM PM	A A	0.398 0.601
4. Montebello Blvd. and Lincoln Ave. (Signalized)	AM PM	C D	0.764 0.824
5. Montebello Blvd. and Victoria Ave. (Signalized)	AM PM	A B	0.481 0.622
6. Montebello Blvd. and Beverly Blvd. (Signalized)	AM PM	E E	0.983 0.960
7. Paramount Blvd. and SR-60 E/B Ramps (Signalized)	AM PM	A B	0.522 0.657
8. Paramount Blvd. and SR-60 W/B Ramps (Signalized)	AM PM	A B	0.434 0.674

Source: Crown City Engineers, Inc.

The 2020 cumulative post-project traffic volumes were estimated by adding project related traffic volumes to the 2020 pre-project traffic volumes with 1.0% per year ambient growth and related project traffic. Exhibit 3-13 shows Year 2020 post-project cumulative volumes for AM and PM peak hours. Year 2020 post-project cumulative (i.e., existing plus ambient traffic plus related project plus project traffic) conditions were evaluated using the Intersection Capacity Utilization (ICU) method of level of service (LOS) analysis for signalized intersections. The LOS and V/C ratios for the study intersections under 2020 post-project cumulative conditions (with project) are summarized in Table 3-9. Detailed calculations relating to the study intersections are included in the Technical Appendix of the Traffic Report.⁹³

The results indicate that seven of the eight study intersections will continue to operate at an acceptable level of service (LOS) D or better (i.e., within the range of acceptable thresholds of LOS A through D) during the AM and PM peak hours under future cumulative traffic conditions with the project. The intersection of Montebello Boulevard and Beverly Boulevard will continue to operate at a deficient level of service (i.e., LOS E) during the AM and PM peak hours though this intersection is not specifically impacted by the project traffic. However, the project's off-site traffic impact would not be considered significant at any of the eight key intersections based on volume to capacity ratio and level of service expected after the project.⁹⁴

A project's impact on the circulation system is determined by comparing the level of service (LOS) and V/C ratios at key intersections under the future pre-project conditions and future post-project conditions. A level of service D or better is acceptable for urban area intersections. A level of service worse than D (i.e., LOS E or F) is considered deficient and unacceptable. A project's traffic impact is

⁹³ Crown City Engineering, Inc. *Traffic Impact Study Montebello Costco Site Development, 1345 Montebello Boulevard, Montebello California. Traffic Impact Analysis (TIA) Report.* October 12, 2018.

⁹⁴ Ibid.

determined to be significant if the increase in V/C ratio is 0.04 or more at LOS C, or 0.02 or more at LOS D, or 0.01 or more at LOS E and F.⁹⁵

The LOS, V/C ratio (or ICU) for the study intersections under 2020 cumulative conditions (with project as well as without project) are summarized in Table 3-10 to compare the project's traffic impact at key intersections. As the results indicate, the increase in V/C ratio by project traffic would not exceed the significance thresholds of project-related impacts at any of the eight intersections. Therefore, the project is not expected to significantly impact traffic conditions at these intersections. Since the project's traffic impacts would not be significant at any of the two intersections, no off-site mitigation measures would be necessary for the development of this project.⁹⁶

**Table 3-10
Future 2020 Level of Service Summary and the Change in V/C**

Intersection	Peak Hour	Future 2020 Conditions				Increase in V/C from Project
		Without Project		With Project		
		LOS	V/C	LOS	V/C	
1. Montebello Blvd. and Paramount Blvd. (Signalized)	AM PM	C C	0.707 0.736	C C	0.712 0.724	0.005 -0.012
2. Montebello Blvd. and Sears Driveway (Signalized)	AM PM	A B	0.413 0.610	A A	0.416 0.599	0.003 -0.011
3. Montebello Blvd. and Costco Driveway (Signalized)	AM PM	A B	0.413 0.681	A A	0.398 0.601	-0.015 -0.080
4. Montebello Blvd. and Lincoln Ave. (Signalized)	AM PM	C D	0.764 0.871	C D	0.764 0.824	-0.051 -0.049
5. Montebello Blvd. and Victoria Ave. (Signalized)	AM PM	A B	0.528 0.665	A B	0.481 0.622	-0.047 -0.043
6. Montebello Blvd. and Beverly Blvd. (Signalized)	AM PM	F F	1.020 1.017	E E	0.983 0.960	-0.037 -0.047
7. Paramount Blvd. and SR-60 E/B Ramps (Signalized)	AM PM	A C	0.537 0.717	A B	0.522 0.657	-0.015 -0.060
8. Paramount Blvd. and SR-60 W/B Ramps (Signalized)	AM PM	A C	0.547 0.723	A B	0.434 0.674	-0.013 -0.049

Source: Crown City Engineers, Inc.

Adequate parking spaces will need to be provided on-site for the proposed project in accordance with the parking code requirements of the City of Montebello. The City's parking code requires one parking space for every 400 square feet of retail floor area. Therefore, the project will require a total of 388 parking spaces (Calculation: 155,000/400 = 388). The project's site plan will have to show adequate surface parking to meet the City's parking code requirements.⁹⁷

⁹⁵ Crown City Engineering, Inc. *Traffic Impact Study Montebello Costco Site Development, 1345 Montebello Boulevard, Montebello California. Traffic Impact Analysis (TIA) Report.* October 12, 2018.

⁹⁶ Ibid.

⁹⁷ Ibid.

B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)? • No Impact.

The City of Montebello is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The CMP requires that intersections which are designated as being “CMP intersections” be analyzed under the County’s CMP criteria if a future project generates 50 or more peak hour trips on a CMP-designated facility. The project will not result in a net increase of more than 50 peak hour trips when considering the peak hour traffic generated by the former Costco store. Therefore, no impacts to CMP intersections will result from proposed project.

C. For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)? • No Impact.

According to CEQA Guidelines §15064.3 subdivision (b)(1), vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact. The proposed use will likely use the existing on-site improvements (driveways, drive aisles, circulation, and parking). Since the project is an infill development, no impacts will occur.

D. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • No Impact.

The proposed project involves the repurposing of the existing Big Box Structure and parking amenities with a new commercial development to replace Costco’s operations on the Site. The precise nature and tenant mix of the potential replacement development has not been identified at this time. The maximum floor area of the major anchor may not exceed 138,000 square feet of GLA. The maximum floor area of the Outlying Pads may not exceed 31,000 square feet of GLA. The ultimate combination of major retail and Outlying Pads may vary though the total maximum floor area of future development will be limited to 155,000 square feet of GLA. The overall increase in the floor area of the potential development would be net maximum floor area would be 17,312 square feet.⁹⁸ No modifications will be made to the existing street system and, as a result, no impacts will result.

The City’s parking code requires one parking space for every 400 square feet of retail floor area. Therefore, the project will require a total of 388 parking spaces (Calculation: $155,000/400 = 388$). The project’s site plan will have to show adequate surface parking to meet the City’s parking code requirements.⁹⁹

⁹⁸ Montebello, City of. Information provided by the City of Montebello Planning and Community Development Department.

⁹⁹ Crown City Engineering, Inc. *Traffic Impact Study Montebello Costco Site Development, 1345 Montebello Boulevard, Montebello California. Traffic Impact Analysis (TIA) Report.* October 12, 2018.

E. Would the project result in inadequate emergency access? • No Impact.

The project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project's implementation will not result in any impacts.

3.18.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on traffic and circulation. As a result, no mitigation is required.

3.19 TRIBAL CULTURAL RESOURCES

3.19.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,
- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

3.19.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? • No Impact.

The proposed project involves the repurposing of a recently vacated Big Box Structure and associated parking facilities. The Site will be redeveloped through a combination of repurposing the existing Big Box Structure, and constructing several new and smaller Outlying Pads. The total floor area of the repurposed Site will not exceed 155,000 square feet, a net increase in floor area of 17,312 square feet,

and the "as built" allocation of this GLA among the Repurposed Structure and Outlying Pads will be dictated by market leasing demands. The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate "commercial" uses that are either permitted by right or conditionally under the Site's existing General Plan and zoning designation. See Section 2.4.3 describing the project's "Operational Characteristics."¹⁰⁰ A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

No tribal resources will be impacted during the Site's redevelopment. The tribal representative reviewing the AB-52 consultation materials indicated that the project Site is situated in an area of high archaeological significance. However, no natural or native soils remain due to the extensive grading that was done to accommodate the existing development. As indicated previously, the Site is currently occupied by a single-story building consisting of 137,688 square feet of the floor area that was formerly occupied by the Costco store. The remainder of the project is covered over in asphalt and is utilized for surface parking.¹⁰¹ Limited new grading and or excavation will be required for the foundations and footings for the new pads. As a result, no impacts will occur.

¹⁰⁰ Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco's applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

¹⁰¹ Ibid.

- B. Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? • No Impact.*

No natural or native soils remain due to the extensive grading that was done to accommodate the existing development. As indicated previously, the project Site is currently occupied by a single-story building consisting of 137,688 square feet of the floor area that was formerly occupied by the Costco store. The remainder of the project is covered over in asphalt and is utilized for surface parking.¹⁰² Limited new grading and or excavation will be required for the foundations and footings for the new pads. No tribal resources will be impacted during the project's construction since no excavation of undisturbed soils will occur. As a result, no impacts will occur.

3.19.3 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the proposed project. As a result, no mitigation is required.

3.20 URBAN BLIGHT & DECAY

3.20.1 THRESHOLDS OF SIGNIFICANCE

The State CEQA Guidelines define the parameters under which the consideration of socioeconomic impacts is included in an environmental evaluation. State CEQA Guidelines Section 15131 states that "economic or social information may be included in a CEQA analysis or may be presented in whatever form the agency desires." Further, Section 15131(a) of the Guidelines states that "economic or social effects of a project shall not be treated as significant effects on the environment. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the physical changes." State CEQA Guidelines Section 15131(b) also provides that "economic or social effects of a project may be used to determine the significance of physical changes caused by the project."

For this project, the focus of the analysis is how the proposed project center could, through its economic effects, result in secondary environmental impacts. The physical environmental effects of concern are those effects that may occur when new retail development contributes to the economic decline of other existing businesses and the attendant physical deterioration of the areas in which such businesses are located. This impact is referred to as "urban decay." In recent years, the California courts have refined the definition of urban decay as "the physical manifestation of a project's potential socioeconomic impacts and have specifically identified the need to address the potential for urban

¹⁰² Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco's applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

decay in environmental documents for larger retail projects.” There are two pertinent questions to be asked with regard to the effects of the proposed project in terms of this economic impact and urban decay analysis:

- Would the proposed new retail use result in sales losses that are sufficiently large at existing retail establishments to force some to close?; and,
- Would the affected closed stores stay idle long enough to create physical changes that could be defined as urban decay?

The potential environmental impact related to shifts in retail sales from existing retail establishments to the proposed project may be deemed to be significant if the project is anticipated to result in economic or social changes that would cause substantial and adverse physical changes; or would cause urban decay. Unless these criteria are met, impacts such as potential store closures and the potential shift of retail jobs would not be deemed to be significant.

3.20.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the proposed new retail use result in sales losses that are sufficiently large at existing retail establishments to force some to close? • No Impact.

The local Montebello economy provides employment for approximately 27,010 persons. Montebello has an unemployment rate of 4.4%. The City has seen the job market increase by 1.4% over the last year. Future job growth over the next ten years is predicted to be 38.4%, which is higher than the U.S. average of 38.0%.¹⁰³ The most significant employment sectors within the City include wholesale trade, transportation, warehousing, and utilities respectively 1.96; 1.63; and 1.38 times more people than what would be expected in a similarly sized city. The largest industries in Montebello include Retail trade (3,321 employees), Manufacturing (3,206 employees), and Healthcare and Social Assistance (3,197 employees). The highest paying industries in terms of average annual incomes include Utilities (\$67,135), Finance and Insurance (\$44,453), and Professional, Scientific, Tech Services (\$38,068). The median household income in Montebello in 2016 was \$47,518.

The total annual retail sales in the City for 2015 were \$828 million dollars. Real (inflation adjusted) retail sales in the City of Montebello decreased by 21.1% between 2005 and 2015. The per-capita retail sales in 2015 were approximately \$13,010 in 2015. Between 2001 and 2015, retail sales per person for the City decreased from \$14,900 to \$13,010.¹⁰⁴ Urban decay impacts are only attributable to a project if it has caused business closures which result in long term property vacancies that thereby result in increased blight conditions. Successful re-tenanting of any vacated business properties or adequately maintained vacant properties will preclude any urban decay findings for the project. Based on the results of the site visit, the urban decay is not anticipated to occur with the proposed project’s implementation. As a result, no impacts are anticipated.

¹⁰³ United States Census Bureau. American Community Survey (ACS) Data.

¹⁰⁴ State of California. *California Board of Equalization, 2001-2015*

B. Would the affected closed stores stay idle long enough to create physical changes that could be defined as urban decay? • No Impact.

The only commercial center that could be economically affected by the proposed project are those retail and business establishments in the Montebello Town Square. This commercial center includes three fast-food pads, a movie theater, an office building, and a number of smaller specialty retail and commercial service uses (a dentist and a child day-care uses). The center's anchors include a Sears and a Toys R Us which recently closed for business. In addition, only one of the smaller tenant spaces is closed for business. It is important to note that tenant improvements are being made to both the former Toys R Us and the smaller retail space. When these tenant spaces are completed and the new tenants move in, the center will have a 100% occupancy rate.¹⁰⁵ As a result, no impacts are anticipated.

3.20.3 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the proposed project. As a result, no mitigation is required.

3.21 UTILITIES & SERVICE SYSTEMS

3.21.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- The relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts;
- Insufficient water supplies to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The generation of solid waste in excess of State or local standards or in excess of the capacity of local infrastructure;
- A negative impact on the provision of solid waste services or impair the attainment of solid waste reduction goals; or,
- Compliance with Federal, State, and local management and reduction statutes and regulations related to solid waste.

¹⁰⁵ Blodgett Baylosis Environmental Planning. *Site Survey*. The site visit occurred on September 5, 2018.

3.21.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts?* • *Less than Significant Impact.*

The precise tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate “commercial” uses that are either permitted by right or conditionally under the Site’s existing General Plan and zoning designation. Refer to Section 2.4.3 describing the project’s “Operational Characteristics.”¹⁰⁶ As a result, the potential impacts will be less than significant.

- B. *Would the project have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years?* • *Less than Significant Impact.*

The City of Montebello is served by four water companies: California Water Service, Montebello Land and Water Company, San Gabriel Valley Water Company, and South Montebello Irrigation District. The proposed project is located within the service boundaries of the East Los Angeles District of the California Water Service. California Water Service uses local groundwater and purchased water from the Metropolitan Water District of Southern California (MWD), which is imported from the Colorado River and the State Water Project in northern California. The East Los Angeles water system currently includes ten active wells, 26 booster pumps, 16 storage tanks, and three MWD connections.

According to Table 3-11, the proposed project is anticipated to consume approximately 15,500 gallons of water per day.¹⁰⁷ The existing use consumes approximately 13,700 gallons per day. The net change is projected to be 1,800 gallons of water per day.¹⁰⁸ The proposed project will connect to an existing line located in Montebello Boulevard. Additionally, the estimated water consumption does not take into account the installation of more modern water conserving plumbing fixtures now required under the City’s “Low Impact Development (LID)” and the State’s “Green Building Code.”

Table 3-11
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Proposed Project	155,000 sq. ft.	0.10 gal/day/sq. ft.	15,500 gals/day
Existing Development	137,688 sq. ft.	0.10 gal/day/sq. ft.	13,700 gals/day
Net Change			1,800 gals/day

Source: Blodgett Baylosis Environmental Planning, 2018.

¹⁰⁶ Montebello, City of. Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco’s applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

¹⁰⁷ The water consumption rates and the effluent generation rates were derived from data provided by the Los Angeles County Sanitation District.

¹⁰⁸ Blodgett Baylosis Environmental Planning Utilities Calculations. Utilities worksheets provided in the Appendices.

The proposed project will incorporate several design features that will reduce water consumption and conservation elements, including water conserving appliances and fixtures. The existing Big Box Structure was completed in the mid-1990's, and any modifications will require compliance with current and more stringent State and local requirements in this area. As a result, the potential impacts will be less than significant.

C. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.

The Street Division of the City's Public Works Department is responsible for the maintenance and repairs of streets, alleys, sanitary sewers, storm drains, sidewalks, curbs, and gutters. The division maintains 125 miles of dedicated roadways and approximately 165 miles of sewer and storm drains. Sewage from the area is conveyed through City maintained sewer mains into the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos.

The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million-gallons per day and consisted of primary treatment and secondary treatment with activated sludge.

The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million-gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over five million-gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River.¹⁰⁹ The Los Coyotes WRP has a treatment capacity of 350 million-gallons of wastewater per day and serves a population of approximately 3.5 million people. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.¹¹⁰

According to Table 3-12, the proposed project is anticipated to produce approximately 12,524 gallons of effluent per day. The existing use produces approximately 11,015 gallons per day. The net change is projected to be 1,509 gallons per day. The projected wastewater generation of the proposed project is well under the remaining capacity of the Los Coyotes Water Reclamation Plant.

¹⁰⁹ Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp

¹¹⁰ Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp

Table 3-12
Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Proposed Project	155,000 sq. ft.	0.08 gals/sq. ft./day	12,524 gals/day
Existing Development	137,688 sq. ft.	0.08 gals/sq. ft./day	11,015 gals/day
Net Change			1,509 gals/day

Source: Blodgett Baylosis Environmental Planning, 2018.

The proposed project will be required to connect to the existing sewer line located in Montebello Boulevard. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements, no new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project.

No increase in wastewater treatment capacity and/or water supply commitments is required to accommodate the proposed project. The proposed use will use the existing on-site improvements (buildings, circulation, and utility connections). As a result, the impacts will be less than significant.

D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure? • Less than Significant Impact.

No change in the generation rates of solid waste is anticipated. The proposed project will not require any upgrading of existing solid waste collection and/or disposal services. Due to the nature of the proposed project, minimal additional quantities of solid waste will be produced and the impacts will be less than significant.

E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals? • No Impact.

The proposed use, like all other development in Montebello, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? • No Impact.

The proposed project, like all other development in Montebello, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

3.21.3 MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.22 WILDFIRE

3.22.1 THRESHOLDS OF SIGNIFICANCE

According to Section 15063 (d)(f) of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following located in or near State responsibility areas or lands classified as very high fire hazard severity zones:

- Impairment of an adopted emergency response plan or emergency evacuation plan;
- Due to slope, prevailing winds, and other factors, exacerbation of wildfire risks, and thereby exposure to project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
- The requirement of the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or,
- Exposure of people or structures to significant risks, including down slope of downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes.

3.22.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project impair an adopted emergency response plan or emergency evacuation plan?* • *No Impact.*

All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes located in Montebello Boulevard. The proposed project would not involve the closure or alteration of Montebello Boulevard that would be an important evacuation in the event of a wildfire. As a result, no impacts will occur.

- B. *Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?* • *Less than Significant Impact.*

There are three distinct areas located in the vicinity of the Site that could potentially be a source of wildfire risk. The first area is located immediately to the west of the Site that includes a hillside area that includes a water reservoir owned by Golden State Water Company and the Montebello Hills Landfill. The second down-slope area is located to the north of the project between the exiting building pad and the eastbound travel lanes of the SR-60 Freeway. The third area is the Montebello Hills area located on the north side of Montebello Boulevard. The existing building is separated from these three areas by either building setbacks or Montebello Boulevard. The two areas located nearest to the Site are landscaped and irrigated. The maintenance of these areas will reduce the wildfire risk to a level that is less than significant.

- C. *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?* • No Impact.

The proposed improvements will be limited the property that was formerly occupied by the Costco store which is now closed. The new improvements will include the repaving of the Site, potential outlying commercial pads, and other modifications to the existing building. The existing roads, access road to the neighboring reservoir and the existing landscaped slopes will not change. No off-site improvements to the adjacent properties will be required for the proposed project's implementation. As a result, no impacts will occur.

- D. *Would the project expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?* • No Impact.

The proposed improvements will be limited the property that was formerly occupied by the Costco store which is now closed. The new improvements will include the repaving of the Site, potential outlying commercial pads, and other modifications to the existing building. The existing roads, access road to the neighboring reservoir and the existing landscaped slopes will not change. As a result, no impacts will occur.

3.22.3 MITIGATION MEASURES

The analysis of wildfires impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.23 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment. As indicated in Section 3.1 through 3.18, the proposed project will not result in any significant unmitigable environmental impacts.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals. The proposed project will be a long-term permanent investment to accommodate alternative forms of transportation and reduce GHG emissions from mobile sources.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity. The proposed project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.

- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly. The proposed project will be a long-term permanent investment to accommodate alternative forms of transportation and reduce GHG emissions from mobile sources.



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SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- A Mitigation Reporting and Monitoring Program *will not be* required.



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SECTION 5 REFERENCES

5.1 PREPARERS

Blodgett Baylosis Environmental Planning
2211 South Hacienda Boulevard, Suite 107
Hacienda Heights, CA 91745
(626) 336-0033

Marc Blodgett, Project Manager
Bryan Hamilton, Project Planner
Alejandra Rocha, Project Planner
Liesl Sullano, Project Planner

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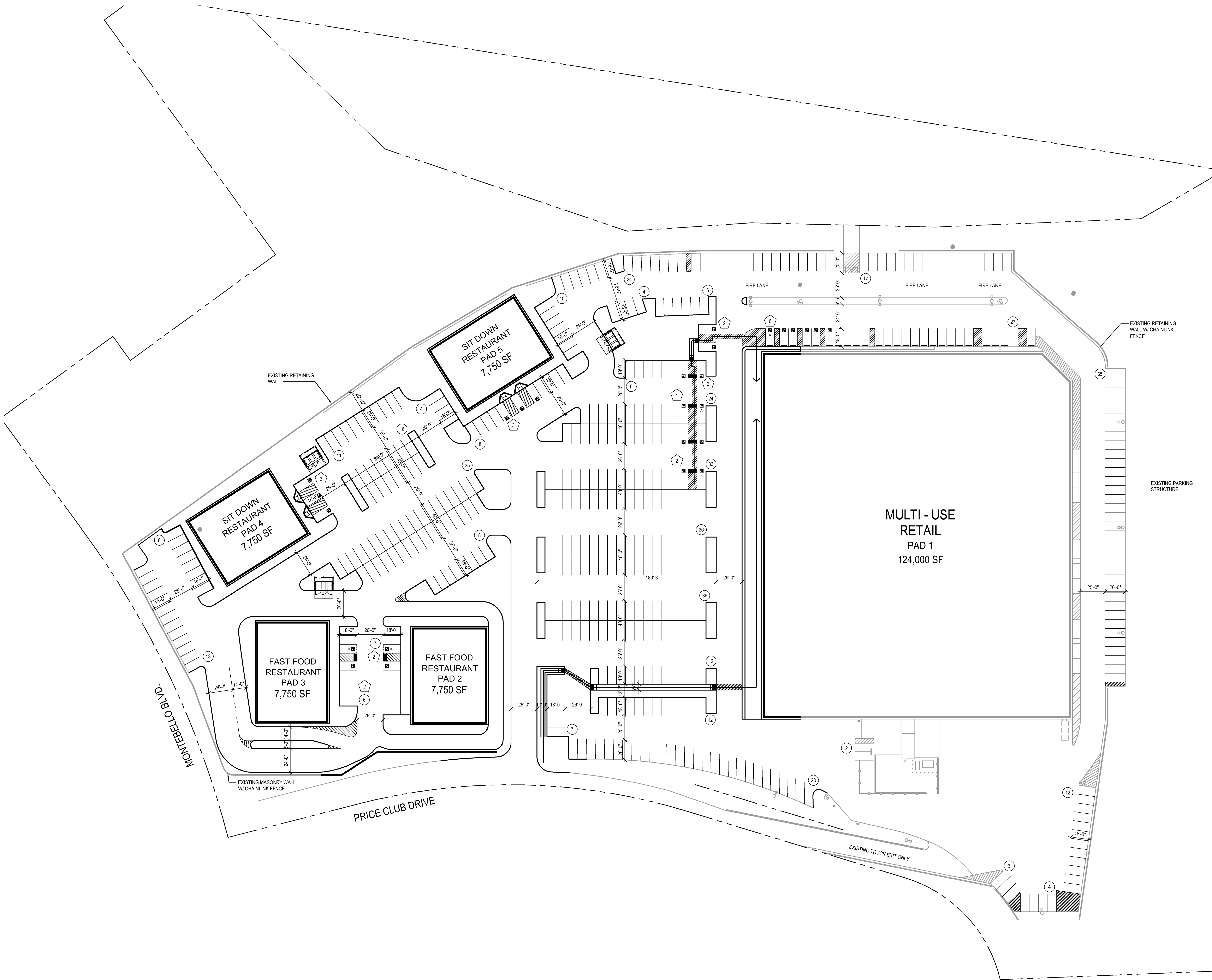
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APPENDICES ARE PROVIDED UNDER A SEPARATE COVER.

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PROJECT DATA

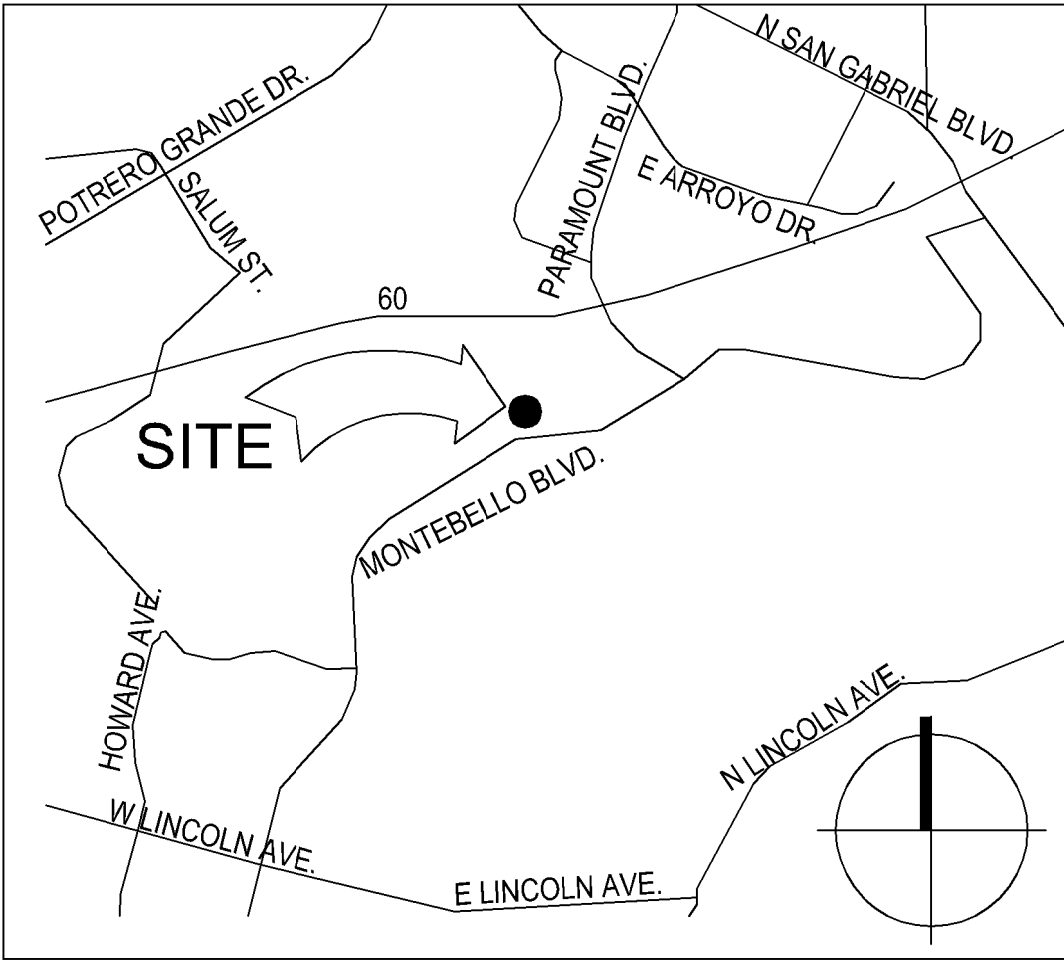
CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	1345 N. MONTEBELLO BLVD MONTEBELLO, CA 90640
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING MULVANNY ARCHITECTS EXISTING PLAN DATED 12/18/97.

BUILDING DATA:	
PAD 1 - MULTI USE RETAIL	124,000 S.F.
REQUIRED PARKING (1 STALL/ 400 SF)	310 STALLS
PAD 2 - FAST FOOD RESTAURANT	7,750 S.F.
REQUIRED PARKING (1 STALL/ 400 SF)	19 STALLS
PAD 3 - FAST FOOD RESTAURANT	7,750 S.F.
REQUIRED PARKING (1 STALL/ 400 SF)	19 STALLS
PAD 4 - SIT DOWN RESTAURANT	7,750 S.F.
REQUIRED PARKING (1 STALL/ 200 SF)	39 STALLS
PAD 5 - SIT DOWN RESTAURANT	7,750 S.F.
REQUIRED PARKING (1 STALL/ 200 SF)	39 STALLS
TOTAL PARKING REQUIRED	426 STALLS

PARKING DATA:	
PARKING PROVIDED:	
# 9'-0" WIDE STALLS	451 STALLS
#/HC ACCESSIBLE STALLS	26 STALLS
TOTAL PROVIDED PARKING	476 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



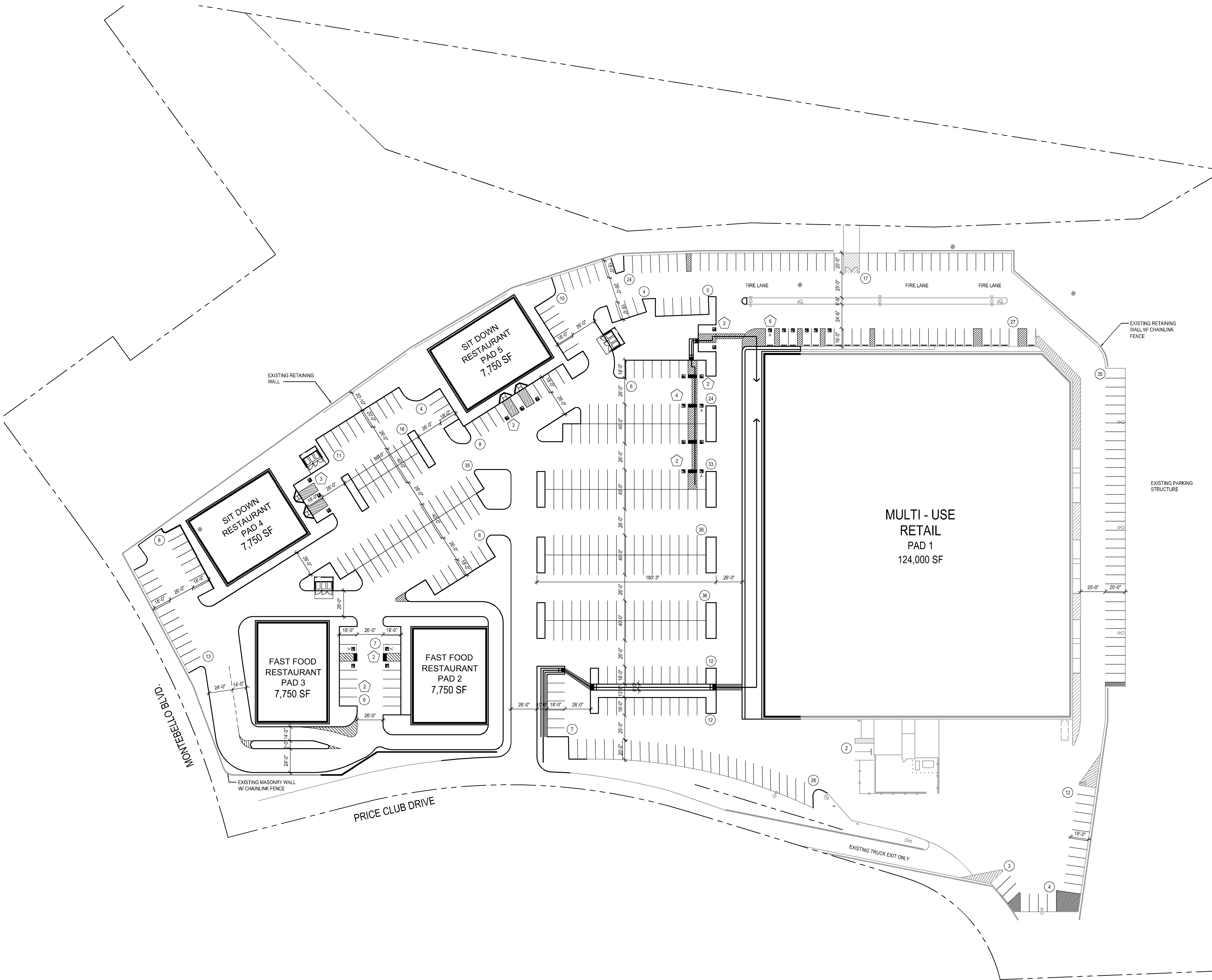
1345 N. MONTEBELLO BLVD.
MONTEBELLO, CA 90640

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



JUNE 01, 2018
CONCEPT
SITE PLAN

SCHEME 1



PROJECT DATA

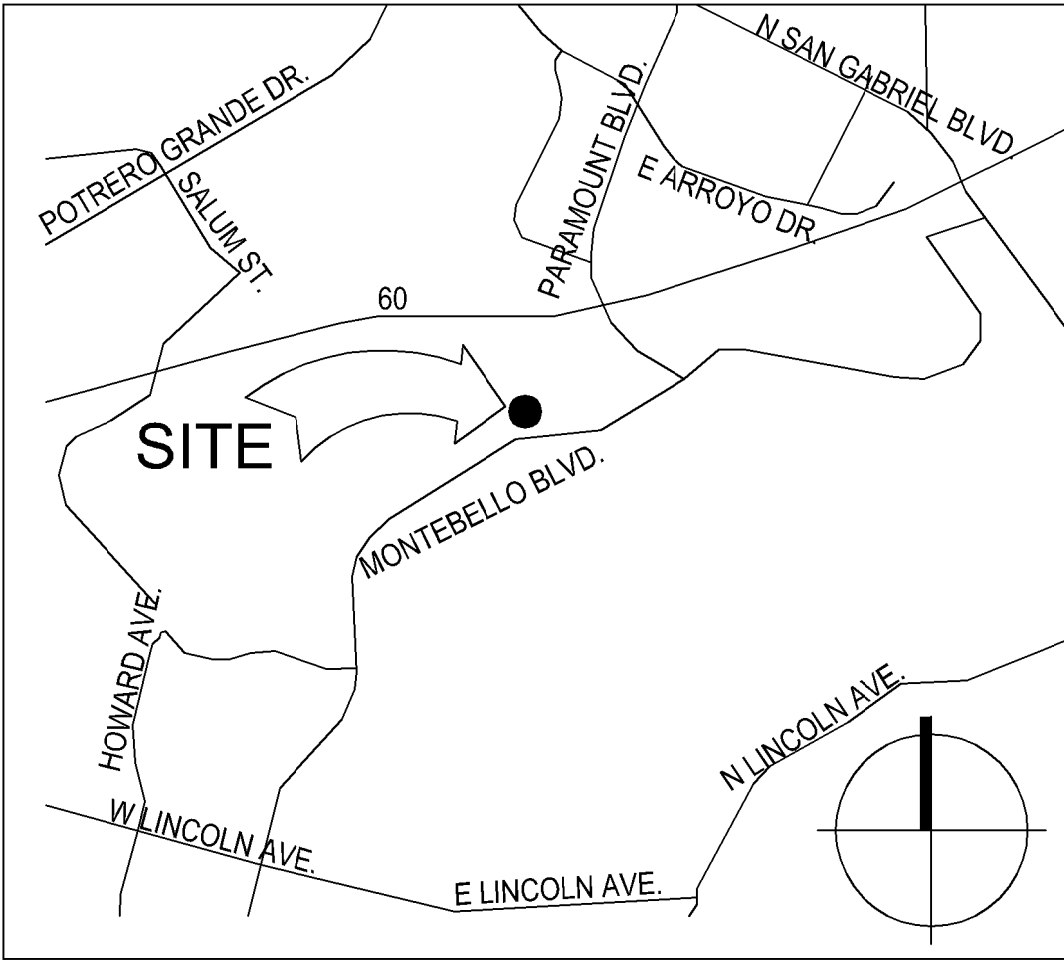
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PROJECT ADDRESS:	1345 N. MONTEBELLO BLVD MONTEBELLO, CA 90640
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING MULVANNY ARCHITECTS EXISTING PLAN DATED 12/18/97.

BUILDING DATA:	
PAD 1 - MULTI USE RETAIL	124,000 S.F.
REQUIRED PARKING (1 STALL/ 400 SF)	310 STALLS
PAD 2 - FAST FOOD RESTAURANT	7,750 S.F.
REQUIRED PARKING (1 STALL/ 400 SF)	19 STALLS
PAD 3 - FAST FOOD RESTAURANT	7,750 S.F.
REQUIRED PARKING (1 STALL/ 400 SF)	19 STALLS
PAD 4 - SIT DOWN RESTAURANT	7,750 S.F.
REQUIRED PARKING (1 STALL/ 200 SF)	39 STALLS
PAD 5 - SIT DOWN RESTAURANT	7,750 S.F.
REQUIRED PARKING (1 STALL/ 200 SF)	39 STALLS
TOTAL PARKING REQUIRED	426 STALLS

PARKING DATA:	
PARKING PROVIDED:	
# 9'-0" WIDE STALLS	451 STALLS
#/HC ACCESSIBLE STALLS	26 STALLS
TOTAL PROVIDED PARKING	476 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



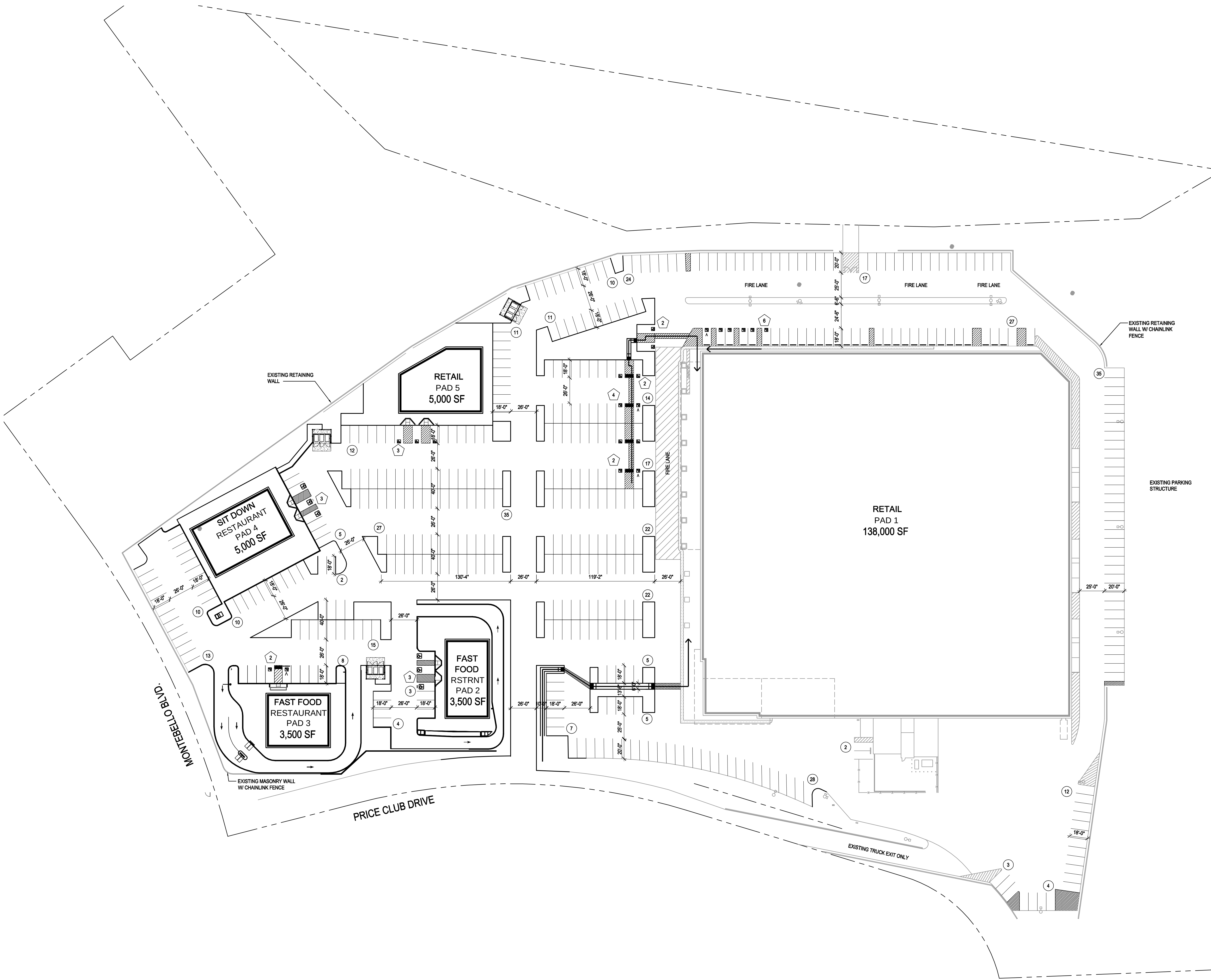
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JUNE 01, 2018
CONCEPT
SITE PLAN

SCHEME 1



PROJECT DATA

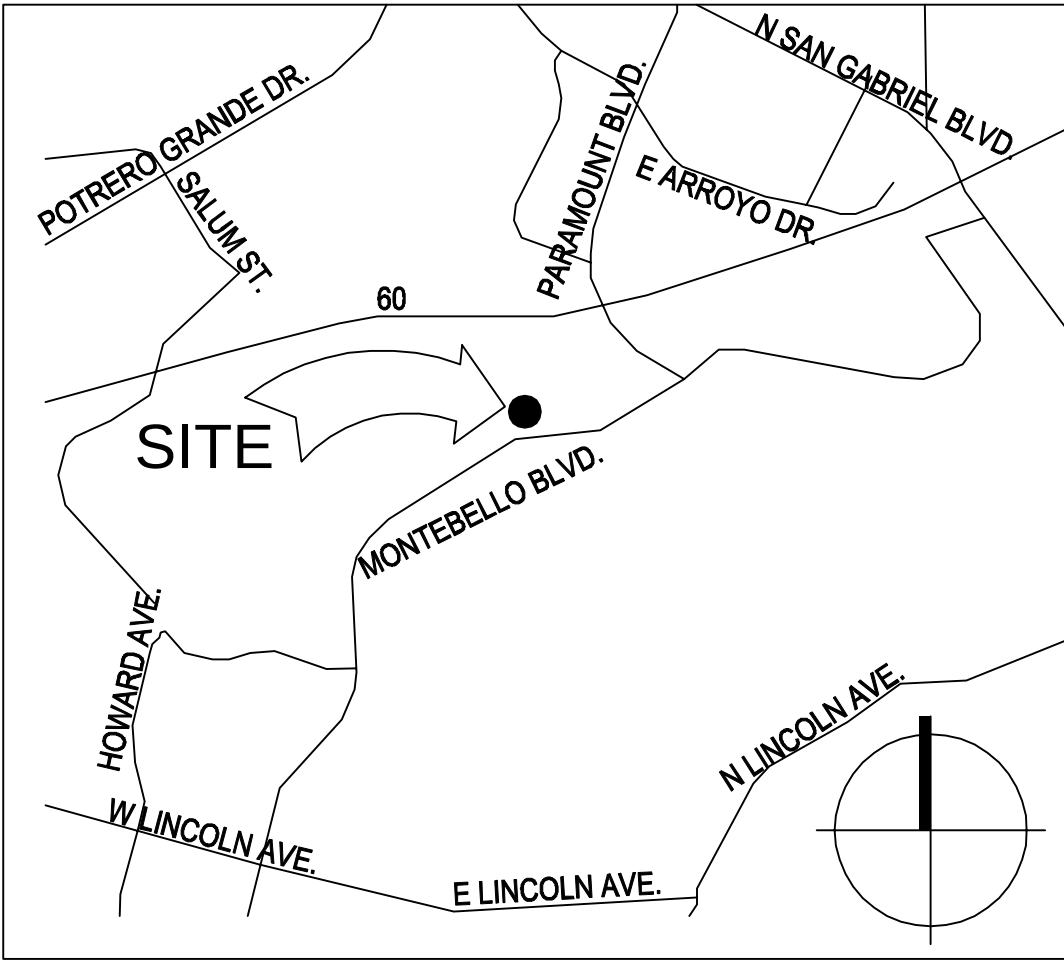
CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	1345 N. MONTEBELLO BLVD MONTEBELLO, CA 90640
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING MULVANNY ARCHITECTS EXISTING PLAN DATED 12/18/97.

BUILDING DATA:	
PAD 1 - RETAIL	138,000 S.F.
REQUIRED PARKING (1 STALL/ 400 SF)	345 STALLS
PAD 2 - FAST FOOD RESTAURANT	3,500 S.F.
REQUIRED PARKING (1 STALL/ 400 SF)	9 STALLS
PAD 3 - FAST FOOD RESTAURANT	3,500 S.F.
REQUIRED PARKING (1 STALL/ 400 SF)	9 STALLS
PAD 4 - SIT DOWN RESTAURANT	5,000 S.F.
REQUIRED PARKING (1 STALL/ 200 SF)	25 STALLS
PAD 5 - RETAIL	5,000 S.F.
REQUIRED PARKING (1 STALL/ 400 SF)	13 STALLS
TOTAL PARKING REQUIRED	401 STALLS

PARKING DATA:	
PARKING PROVIDED:	
# 9'-0" WIDE STALLS	431 STALLS
#/HC ACCESSIBLE STALLS	27 STALLS
TOTAL PROVIDED PARKING	458 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



1345 N. MONTEBELLO BLVD.
MONTEBELLO, CA 90640

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



JUNE 01, 2018
CONCEPT
SITE PLAN

SCHEME 2

(PERMITTED USES)

I. Purpose.

This exhibit defines the Permitted Uses that Developer may operate on the Project, divides each of the Permitted Uses into one of three “land use” categories, and establishes the maximum percentage of the Approved Building Areas (i.e up to 155,000 of aggregate gross leaseable area) that may be occupied by each land use category under each of the [three (3)] Development Plan alternatives. The land uses listed shall be defined with reference to Title 17 of the Montebello Municipal Code, except as otherwise indicated.

II. Categories of Permitted Uses

- A. Retail Uses
- B. Restaurant Uses
- C. Permitted Office Uses
- D. Alternative Uses

III. Permitted Retail Uses

The Approved Building Areas may be occupied by the following: automobile / motorcycle sales (new and used); grocery store; general retail uses, wholesale to the public or members, health food store; hobby supply shops; music stores; clothing, apparel, shoe, or cosmetics sales; office equipment (sales / rentals); service stations; truck sales and rentals (new and used) and such other retail and retail service uses as may be permitted by right or conditionally under [Zone C-2 of Title 17 of the Montebello Municipal Code or as may be permitted the Project Approvals] (“Retail Uses”).

IV. Permitted Restaurant Uses

The Approved Building Areas may be occupied by the following: sit-down restaurants; fast casual restaurants fast food or drive in restaurants; and such other dining and take-out food uses as may be permitted by right or conditionally under [Zone C-2 of Title 17 of the Montebello Municipal Code or the Project Approvals] (“Restaurant Uses”).

V. Permitted Office Uses

The Approved Building Areas may be occupied by the following: professional offices; medical offices and such other office uses as may be permitted by right or conditionally under [Zone C-2 of Title 17 of the Montebello Municipal Code or as may be permitted the Project Approvals] (“Permitted Office Uses”).

VI. Permitted Alternative Uses

[RECORDING INFORMATION]

DEVELOPMENT AGREEMENT

by and between

THE CITY OF
MONTEBELLO, a
California municipal
corporation and

COSTCO WHOLESALE, a Washington
corporation

THIS AGREEMENT SHALL BE
RECORDED WITHIN TEN DAYS OF
EXECUTION BY ALL PARTIES
HERETO PURSUANT TO
THE REQUIREMENTS OF GOVERNMENT CODE
565868.5

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is entered into this ____ day of ____ 2018, by and between the CITY OF MONTEBELLO, a California municipal corporation, organized and existing under the general laws of the State of California (the “City”), and COSTCO WHOLESALE, a Washington corporation (“Developer”). City and Developer are hereinafter sometimes jointly referred to as the “Parties” and individually as a “Party.”

RECITALS

A. Pursuant to Section 65864 et seq. of the California Government Code (the “Government Code”), the City is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such real property.

B. The Montebello Successor Agency (“Successor Agency”), as successor-in-interest by virtue of the Redevelopment Dissolution Law (California Health & Safety Code § 34170 et seq., the “Dissolution Law”) to the former Community Redevelopment Agency of the City of Montebello (“Former Agency”), is now, or at relevant times predating this Agreement was, the owner of certain parcels of real property located at 1345 N. Montebello Blvd., in the City of Montebello, County of Los Angeles, State of California, as such parcels are legally described in Exhibit “A” (Legal Description) and further depicted in Exhibit “B” (Site Map) (the “Costco Site”).

C. Years before its dissolution, the Former Agency entered into that certain Lease dated January 28, 1993 (the “Lease”), with The Price Company, as predecessor-in-interest to Developer), pursuant to which the Former Agency leased the Costco Site to Developer, and Developer constructed and continually thereafter operated a discount retail warehouse thereon.

D. The Lease also granted Developer the option to purchase the Property (“Costco Option”), together with the Former Agency’s rights under that certain Joint Driveway Agreement referenced in the Lease and specifically described in Exhibit “C” (the Costco Site and the Property jointly hereinafter the “Property”), and Developer was empowered to exercise the Costco Option at any time during the term of the Lease.

E. Developer has heretofore exercised the Costco Option and informed the Successor Agency and City of its intention to cease operating at the Property and thereafter cause the same to be redeveloped and repurposed with alternative land uses.

F. Developer and City have a mutual desire to facilitate the development and/or redevelopment of the Property with a project and attendant land uses that, among other things: are economically viable and profitable for, and satisfy the goals and objectives of, Developer (and Developer's successors-in-interest); generate sales tax and other revenues benefiting the City's General Fund; create well-paying jobs for the local population; and are compatible with the land uses now existing and planned for the immediate vicinity.

H. In furtherance of their mutual interests and to avoid future uncertainties as to the nature and scope of projects, improvements, and/or land uses the City will, pursuant to its land use and zoning power, permit to be constructed and operated on the Property, the Developer and City desire to enter into this Agreement, pursuant to Government Code Section 65864 et seq., granting Developer certain vested rights to develop or use the Property.

I. Developer will bear all applications and fees associated with this Agreement.

J. The environmental impact of this Agreement and the development rights granted Developer hereunder have been analyzed pursuant to the California Environmental Quality Act ("CEQA"), and an Initial Study and Negative Declaration analyzing the reasonably foreseeable environmental impact(s) thereof has been prepared and circulated for public review and comment as required by law (the "ND"), and the ND concluded that, with mitigation, neither this Agreement, the development rights granted hereunder, or Developer's exercise of the same would result in a significant negative impact on the environment.

K. The Planning Commission and the City Council of the City have heretofore expressed their intention to consider this Agreement and the Project by publishing public hearing notices, and each have conducted such public hearing, and based on the evidence before them, the Planning Commission and the City Council have found that this Agreement and the developer rights granted hereunder are: (i) consistent with the General Plan, adopted plans, codes, ordinances and policies of the City; (ii) consistent with all other ordinances, resolutions, rules, regulations, laws, plans and policies applicable to the Project; (iii) in the best interest of the health, safety and general welfare of the City, its residents, and the general public; and (iv) in compliance with the conditions, requirements, restrictions, and terms of Government Code Section 65865.2.

L. This Agreement offers land use planning certainty and provides for the orderly development of the Property in a manner consistent with the City's Zoning Regulations (as hereafter defined), the Applicable Rules (as hereafter defined) and the City's General Plan.

M. On _____, 2018, pursuant to the requirements of the Development Agreement Act and the Montebello Municipal Code, the Planning Commission of the City conducted a public meeting and adopted resolutions recommending that the City Council: (a) adopt a resolution (i) to certify the ND for this Agreement and developer rights granted hereunder, and (ii) to approve an amended precise plan of development for the Property that is consistent with the existing zoning designation of General Commercial (C-2) with a Planned Development District overlying ("Amended Precise Plan"), and; (b) adopt an ordinance approving this Agreement.

N. On _____, 2018, the City Council held a public hearing and, after making appropriate findings, adopted and approved: (1) Resolution No. ____, certifying the ND and adopting the Amended Precise Plan; and (2) First reading of Ordinance No. ____ approving this Agreement.

O. On _____, 2018, the City Council approved second reading and enacted Ordinance No. ____ at a duly noticed regular meeting.

NOW, THEREFORE, with reference to the above Recitals, and in consideration of the mutual covenants and agreements contained in this Agreement and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and Developer agree as follows:

AGREEMENT

1. Definitions. In addition to the terms defined above, and unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this Agreement. Words and phrases not defined by this Agreement shall have the meanings stated in the Montebello Municipal Code and any successor statutes or regulations.

(a) "Alternative Uses" are defined in Exhibit "D," and refer to a category of the land uses that are permitted to be developed and operated on the Property under this Agreement, as distinguishable from Retail Uses, Commercial Uses, or Restaurant Uses.

(b) "Applicable Rules" means the City's rules, regulations, ordinances, resolutions, codes, guidelines, and officially adopted procedures and official policies

governing the use and development of real property, including, but not limited to, the City's Zoning Code and building regulations, adopted and in effect as of the Effective Date. Among other matters, and except as specified in this Agreement, the Applicable Rules set forth and govern the permitted uses of land, the density or intensity of use, subdivision requirements, the maximum height and size of the proposed buildings, parking requirements, setbacks, and development standards, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction guidelines, standards and specifications applicable to the development of the Property.

(c) "Approved Footprint" means the total square footage of the Project (not to exceed 155,000 square feet) that may be developed for occupancy by a Permitted Use.

(d) "Building Shell" means any and all exterior walls, roofs, and other exterior improvements that are part of a Project Building.

(e) "CEQA" means the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.), and the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), as they now exist or as may be subsequently amended.

(f) "Commercial Uses" are defined in Exhibit "D," and refer to a category of the land uses that are permitted to be developed and operated on the Property under this Agreement, as distinguishable from Retail Uses, Alternative Uses, or Restaurant Uses.

(g) "Developer Fees" means fees established and adopted by City pursuant to Section 66000 et seq. of the Government Code (the Mitigation Fee Act) to offset the impact of development on the City's capital facilities, including, without limitation, parking impact fees, affordable housing fees, traffic fees, infrastructure fees, exactions, assessments or fair share charges or other similar impact fees imposed on or in connection with new development by the City. Developer Fees do not mean or include Processing Fees. The Developer Fees to be paid for the Project shall be as set forth in the City's Comprehensive Schedule of Fees and Charges as of the Effective Date; provided that Developer Fees shall apply only to the extent of any net increase in the Project Area over that area existing on the date hereof.

(h) "Development Agreement Act" means Article 2.5 of Chapter 4 of Division I of Title 7 (Sections 65864 through 65869.5) of the Government Code, as amended.

(h) "Discretionary Action(s)" or "Discretionary Approval(s)" means a City action requiring the exercise of judgment, deliberation or discretion on the part of the

City, including any board, agency, commission or department and any officer or employee thereof, in the process of approving or disapproving a particular activity, as distinguished from an activity which merely requires the City, including any board, commission or department or any officer or employee thereof, to determine whether there has been compliance with statutes, ordinances or regulations.

(i) "Development Concept One" refers to the development plan for Property that is set forth in Exhibit "E."

(j) "Development Concept Two" refers to the development plan for Property that is set forth in Exhibit "F."

(k) "Development Plan(s)" refers cumulatively to the development plans for Development Concept One, Development Concept Two and any subsequently approved Minor Changes thereto approved in accordance with this Agreement. The initial form of such Development Plans are approved by the Amended Precise Plan and are attached as exhibits hereto.

(l) "Effective Date" means 30 days after the ordinance authorizing this Agreement is adopted by City Council.

(m) "General Plan" means the General Plan of the City, as it exists as of the Effective Date.

(n) "Minor Change" means: (1) changes, modifications or adjustments to the Development Plans, and each of them, which are consistent with the overall intent of this Agreement, provided that any changes, modifications, or adjustments do not: (a) materially alter the overall nature, scope, or design of the Development Plans individually, including, without limitation, minor changes in locations of the Project Buildings or infrastructure, relocation of no more than 30% of the total approved Project Buildings' square footage, the construction or provision of additional parking spaces within the building envelope of any Parking Areas, and/or the configuration of internal circulation elements; or (b) result in any new or increases to existing significant environmental impacts not considered in the ND; and (2) changes, modifications or adjustments to the specific nature, mix, or intensity of the Permitted Uses which are consistent with the general nature, intensity, and scope of the listed Permitted Uses, provided that any such changes, modifications, or adjustments do not: (a) cause the aggregate Project Area to exceed 155,000 square feet; (b) cause the allocation of the Project Area devoted to particular Permitted Uses to exceed the limitations set forth in Exhibit D hereto; or (c) do not result in any new or increases to existing significant environmental impacts considered in the ND

(o) “Mortgage” means any mortgage, deed of trust, encumbrance, sale leaseback or other security interest encumbering all or any portion of the Property, given by Developer for the purpose of securing funds to be used for financing the acquisition of the Property or any portion thereof, the construction of improvements thereon and/or any other expenditures reasonably necessary and appropriate to develop and/or operate the

(p) “Mortgagee” means the holder of the beneficial interest under any Mortgage.

(q) “Parking Areas” are the areas designated for parking on the Development Plans, and each of them.

(r) “Permitted Uses” are defined in Exhibit “D,” and refers cumulatively to those land uses listed as permitted Commercial Uses, Retail Uses, Restaurant Uses, or Alternative Uses in said exhibit.

(s) “Processing Fees” means all processing fees and charges required by the City that are applied uniformly to all construction or development related activity, including, but not limited to, fees for land use applications, building permit applications, building permits, grading permits, shoring and excavation permits, hauling permits, encroachment permits, demolition permits, subdivision or parcel maps, lot line adjustments, street vacations, inspections, certificates of occupancy and plan check. Processing Fees shall not mean or include Developer Fees.

(t) “Project” refers to Developer’s construction of Development Concept One, Development Concept Two, on the Property, as approved in the Project Approvals and this Agreement, plus any Minor Changes thereto, together with the Project Buildings and Project Facilities and Infrastructure associated with any such Development Plan, and thereafter the operation of Permitted Uses on the Property in accordance with the Project Approvals and this Agreement.

(u) “

(v) “Project Approvals” refers to City Council Resolution No. __ and Ordinance No. __, together with any conditions of approval stated in the Amended Precise Plan or any additional conditions to the approval of this Development Agreement.

(w) “Project Buildings” means all the buildings identified on the Development Plans.

(x) “Project Facilities and Infrastructure” means the existing public and semi-public facilities and infrastructure (including associated grading, engineering,

design, construction and supervision) and such additional on-site facilities and infrastructure needed to serve the Property as developed with the Development Rights.

(y) “Property” means the Costco Site and any appurtenant easement rights.

(z) “Reserved Powers” means the specific City police powers excepted from this Agreement and which are instead reserved to the City. Reserved Powers include the powers to enact regulations or take future Discretionary Actions after the Effective Date that may be in conflict with the Applicable Rules, but: (1) are necessary to protect the public health and safety, and are generally applicable on a Citywide basis; (2) are regulations solely applicable to the Development Rights, and Developer’s development and use of the Property consistent therewith, which are necessary to protect persons or property from dangerous or hazardous conditions which create a threat to the public health or safety or create a physical risk, based on findings by the City Council identifying the dangerous or hazardous conditions requiring such changes in the law, why there are no feasible alternatives to the imposition of such changes, and how such changes would alleviate the dangerous or hazardous condition; (3) are amendments to Title 15 of the Montebello Municipal Code (Building and Construction) regarding the construction, engineering and design standards for private and public improvements to be constructed on the Property; (4) are necessary to comply with state or federal laws and regulations (whether enacted previous or subsequent to the Effective Date); or (5) constitute generally applicable Processing Fees and changes imposed on the Development Rights, and Developer’s development and use of the Property consistent therewith, unless otherwise waived by the City.

(aa) “Restaurant Uses” are defined in Exhibit “D,” and refer to a category of the land uses that are permitted to be developed and operated on the Property under this Agreement, as distinguishable from Retail Uses, Restaurant Uses, Permitted Office or Alternative Uses.

(bb) “Retail Uses” are defined in Exhibit “D,” and refer to a category of the land uses that are permitted to be developed and operated on the Property under this Agreement, as distinguishable from Restaurant Uses, Permitted Office Uses or Alternative Uses.

(cc) “Zoning Regulations” means the zoning regulations of the City in effect as of the Effective Date of this Agreement, including but not limited to Title 17 of the Montebello Municipal Code.

2. Recitals of Premises. Purpose and Intent.

2.1 Applicability of this Agreement. This Agreement does not: (1) grant density or intensity exceeding that otherwise established in the Zoning Code or General Plan; (2) eliminate future Discretionary Actions relating to a Project if applications requiring Discretionary Action are initiated and submitted by Developer after the Effective Date, although the same shall be limited in discretion as to Minor Changes; (3) guarantee that Developer will receive any profits from the Project; (4) prohibit the Project's or Property's participation in any benefit assessment district that is generally applicable to the surrounding properties; or (5) amend the General Plan or Zoning Code. This Agreement has a fixed term. Furthermore, in any subsequent actions applicable to the Property, the City may apply the new rules, regulations and official policies contained in its Reserved Powers. This Agreement places additional limitations on the land uses permitted under the Montebello Zoning Code or General Plan.

2.2 Interest of Developer. Developer represents to the City that, as of the Effective Date of this Agreement, Developer has a legal interest in the Property, subject only to encumbrances, easements, covenants, conditions, restrictions, and other matters of record.

3. Development of the Project.

3.1 Applicable Rules. Except for such changes as may in the future be mutually agreed upon between the City and Developer or as specified in Section 3.2, Developer shall have a vested right to develop the Project in accordance with this Agreement, the Project Approvals, and the Applicable Rules (the Development Rights"). Subject to the City's exercise of its Reserved Powers, for the term of this Agreement, the maximum height and size of the proposed buildings, parking requirements, setbacks, development standards, provisions for reservation or dedication of land for public purposes and location of public improvements, and the design, improvement, construction and other guidelines, standards and specifications applicable to the development and use of the Property shall be those set forth in the Applicable Rules, the Project Approvals and this Agreement. In the event of any conflict between any of the foregoing, the provisions of this Agreement, except for the exercise of the Reserved Powers, shall control.

3.2 Administrative Changes and Amendments. The Parties acknowledge that further planning and development of the Project may demonstrate that refinements and changes are appropriate with respect to the Project. The Parties desire to retain a certain degree of flexibility with respect to the details of the development of the Project and with respect to those items covered in general terms under this Agreement. If and when the Parties find that Minor Changes are necessary or appropriate, they may, unless otherwise required by law, effectuate such changes or adjustments through administrative amendments executed by Developer and the City Manager, or his or her designee, and may be further changed and amended from time to time as necessary, with

approval by the City Manager and Developer. Minor Changes shall not be deemed to be an amendment to this Agreement under Government Code Section 65868, and unless otherwise required by law or as otherwise stated in this Section 3.2, no such administrative amendments shall require prior notice or hearing by the Planning Commission and City Council. Although not an exhaustive list, the following matters shall not be considered Minor Changes, but shall be considered substantive amendments which shall be reviewed by the Planning Commission and approved by the City Council:

3.2.1 Any addition of Permitted Uses or changes to the “Maximum Approved Footprint for Permitted Use Categories” under Exhibits “D.”

3.2.2 Any increase in the maximum height of any permitted Project Buildings from that approved by this Agreement or the Project Approvals..

3.2.3 Any amendment to the Development Plans, and each of them, that relocates or modifies more than 30% of the total the total approved Project Buildings’ square footage.

3.2.4 Any amendment or change requiring additional environmental review pursuant to CEQA.

3.2.5 Approving Non-Minor Changes. Any amendments to this Agreement, or any Development Plan, that do not involve Minor Changes to the Project shall be approved by City Council in its sole, absolute and unfettered discretion. Any administrative amendment permitted pursuant to this Section 3.2 shall otherwise comply with the terms of this Agreement and the Development Plans.

3.3 Development Rights. Developer shall have and is vested with the right, during the term of this Agreement, including any extensions, to develop the Project as set forth in the Project Approvals and this Agreement (the “Development Rights”).

3.4 Material Project Modifications. Developer reserves the right to apply to the City for permits, variances or other approvals to develop portions of the Project in a manner which may be materially inconsistent with this Agreement. In such event, such portions of the Project shall be reviewed and approved pursuant to the rules, regulations, and procedures of the City in effect at the time Developer makes application to the City for such development, and to the extent any such application is inconsistent with this Agreement, such application shall include an application to amend this Agreement.

3.5 Changes in Applicable Rules.

3.5.2 Non-Application of Changes in Applicable Rules. The adoption of any subsequent applicable general or specific plan, zoning, subdivision, or building regulation after the Effective Date of this Agreement, or any change in, or addition to, the Applicable Rules (other than changes in Processing Fees as provided in this Agreement), including, without limitation, any changes in the General Plan or Zoning Regulations (including any regulation relating to the timing, sequencing, or phasing of the Project or construction of all or any part of the Project), adopted after the Effective Date of this Agreement, including, without limitation, any such change by means of ordinance, initiative, resolution, motion, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by any board, agency, commission or department of the City, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project and which would conflict in any way with or be more restrictive than the Applicable Rules or the Development Rights under this Agreement, shall not be applied to the Project during the term of this Agreement unless such changes represent an exercise of the City's Reserved Powers.

3.5.3 Subsequent "Slow/No Growth" Measures. To the fullest extent legally permissible, any subsequently enacted initiatives, referenda, moratoria or amendments to the General Plan and/or ordinances which contain "slow/no growth" measures, or which by their terms are intended to or by operation have such effect, shall not apply to the Project, unless such changes represent an exercise of the City's Reserved Powers.

3.5.4 Changes in Uniform Codes. Notwithstanding any provision of this Agreement to the contrary, development of the Project shall be subject to changes occurring from time to time in the provisions of the City's building, fire, mechanical, plumbing and electrical regulations which become applicable throughout the City, including, but not limited to, the California Building Code, and other similar or related uniform codes.

3.5.5 Changes Mandated by Federal or California Laws or Regulations. Changes in, or additions to, the Applicable Rules adopted or made operative on or after the Effective Date shall apply to the Project if such changes or additions are specifically mandated to be applied to developments such as the Project by applicable California or federal laws or regulations. If the City or Developer believes that such a change or addition required by California or federal law or regulation exists, then that Party shall provide the other Party hereto with a copy of such California or federal law or regulation and a statement of the nature of its conflict with the provisions of the Applicable Rules and/or of this Agreement.

3.5.6 Changes in Processing Fees Under Applicable Rules. The Project shall be subject to any increase in Processing Fees imposed by the City, provided that such a change is applied on a Citywide basis.

3.5.7 Discretionary Approvals. The City shall not require Developer to obtain any approvals or permits for the development of the Project in accordance with this Agreement other than those permits or approvals that are required by the Applicable Rules or Reserved Powers. However, any subsequent Discretionary Approval initiated by Developer that is not permitted by this Agreement or Applicable Rules, which changes the uses, intensity, density, or building height, or decreases the lot area, setbacks, yards, parking or other entitlements permitted on the Property, shall be subject to the rules, regulations, ordinances and official policies of the City then in effect.

3.6 Timing of Development.

3.7.1 Project Timing. The Parties acknowledge that Developer cannot at this time predict when or the rate at which the Project would be developed. Developer may, in Developer's sole discretion, build the Project in phases, provided doing so is consistent with the Project Approvals. These decisions depend upon numerous factors that are not all within the control of Developer, such as market orientation and demand, availability of financing and competition. Because the California Supreme Court held in Pardee Construction Co. v. City of Camarillo, 37 Cal.3d 465 (1984), that the failure of the Parties therein to provide for the timing of development permitted a later adopted initiative restricting the timing of development and controlling the Parties' agreement, it is the intent of Developer and the City to hereby acknowledge and provide for the right of Developer to develop the Project in an order and at a rate and times as Developer deems appropriate within the exercise of its sole and subjective business judgment, subject to any restrictions that may exist in this Agreement, the Project Approvals, or any other agreements between the City and Developer. The City acknowledges this right is consistent with the intent, purpose and understanding of the Parties to this Agreement. Developer will use its best efforts, in accordance with its own business judgment and taking into consideration market conditions and other economic factors influencing its business decision, to commence or to continue development, and to develop the Project in accordance with the provisions and conditions of this Agreement, the Project Approvals, and with the Applicable Rules.

3.7.2 Construction of Project Facilities. Developer shall be required to construct or cause to be constructed all required Project Facilities and Infrastructure concurrently with the portions of the Project requiring the same.

3.7 Permitted Uses. Permitted uses of the Property, the density and intensity of such uses, the maximum heights and sizes of the Project Buildings and improvements to be constructed on the Property, required in connection with the development of the Property, shall be as set forth in and consistent with this Agreement, and shall not cause or permit the construction of any building or improvement that exceeds the maximum density or building heights set forth in or otherwise required thereby or is inconsistent with the Permitted Uses in the applicable categories under Exhibit "D" hereto, as they may be lawfully amended by Developer from time to time.

3.9 Covenants Running with the Land. As of the Effective Date and continuing for the Terms provided in this Agreement, the terms and provisions of this Agreement are enforceable by the Parties as equitable servitudes affecting the Property, and the whole thereof, constituting covenants running with such Property pursuant to California law including, without limitation, Civil Code Section 1468. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Property, and the whole thereof, run with such Property, and shall be binding upon Developer and the successors and assigns of Developer during their respective ownerships of the Property, or any portion thereof.

3.10 Architectural Quality. Developer shall develop the Project by means of materials, workmanship and overall design that will result in a product that is of a first-class commercial development. The building materials, elevations, surfaces, design, and architectural styling of the Project shall be consistent with that of the area, this Agreement, and the Applicable Rules. All architectural plans are subject to the City's Design Review process, including Section 17.22.105 of the Montebello Municipal Code, consistent with the regulations and restrictions provided in this Section. Notwithstanding the reference to the Design Review Board in Section 17.22.105, which as of the Effective Date is inoperative, the review, processing, and approval of the Design Review shall be administratively completed by the planning division, with any appeals to be heard by the City Council.

4 Cooperation and Implementation by the City and Developer.

4.1 Processing. The City agrees that it is bound to permit the uses, intensity of use and density on the Property which are permitted by this Agreement, insofar as this Agreement so provides or as otherwise set forth in the Applicable Rules or Reserved Powers. The City hereby agrees that it will not unreasonably withhold or unreasonably condition any Discretionary Action or Discretionary Approval which may be issued by the City in order for the Project to proceed, provided that Developer reasonably and satisfactorily complies with all preliminary procedures, actions, payments of Processing Fees, and criteria generally required of developers by the City for processing applications for developments and consistent with this Agreement.

4.2 Other Governmental Permits. The City agrees to cooperate with Developer in Developer's endeavors to obtain permits and approvals as may be required from other governmental or quasi-governmental agencies having jurisdiction over the Property or portions thereof (such as, for example, without limitation, public utilities or utility districts and agencies having jurisdiction over transportation facilities and air quality issues), so long as the cooperation by City will not require City to incur any cost, liability or expense without adequate indemnity against or right of reimbursement therefor from Developer.

4.3 Term of Agreement. This Agreement shall be binding as and when the ordinance approving this Agreement has been approved by the City Council and the Agreement has been executed by the City and Developer, and shall remain in effect for a period of fifteen (15) years commencing from the expiration of any private agreement by which the City may have the right to acquire the Property (the “Term”). Expiration or termination of this Agreement shall not invalidate any prior permits or approvals on the Property issued by the City prior to such expiration or termination.

5 Public Benefits. The Parties acknowledge and agree that Developer’s agreement to perform and abide by the covenants and obligations of Developer set forth herein is material consideration for City’s agreement to perform and abide by the covenants and obligations of City set forth herein.

5.7 Construction and Funding of Project Facilities and Infrastructure. Developer shall construct or fund the construction of any Project Facilities and Infrastructure at the time such Project Facilities and Infrastructure are needed to satisfy the requirements of the Project Approvals. Except as otherwise specifically set forth herein, Developer has no responsibility for the operation, maintenance, repair or replacement of Project Facilities and Infrastructure.

6 Review of Compliance.

6.1 Annual Reviews. The City shall conduct annual reviews to determine whether Developer is acting in good faith compliance with the provisions of this Agreement, pursuant to Government Code Section 65865.1. The costs and expenses of each annual review conducted during the term of this Agreement shall be borne by the Party incurring the cost.

6.2 Special Reviews. In addition, the City Council of the City may order a special periodic review of Developer’s compliance with this Agreement at any time. The cost of such special reviews shall be borne by the City, unless such special review demonstrates that Developer is not acting in good faith compliance with the provisions of this Agreement. In such cases, Developer shall reimburse the City for all costs, direct and indirect, incurred in conjunction with the special review.

6.3 Procedure for Review. The City Manager, or his or her designee, shall conduct the review contemplated by this Section to ascertain whether Developer has reasonably complied in good faith with the material terms and conditions of this Agreement during the period for which the review is conducted. The City Manager, or his or her designee, shall give Developer notice that any such review has been commenced, and shall give Developer at least twenty (20) days after Developer’s receipt of such notice to provide the City Manager such information as Developer deems relevant to such review. In addition, upon

the written request of the City Manager, Developer shall furnish such documents or other information as reasonably requested by the City Manager.

6.4 Result of Review.

6.4.1 Compliance. If, following such a review, the City Manager, or his or her designee, finds good faith compliance by Developer with the terms and conditions of this Agreement, the City Manager, or his or her designee, shall issue to Developer an executed certificate of compliance, certifying Developer's good faith compliance with the terms and conditions of this Agreement through the period of such review

6.4.2 Noncompliance. If, following such a review, the City Manager, or his or her designee, finds that Developer has not complied in good faith with the terms and conditions of the Agreement, the City Manager, or his or her designee, shall provide notice to Developer detailing such non-compliance. Upon receipt of such notice, Developer may commence to cure the stated non-compliance in accordance with the terms of this Agreement. If Developer fails to cure the non-compliance pursuant to the terms of this Agreement, the City Manager, or his or her designee, shall notify the City Planning Commission, which may recommend to City Council that the Agreement be terminated pursuant to the terms hereof. Developer shall have the ability to dispute any such claim of non-compliance or failure to cure at a public hearing prior to such termination.

6.4.3 Effect on Default Procedures. Nothing in this Section shall be interpreted to prevent the City from providing Developer with a notice of default hereunder at any time, including any time other than during a periodic review under this Section, or from terminating this Agreement pursuant to the provisions of this Agreement.

7 Mortgages.

7.1 Mortgagee Protection. No breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any Mortgage and any acquisition or acceptance of title or any right or interest in or with respect to the Property or any portion thereof pursuant to a Mortgage, foreclosure, trustee's sale, deed in lieu of foreclosure or otherwise shall be subject to all of the terms and conditions contained in this Agreement and entitled to all of its benefits. The City acknowledges that Mortgagees may require certain interpretations and modifications of this Agreement and agrees upon request, from time to time, to meet with Developer and representatives of such Mortgagees to negotiate in good faith any such request for interpretation and modification. The City shall not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement and does not, in the City's sole

determination, diminish the City's benefits from this Agreement or the security for those benefits.

7.2 Notice of Default to Mortgagee: Right of Mortgagee to Cure. If the City receives notice from a Mortgagee requesting a copy of any notice of default given hereunder and specifying the address for service thereof, and the said Mortgagee has recorded a copy of such request in the official records of Los Angeles County in the manner required under California Civil Code Section 2924b with respect to Requests for Notices of Default, then the City shall deliver to such Mortgagee, concurrently with service thereon to the applicable Party, any notice given to the applicable Party with respect to any claim by such Party that it has not complied in good faith with the terms of this Agreement or has committed an event of default. Each Mortgagee shall have the right (but not the obligation) for a period of ninety (90) days after the receipt of such notice from such Party to cure or remedy, or to commence to cure or remedy, the claimed default or act of noncompliance set forth in such Party's notice. If the default is of a nature which can only be remedied or cured by such Mortgagee upon obtaining possession, such Mortgagee may (but is not obligated to) seek to obtain possession with diligence and continuity through foreclosure, a receiver or otherwise, and may (but is not obligated to) thereafter remedy or cure the default or noncompliance within thirty (30) days after obtaining possession. If any such default or noncompliance cannot, with diligence, be remedied or cured within such thirty (30)-day period, then such Mortgagee shall have such additional time as may be reasonably necessary to remedy or cure such default or noncompliance if such Mortgagee commences cure during such thirty (30) day period, and thereafter diligently pursues and completes such cure.

7.3 Liability for Past Defaults and Obligations. Subject to the foregoing, any Mortgagee, including the successful bidder at a foreclosure sale, who comes into possession of the Project or the Property or any part thereof pursuant to foreclosure, eviction or otherwise, shall take such property subject to the terms of this Agreement and in no event shall any such property be released from any obligations associated with its use and development under the provisions of this Agreement. Nothing in this Section 9 shall prevent the City from exercising any remedy it may have for a default under this Agreement

7.4 Bankruptcy. Notwithstanding the foregoing provisions of this Section, if any Mortgagee is prohibited from commencing or prosecuting foreclosure, or other appropriate proceedings in the nature thereof, by any injunction issued by any court or by reason of any action by any court having jurisdiction of any bankruptcy or insolvency proceeding involving Developer, the times specified in this Agreement for commencing or prosecuting foreclosure or other proceedings shall be extended for the period of the prohibition.

8 Default and Remedies.

8.7 Notice and Cure.

8.7.1 In the event of failure by either party hereto substantially to perform any terms, covenant or condition of this Agreement which is required on its part to be performed, the non-defaulting party shall have those rights and remedies provided in this Agreement, provided that such non-defaulting party has first sent a notice of default, identifying with specificity the nature of the alleged default. In the event of a default by Developer, the notice of default shall also be provided to any Mortgagee of Developer which has delivered a request for such notice to the City in accordance with this Agreement.

8.7.2 In the case of a monetary default by Developer, Developer shall promptly commence to cure the identified default and shall complete the cure of such default within twenty (20) business days after receipt by Developer of the notice of default. In the case of a non-monetary default by either Party, the alleged defaulting party shall promptly commence to cure the identified default and shall complete the cure within sixty (60) days after receipt of the notice of default. The sixty (60) day cure period for a non-monetary default shall be extended as is reasonably necessary to remedy such default, provided that the alleged defaulting party commences such cure promptly after receiving the notice of default and continuously and diligently pursues such remedy at all times until such default is cured.

8.8 Remedies for Monetary Default. In the event of default by Developer in the performance of any of its monetary obligations under this Agreement which remains uncured (i) twenty (20) business days after receipt by Developer of a notice of default from the City and (ii) after expiration of Mortgagee's cure period (if a Mortgagee of Developer has delivered a Request for Notice to the City), the City shall have available any right or remedy provided in this Agreement, at law or in equity. All of said remedies shall be cumulative and not exclusive of one another, and the exercise of any one or more of said remedies shall not constitute a waiver or election in respect to any other available remedy.

8.9 Remedies for Non-Monetary Default. In the event of non-monetary default by either party hereunder which remains uncured (i) after expiration of all applicable notice, cure periods and other conditions contained herein, and (ii) in the case of a default by Developer, in addition to the foregoing and after the expiration of Mortgagee's cure period (if a Mortgagee of Developer has delivered a Request for Notice to the City), the non-defaulting party shall have available any right or remedy provided in this Agreement, or provided at law or in equity except as prohibited by this Agreement. All of said remedies shall be cumulative and not exclusive of one another, and the exercise of any one or more of said remedies shall not constitute a waiver or election in respect to any other available remedy.

8.9.1 The City and Developer acknowledge that monetary damages and remedies at law generally are inadequate and that specific performance is an appropriate remedy for the

enforcement of this Agreement. Therefore, the remedy of specific performance shall be available to both the City and Developer under this Agreement in the event of a non-monetary Default.

8.9.2 The City shall not have the right to sue for monetary damages as a result of a non-monetary default under this Agreement. The Developer shall not have the right to sue for monetary damages for any default under this Agreement.

8.10 Termination of Agreement by City. In the event that (a) the City finds and determines, on the basis of substantial evidence, that Developer has not been in good faith compliance with the terms and conditions of this Agreement, or the City finds and determines that there has been a default by Developer of its obligations under this Agreement, and (b) the City provided the notice required and Developer has not cured such default within the applicable cure period, the City may commence proceedings to terminate this Agreement pursuant to this Section.

8.10.1 The procedures for termination of this Agreement by the City for the grounds set forth in Section 8.4, are as follows:

(a) The City shall provide notice to Developer (and to any Mortgagee of Developer which has delivered a Request for Notice to the City) of its intention to this Agreement. The notice shall contain the time and place of a public hearing to be held by the City Council on the determination of the City to proceed with termination or modification of this Agreement. The public hearing shall not be held earlier than: (i) thirty-one (31) days after delivery of the notice to Developer, or (ii) if a Mortgagee has delivered a Request for Notice, the day following the expiration of the Mortgagee's cure period;

(b) If, following the conclusion of the public hearing, the City Council: (i) determines that Developer is in default of its obligations under this Agreement beyond the applicable rights, remedies and cure periods set forth in this Agreement or has not been in good faith compliance with this Agreement pursuant to Section 8, as applicable, beyond the applicable rights, remedies and cure periods set forth therein; and (ii) further determines that Developer (or the Mortgagee, if applicable) has not cured the acts or omissions that constitute the basis of the determination under subsection (i) or, if those acts or omissions could not be reasonably remedied prior to the public hearing, that Developer (or the Mortgagee) has not in good faith commenced to cure or correct such acts or omissions prior to the public hearing or is not diligently and continuously proceeding therewith to completion, the City Council may terminate this Agreement.

8.11 Termination of Agreement by Developer. In the event that (i) the City breaches this Agreement and has not cured such default within the applicable cure period, or (ii) as otherwise permitted under this Agreement, Developer may terminate this Agreement by

providing notice to the City. Termination shall be effective upon the City's receipt of Developer's notice.

9 Required Actions of Parties: Further Assurances. The City and Developer shall execute all such instruments and documents and take in good faith all actions necessary or convenient to consummate the transactions herein contemplated.

10 Assignment.

10.1 The City shall not unreasonably withhold approval of any proposed assignment of the Property or a portion thereof by Developer, together with the rights under the Project Approvals, provided that the proposed assignee demonstrates to the reasonable satisfaction of the City that the assignee or its parent company has a net worth of \$10,000,000 or more and assignee or its contract manager or the individual within the contract management entity directly responsible for management of the Project has at least ten (10) years recent experience owning or operating first class retail shopping centers of at least 100,000 square feet. Prior City approval shall not be required if a particular Project Building is conveyed to a proposed end-user or its affiliate, or to a Developer controlled entity.

10.7 After the date on which 80,000 square feet of the Project is initially leased or occupied consistent with Exhibit "D" hereto, Developer may transfer or assign its rights under this Agreement in whole or in part to any person acquiring all or any portion of the Property and shall provide notice of such assignment to the City. The terms, covenants and conditions of this Agreement shall be binding upon any transferee whether or not such an assignment and assumption agreement is signed by the assignee upon acquiring the Property. Express assumption of Developer's obligations under this Agreement by any such transferee or assignee shall release Developer from the obligations so assigned and the City shall look solely to the transferee or assignee for performance of the assigned obligations under this Agreement.

11 Negation of Agency. Each Party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between the City and Developer is that of a government entity regulating the development of private property by the owner of such property.

12 Consideration. The City and Developer acknowledge and agree that there is good, sufficient and valuable consideration flowing to the City and to Developer pursuant to this Agreement and more particularly set forth in the Recitals of this Agreement. The Parties further acknowledge and agree that the exchanged consideration hereunder is fair, just and reasonable.

13 Recordation. As provided in Government Code Section 65868.5, the City Clerk shall record a copy of this Agreement with the Registrar-Recorder of the County of Los Angeles within ten (10) days following execution by both Parties. Developer shall reimburse the City for all costs of such recording, if any.

14 Notices. All notices under this Agreement shall be in writing and shall be effective when personally delivered or upon receipt after deposit in the United States mail as registered or certified mail, postage prepaid, return receipt requested, to the following representatives of the Parties at the addresses indicated below or to such other addresses as one Party may provide to the other from time to time:

If to the City:

[TO INSERT]

If to Developer:

[TO INSERT]

17. Amendment or Cancellation. Subject to meeting the notice and hearing requirements of Section 65867 of the Government Code, this Agreement may be amended from time to time, or canceled in whole or in part, by mutual consent of the City and Developer, or their respective successors in interest in accordance with the provisions of Section 65868 of the California Government Code; provided, however, that any amendment which does not relate to the Term, permitted uses, density or intensity of use, height or size of Project Buildings, provisions for reservation and dedication of land, conditions, terms, restrictions and requirements relating to subsequent discretionary actions, or any conditions or covenants relating to the use of the Property, shall not require notice or public hearing before the Parties may execute an amendment hereto. No alteration, amendment or modification of this Agreement shall be valid unless evidenced by a written instrument executed by the Parties hereto with the same formality as this Agreement, and made in the manner required by the Development Agreement Act.

18. Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought and reference is made expressly to this Section 18. No waiver of any right or remedy in respect of any occurrence or event shall be deemed a waiver of any right or remedy in respect of any other occurrence of event.

19. Successor and Assigns. The provisions of this Agreement shall be binding upon and inure to the benefit of the Parties, and any subsequent owners of all or any portion of the Property and their respective successors and assigns. Any successors in interest to

the City shall be subject to the provisions set forth in Sections 65865.4 and 65868.5 of the Government Code.

20. Interpretation and Governing State Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objective and purposes of the Parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, both Parties having been represented by counsel in the negotiation and preparation hereof. All legal actions brought to enforce the terms of this Agreement shall be brought and heard in the Superior Court of the State of California, County of Los Angeles.

21. Constructive Notice and Acceptance. Every person who, now or hereafter, owns or acquires any right, title or interest in or to any portion of the Property is, and shall be, conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Property.

22. No Third-Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the Parties and their mortgagee(s), successors and assigns. No other person or entity shall have any right of action based upon any provision of this Agreement.

23. Counterparts. This Agreement may be executed in two or more identical counterparts, each of which shall be deemed to be an original and each of which shall be deemed to be one and the same instrument when each Party signs each such counterpart.

24. Incorporation of Attachments. All recitals and attachments to this Agreement, including all Exhibits referenced herein, and all subparts thereto, are incorporated herein by this reference.

25. Determinations. Whenever in this Agreement the consent or approval of any Party to this Agreement is required, such consent or approval shall not be unreasonably withheld, conditioned, or delayed. In addition, unless a contrary standard or right is set forth herein, whenever any party hereto is granted a right to take action, exercise discretion, or make an allocation, judgment or other determination, each party hereto shall act reasonably, in good faith and in accordance with the requirements of this Agreement.

26. Defense of Actions.

26.1 Developer shall indemnify, hold harmless, and defend, the City and its respective officers, officials, members, agents, employees, and representatives, from

liability or claims for death or personal injury and claims for property damage which may arise from the acts, errors, and/or omissions of Developer or its officers, contractors, subcontractors, agents, employees or other persons acting on its behalf in relation to the Project and/or in any manner arising from this Agreement. The foregoing indemnity applies to all deaths, injuries, and damages, and claims therefor, suffered or alleged to have been suffered by reason of the acts, errors, and/or omissions referred to in this Section 26, regardless of whether or not the City prepared, supplied, or approved plans or specifications, or both, but specifically excludes any claims arising from the City's negligence or willful actions or omissions and any claims arising from the sole negligence or willful actions or omissions of the current owner of the Property, related to existing and ongoing environmental remediation of the Property or actions taken to maintain and keep safe the Property until such time as Developer takes possession or control of all or a portion of the Property.

26.1.1 Prior to the commencement of work by Developer on the Property, this indemnification, hold harmless and defense requirement shall survive for twelve (12) months following the earlier of the termination of this Agreement or the date this Agreement will expire (including any extensions mutually agreed upon by the parties).

26.1.2 Upon the commencement of work by Developer on the Property, this indemnification, hold harmless and defense requirement shall survive for twelve (12) months following the date this Agreement will expire (including any extensions mutually agreed upon by the parties).

26.1.3 For purposes of this Section 26.1, the term "work" shall mean physical disturbance of the Property, including but not limited to construction, rough grading, fine grading, and preconstruction activities including excavation, surveying, boring, drilling, environmental remediation performed by Developer, or other actions taken to comply with the Project Approvals.

26.1.4 The City reserves the right, in cases subject to this indemnity, to reasonably approve the attorney selected by Developer to defend Developer and the City in any such action provided that any insurance company or surety that is providing such coverage shall have the final approval of the attorney selected by Developer.

26.2 In the event of any court action or proceeding challenging the validity of this Agreement or any of the Project Approvals, each Party may, at the sole cost and expense of the subject Party, including but not limited to their own respective court costs and attorneys, defend or otherwise participate in such action or proceeding. Each Party shall cooperate with the other Party in any such defense as a Party may reasonably request and may not resolve such challenge without the Agreement of the other Party. Additionally, in the event of any litigation or referendum initiated by third parties to attack, set aside, modify, void or annul this Agreement, any of the Project Approvals, the term of

the Agreement shall be tolled for the period during which such Challenge is proceeding until fully and finally resolved.

26.3 The filing of any lawsuit(s) by a third party (not a party to this Agreement) after the Effective Date against the City and/or Developer relating to this Agreement or to other development issues affecting the Project shall not delay or stop the processing or issuance of any permit or authorization necessary for development of the Project, unless the City in good faith determines that such delay is legally required or could potentially subject the City to monetary damages.

27. Estoppel Certificate. Either Party may, at any time, and from time to time, (but no more frequently than two (2) times in any calendar year) deliver notice to the other Party requesting such party to certify in writing that, to the knowledge of the certifying Party, (i) this Agreement is in full force and effect and a binding obligation of the Parties, (ii) this Agreement has not been amended or modified either orally or in or if so amended, identifying the amendments, and (iii) the requesting Party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults. A Party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt thereof. Each Party acknowledges that such a certificate may be relied upon by third parties acting in good faith. A certificate provided by City establishing the status of this Agreement with respect to the Property shall be in recordable form and may be recorded with respect to the affected parcels at the expense of the recording Party. Failure to deliver such a certificate or a written denial within the time specified above shall constitute a rebuttable presumption against the Party failing to provide the certificate that this Agreement is in full force and effect, without modification, except as may be represented by the requesting Party; and that there are no uncured defaults in the performance of the requesting Party except as may be so represented. All costs incurred in providing the notice(s) anticipated by this Section including reasonable attorney's fees shall be borne by the requesting Party.

28. Authorized Delays. Performance by any Party of its obligations hereunder shall be excused during any period of Excusable Delay, as hereinafter defined, provided that the Party claiming the delay gives notice of the delay to the other Parties within thirty (30) days after the commencement of same has been ascertained. For purposes hereof, "Excusable Delay" shall mean delay that directly affects, and is beyond the reasonable control of, the Party claiming the delay, including, without limitation: (a) act of God; (b) civil commotion or act(s) of terrorism; (c) riot; (d) strike, picketing or other labor dispute; (e) shortage of materials or supplies; (f) damage to work in progress by reason of fire, flood, earthquake or other casualty; (g) failure, delay or inability of City to provide adequate levels of public services, facilities or infrastructure to the Property including, by way of example only, the lack of water to serve any portion of the Property due to drought;

(h) delay caused by governmental entities other than City; or (i) litigation brought by a third party attacking the validity of this Agreement, a Project Approval, or any other action necessary for development of the Project. Except for an Excusable Delay under clause (i) above, the payment of fees or monies by Developer under this Agreement shall not be excused or delayed during any period of Excusable Delay. The condition of the world, country, state or local economy shall not constitute an Excusable Delay.

29. Administration of Agreement. Any decision by City staff concerning the interpretation and administration of this Agreement and development of the Property in accordance herewith may be appealed by Developer to the Planning Commission in accordance with the Montebello Municipal Code and Zoning Code. Developer shall not seek judicial review of any staff decision without first having exhausted its remedies pursuant to this Section.

30. Severability. If any article, section, subsection, term or provision of this Agreement, or the application thereof to any party or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of the article, section, subsection, term or provision of this Agreement, or the application of the same to Parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining article, section, subsection, term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

31. Entire Agreement. This Agreement supersedes any prior understanding or written or oral agreements between the Parties hereto respecting the within subject matter and contains the entire understanding between the Parties with respect thereto.

32. Authorization. Each person executing this Agreement represents and warrants that he or she is authorized and has the legal capacity to execute and deliver this Agreement on behalf of the Party for which execution has been made.

EXHIBIT A
(LEGAL DESCRIPTION OF PROPERTY)

EXHIBIT B
(SITE MAP)

EXHIBIT C
JOINT DRIVEWAY EASEMENT

EXHIBIT D

(PERMITTED USES)

I. Purpose.

This exhibit defines the Permitted Uses that Developer may operate on the Project, divides each of the Permitted Uses into one of three “land use” categories, and establishes the maximum percentage of the Approved Building Areas (i.e up to 155,000 of aggregate gross leaseable area) that may be occupied by each land use category under each of the [three (3)] Development Plan alternatives. The land uses listed shall be defined with reference to Title 17 of the Montebello Municipal Code, except as otherwise indicated.

II. Categories of Permitted Uses

- A. Retail Uses
- B. Restaurant Uses
- C. Permitted Office Uses
- D. Alternative Uses

III. Permitted Retail Uses

The Approved Building Areas may be occupied by the following: automobile / motorcycle sales (new and used); grocery store; general retail uses, wholesale to the public or members, health food store; hobby supply shops; music stores; clothing, apparel, shoe, or cosmetics sales; office equipment (sales / rentals); service stations; truck sales and rentals (new and used) and such other retail and retail service uses as may be permitted by right or conditionally under [Zone C-2 of Title 17 of the Montebello Municipal Code or as may be permitted the Project Approvals] (“Retail Uses”).

IV. Permitted Restaurant Uses

The Approved Building Areas may be occupied by the following: sit-down restaurants; fast casual restaurants fast food or drive in restaurants; and such other dining and take-out food uses as may be permitted by right or conditionally under [Zone C-2 of Title 17 of the Montebello Municipal Code or the Project Approvals] (“Restaurant Uses”).

V. Permitted Office Uses

The Approved Building Areas may be occupied by the following: professional offices; medical offices and such other office uses as may be permitted by right or conditionally under [Zone C-2 of Title 17 of the Montebello Municipal Code or as may be permitted the Project Approvals] (“Permitted Office Uses”).

VI. Permitted Alternative Uses

The Approved Building Areas may be occupied by the following: gyms or fitness centers; recreational facilities; dance studios; driving range / golf course; indoor soccer facility; batting cages; youth play rooms (e.g. trampolines, bounce houses, etc.); escape rooms; last-mile shipping facilities; game courts; and bowling alleys and such other uses not defined above as Retail Uses, Restaurant Uses or Permitted Office Uses, or as may be permitted by right or conditionally under [Zone C-2 of Title 17 of the Montebello Municipal Code or as may be permitted the Project Approvals].

VII. Maximum Approved Footprint for Permitted Use Categories

There is no limitation on the percentage of the Approved Building Areas which may be used for Retail Uses.

Up to 31,000 square feet of the Approved Building Areas may be utilized for Restaurant Uses; provided, however, that no more than 10,000 square feet of Restaurant Uses may be occupied by “stand-alone” bars, cocktail lounges, wine tasting rooms, or breweries.

Up to an aggregate of 77,500 square feet of the Allowable Building Area may be utilized for Permitted Office Uses and Permitted Alternative Uses.

EXHIBIT “E”
(DEVELOPMENT CONCEPT ONE)

EXHIBIT “F”
(DEVELOPMENT CONCEPT TWO)

The Approved Building Areas may be occupied by the following: gyms or fitness centers; recreational facilities; dance studios; driving range / golf course; indoor soccer facility; batting cages; youth play rooms (e.g. trampolines, bounce houses, etc.); escape rooms; last-mile shipping facilities; game courts; and bowling alleys and such other uses not defined above as Retail Uses, Restaurant Uses or Permitted Office Uses, or as may be permitted by right or conditionally under [Zone C-2 of Title 17 of the Montebello Municipal Code or as may be permitted the Project Approvals].

VII. Maximum Approved Footprint for Permitted Use Categories

There is no limitation on the percentage of the Approved Building Areas which may be used for Retail Uses.

Up to 31,000 square feet of the Approved Building Areas may be utilized for Restaurant Uses; provided, however, that no more than 10,000 square feet of Restaurant Uses may be occupied by “stand-alone” bars, cocktail lounges, wine tasting rooms, or breweries.

Up to an aggregate of 77,500 square feet of the Allowable Building Area may be utilized for Permitted Office Uses and Permitted Alternative Uses.

EXECUTIVE SUMMARY

NEGATIVE DECLARATION & INITIAL STUDY MULTI-USE COMMERCIAL REDEVELOPMENT PROJECT 1345 NORTH MONTEBELLO BOULEVARD MONTEBELLO, CALIFORNIA



LEAD AGENCY:

**CITY OF MONTEBELLO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA 90640**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

NOVEMBER 9, 2018

MONT 031

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1. INTRODUCTION

The proposed project involves redeveloping and repurposing a 138,000 square-foot “Big Box Structure” and associated parking facilities located at 1345 N. Montebello Boulevard (the “Site”). The Site, which totals 20.46 acres, formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the “Repurposed Structure”), and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the “Outlying Pads”). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leasable area (GLA).¹ The “as built” allocation of this GLA among the Repurposed Big Box and Outlying Pads will be dictated by market leasing demands.²

The City of Montebello is the designated *Lead Agency* for the proposed project and will be responsible for the project’s environmental review.³ Costco’s redevelopment proposal will require discretionary approvals from the City and accordingly is a project under the California Environmental Quality Act (CEQA) and, as a result, is subject to the City’s environmental review process.⁴ As part of the proposed project’s environmental review, the City of Montebello has authorized the preparation of the attached Initial Study and Negative Declaration.

2. PROJECT LOCATION

The Site is located in the northeast portion of the City of Montebello. The City is located in the southwestern portion of the San Gabriel Valley approximately 7.8 miles to the east of Downtown Los Angeles. Montebello is bounded by Monterey Park, Rosemead, and unincorporated County areas to the north; the Whittier Narrows Dam Recreation Area and Pico Rivera to the east; Pico Rivera and Commerce to the south; and Commerce and unincorporated East Los Angeles County areas to the west. Regional access to Montebello is provided by the Pomona Freeway (SR-60), which traverses the northern portion of the City in an east-west orientation, and by the Santa Ana Freeway (I-5), which extends along the southernmost boundary of the City in a north-south orientation.

Major physiographic features in the area include the Montebello Hills that includes the Site; the Rio Hondo River located approximately 1.25 miles to the east of the Site; the Puente Hills located approximately four miles to the east of the Site; and the San Gabriel Mountains located approximately ten miles to the north.⁵ The Site is located on the north side of Montebello Boulevard. The Site’s legal address is 1345 North Montebello Boulevard. The total Site’s land area, according to the Los Angeles County Tax Assessor, consists of 20.46 acres. Of the total Site area, approximately 3.72 acres will not be

¹ For example, if the Outlying Buildings total 31,000 of GLA, the Repurposed Structure will not exceed 124,000 GLA

² Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco’s applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

³ California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. §21067.

⁴ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). §15060 (b).

⁵ Google Earth. Website accessed on May 21, 2018.

developed due to slope easements. The developable portion of the Site has a total land area of 16.74 acres. The parcels that comprise the Site and their corresponding Assessor Parcel Numbers (APNs) are summarized below.

- *Parcel 5293-001-018.* 1.13 acres (the slope along the Site's west side);
- *Parcel 5293-001-019.* 1.18 acres (the slope along the Site's west side);
- *Parcel 5293-001-022.* 9.70 acres (the northern portion of the Site); and,
- *Parcel 5293-001-023.* 8.45 acres (the developable portion consisting of 7.04 acres).⁶

Major roadways located in the vicinity of the Site include the SR-60 Freeway that extends along the Site's northern side; Montebello Boulevard, which abuts the Site to the south; Paramount Boulevard, located approximately 2,000 feet to the east; and San Gabriel Boulevard, located approximately one mile to the east. A regional location map is provided in Exhibit 1. The Site's location in the City of Montebello is shown in Exhibit 2. Finally, a local map is provided in Exhibit 3.

3. ENVIRONMENTAL SETTING

The Site's legal address is 1345 North Montebello Boulevard. The Site is located in an area that is predominantly commercial uses to the east and predominantly residential uses to the southwest. Exhibit 4 includes an aerial photograph of the Site and the surrounding area. Surrounding land uses are summarized below:⁷

- *North of the Site.* State Route 60 is located adjacent to the Site along its north side. Urban development and utility uses are located further north, along the north side of the SR-60.
- *South of the Site.* Montebello Boulevard abuts the Site to the south. The Montebello Hills oil field is located further south, on the south side of Montebello Boulevard.
- *East of the Site.* Price Club Drive extends along the eastern boundary of the Site and will provide access to the Site. The Montebello Town Square shopping center abuts the Site to the east. Montebello Boulevard is located 1,000 feet east of the Site. The Shops at Montebello indoor shopping mall is located approximately one-half mile east of the Site.
- *West of the Site.* The former Montebello Landfill and a water reservoir owned by the San Gabriel Valley Water Company is located along the Site's west side. A larger retaining wall extends along the Site's west side due to the topographical differences between the Site and the neighboring properties.

⁶ Los Angeles County. *Tax Assessor's Office Parcel Viewer*. Website Accessed May 5, 2018.

⁷ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on May 2, 2018.

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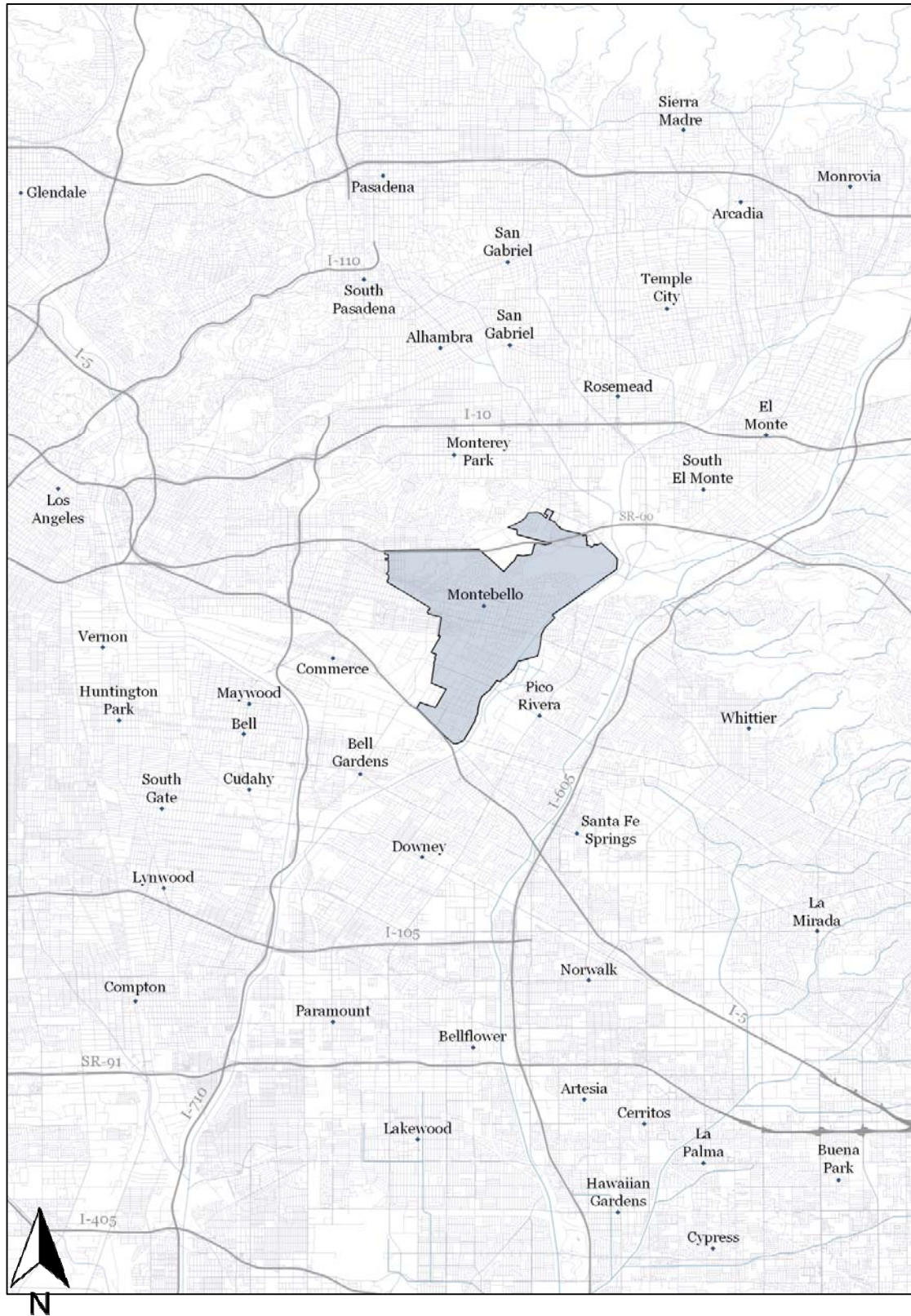


EXHIBIT 1
REGIONAL MAP
SOURCE: QUANTUM GIS

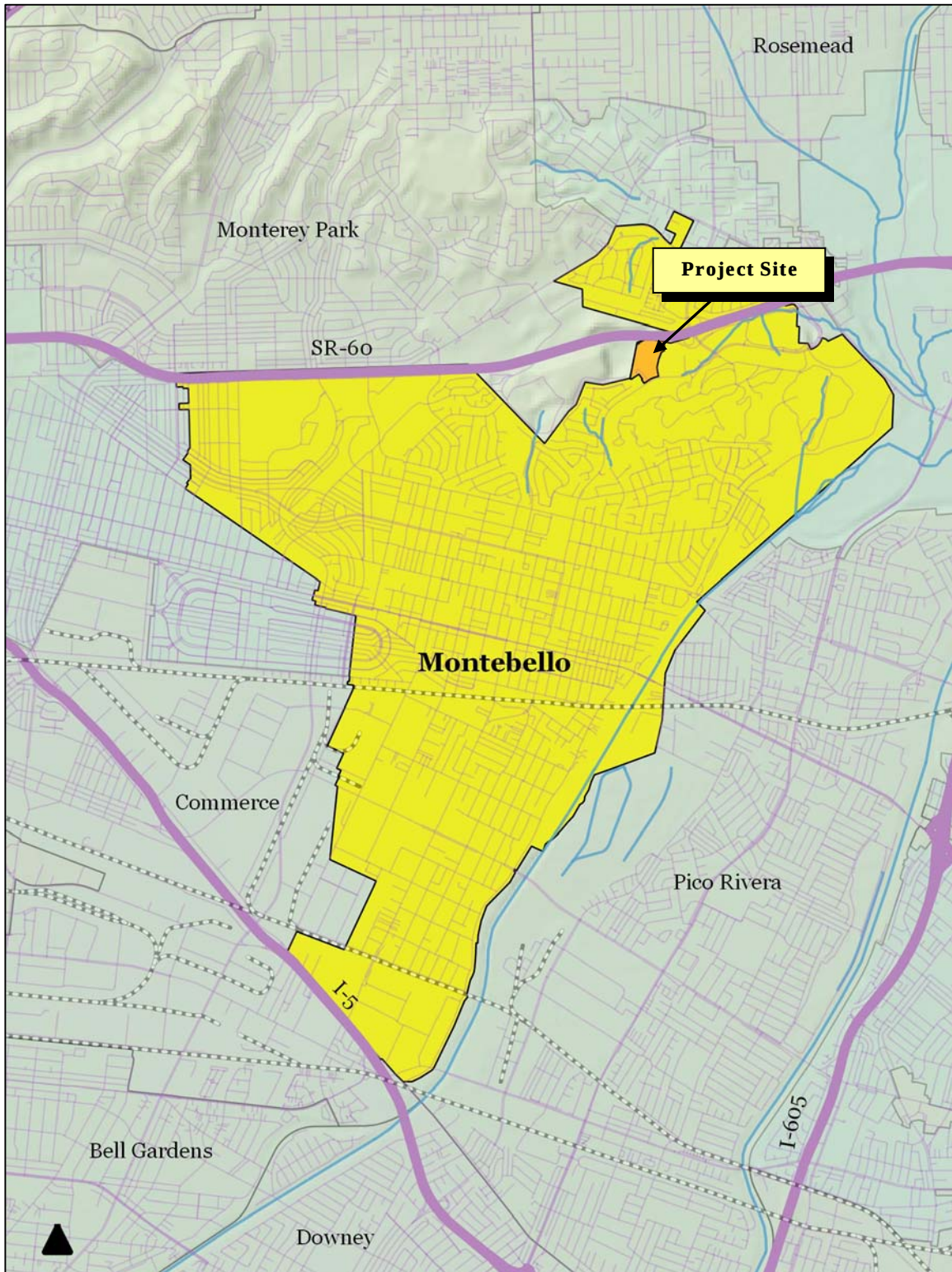


EXHIBIT 2
CITYWIDE MAP
SOURCE: QUANTUM GIS

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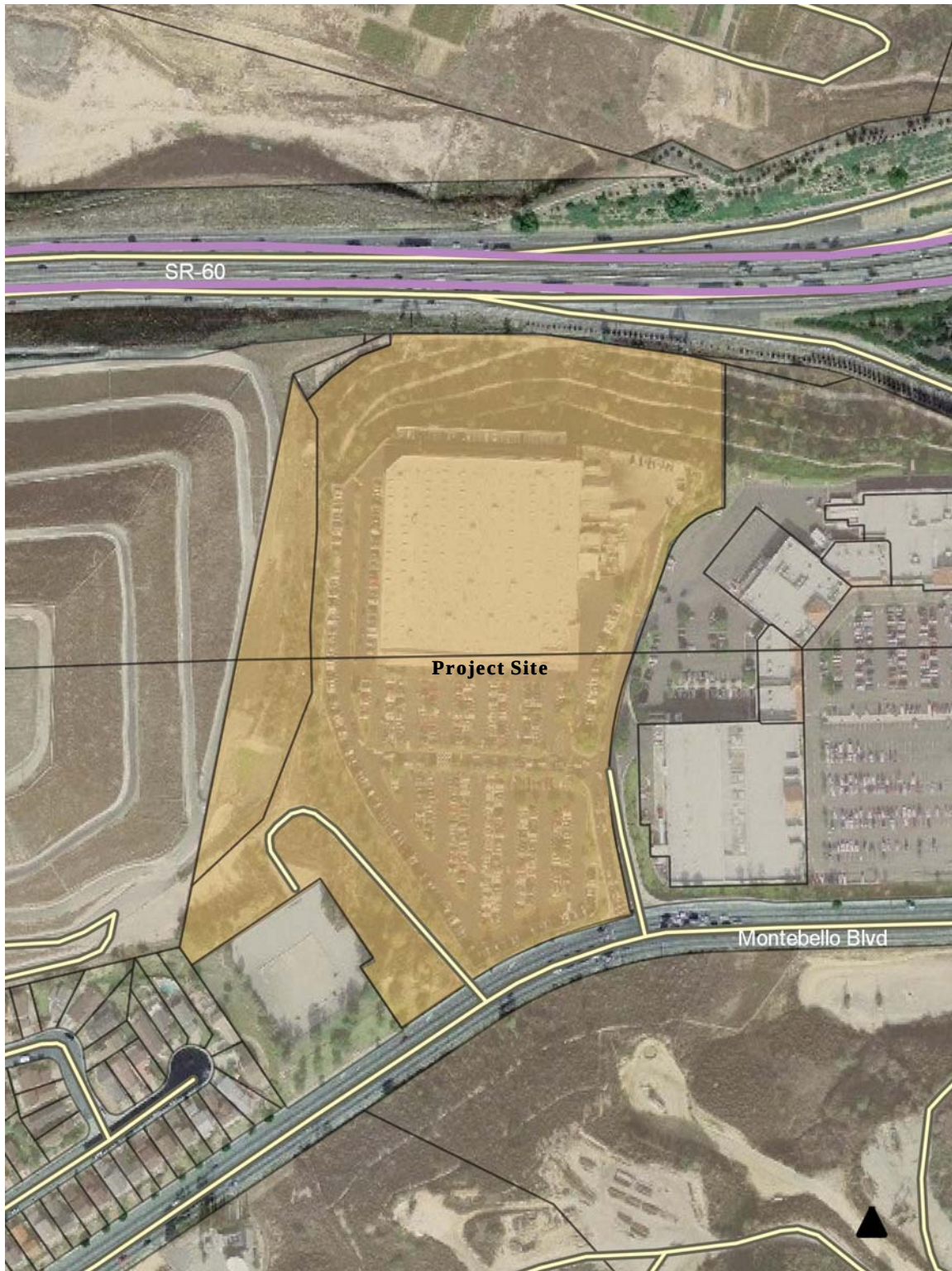


EXHIBIT 3
LOCAL MAP
SOURCE: QUANTUM GIS

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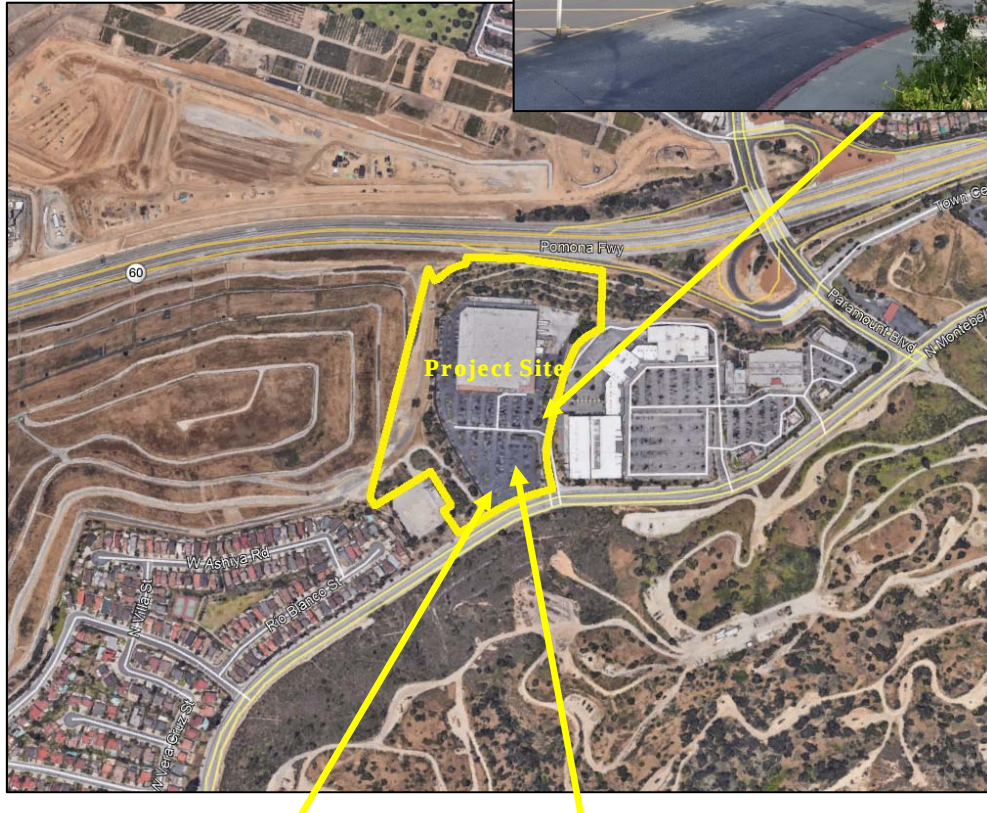


EXHIBIT 4
AERIAL PHOTOGRAPH AND VIEWS OF THE PROJECT SITE
SOURCE: GOOGLE EARTHS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

The majority of the project is covered over in asphalt that was utilized for surface parking. As indicated previously, the Site is currently occupied by a 137,688 square-foot building that was the former Costco store and Costco Tire Center. This building was constructed in 1995. In addition, eight monitoring wells associated with the adjacent land fill site, are located in the western portion of the Site.⁸

4. PROJECT DESCRIPTION

The proposed project involves the construction and operation of a new commercial development that would replace the former Costco store that previously occupied the Site. The precise nature and land use mix of this potential future development has not been identified. As a means to evaluate the potential impacts of the future development concepts, the following assumptions were made.⁹

- The redeveloped Site will have a maximum GLA of 155,000 square feet, to be comprised of the Repurposed Structure and any newly constructed Outlying Pads. At this time, the exact allocation of this maximum GLA between the Repurposed Structure and Outlying Pad(s) is unknown, and will be dictated by market demands.
- For example, if Outlying Buildings totaling 31,000 GLA are developed, the Repurposed Big Box will not exceed 124,000 GLA.
- The exact tenant mix to be installed in the project will be dictated by market demands, but the tenants will all operate “commercial” uses that are either permitted by right or conditionally under the Site’s existing General Plan and zoning designation. See Section 2.4.3 describing the project’s “Operational Characteristics.”¹⁰

Given the existing demands of commercial and retail tenants, it is not “reasonably foreseeable” that the existing Big Box Structure would be expended to the maximum GLA of 155,000; as is possible under the development parameters. Accordingly, for purposes of this analysis, two specific and reasonably-likely or “reasonably foreseeable,” redevelopment concepts that are consistent with the aforementioned parameters were considered. Though unlikely, as noted above, if the project results in a Repurposed Big Box consisting of 155,000 square feet of GLA, no Outlying Pads would be permitted. However, on the other extreme, if Outlying Pads of 31,000 square feet of GLA are constructed, the Repurposed Big Box will not exceed 124,000 square feet of GLA. Different permutations of the Repurposed Big Box and Outlying Pads falling within these two extremes would be permitted by the project; again, provided the maximum GLA among the Repurposed Big Box and Outlying Pads does not exceed 155,000 square feet of GLA. In addition to the descriptions of land uses described previously, the following guiding principles apply:

⁸ Montebello, City of. Information included in the project application submitted by Costco Wholesale Inc. Costco's applications seek an amendment to the existing precise plan of development for the Site, as well as a statutory development agreement.

⁹ Ibid.

¹⁰ Ibid.

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- Except as expressly stated herein, the density, setback, building height, landscaping, and other development standards and regulations set forth in the Montebello Zoning Code (Title 17 of the Montebello Municipal Code) apply to the proposed project.
- *Parking.* The minimum required parking must meet a ratio of one space for every 400 square feet of GLA (City of Montebello Zoning Code (Section 17.22.050)). Adequate parking consisting of a minimum of five (5) loading spaces must be provided for delivery trucks for the major retail tenants occupying the Repurposed Big Box (City of Montebello Zoning Code (Section 17.22.030)). Parking stall dimensions, placement, access, etc. would conform to City Code requirements.
- *Access.* Primary access to Montebello Boulevard will be limited to the existing Price Club Drive.

Once completed, a variety of commercial land uses will be permitted to operate on the site. There are generally four categories of uses that will be operated on the Site, in addition to any other uses that are either expressly or conditionally permitted in the C-2 (General Commercial) Zoning District:

- Retail Uses – automobile / motorcycle sales (new and used); grocery store; general retail uses, wholesale to the public or members, health food store; hobby supply shops; music stores; clothing, apparel, shoe, or cosmetics sales; office equipment (sales / rentals); service stations; truck sales and rentals (new and used);
- Restaurant Uses – sit-down restaurants; fast-casual restaurants; fast food or drive in restaurants;
- Professional Office Uses – professional or medical offices; and,
- Miscellaneous Commercial Uses – gyms or fitness centers; recreational facilities; dance studios; driving range / golf course; indoor soccer facility; batting cages; youth play rooms; trampolines, bounce houses; escape rooms; last-mile shipping facilities; game courts; and bowling alleys.

Given the improvement and space needs of these potential land uses, it is anticipated that the majority of the Repurposed Structure would be occupied by a major retail use, or subdivided to house multiple retail users, along with a portion of the repurposed structure being utilized for a Miscellaneous Commercial Use. Given the layout of the Site, it is anticipated that the Outlying Pads would be occupied by retail uses, restaurant uses, and/or professional office uses. Each use operated on the Site would be subject to the applicable provisions of the Montebello Municipal Code relating to hours of operation, noise, and similar operating standards.

5. DISCRETIONARY ACTIONS

A Discretionary Decision (or Action) is an action taken by a government agency (for this project, the government agency is the City of Montebello) that calls for an exercise of judgment in deciding whether to approve a project. The discretionary approvals required for this project includes the following:

- *Development Agreement.* The primary discretionary action that will be required as part of the proposed project's implementation, will include the approval of the development agreement between the City of Montebello and Costco.
- *Negative Declaration.* The adoption of the Negative Declaration that is required pursuant to CEQA.
- *Precise Plan of Development.* Existing zoning of the Site includes a Planned Development Overlay, which requires City Council approval of an associated "precise plan of development" that governs on-site improvements. Accordingly, to implement the project an amended "precise plan of development" for the Site is needed pursuant to Chapter 17.38 of the Montebello Municipal Code.

6. ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 3.1);
- Agriculture & Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural (Section 3.5);
- Energy (Section 3.6)
- Environmental Justice (Section 3.7)
- Geology & Soils (Section 3.8);
- Greenhouse Gas Emissions; (Section 3.9);
- Hazards & Hazardous Materials (Section 3.10);
- Hydrology & Water Quality (Section 3.11);
- Land Use and Planning (Section 3.12);
- Mineral Resources (Section 3.13);
- Noise (Section 3.14)
- Population and Housing (Section 3.15);
- Public Services (Section 3.16);
- Recreation (Section 3.17);
- Transportation (Section 3.18);
- Tribal Cultural Resources (Section 3.19);
- Urban Blight and Decay (Section 3.20);
- Utilities and Service Systems (Section 3.21);
- Wildfire (Section 3.22); and,
- Mandatory Findings of Significance (Section 3.23).

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Under each environmental resource area, a description of the thresholds of significance is provided. These thresholds will be used to determine whether the proposed project has a potential to cause significant impacts on the environment with respect to each resource area. The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact.* The proposed project will not result in any adverse environmental impacts.
- *Less than Significant Impact.* The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Montebello or other responsible agencies consider to be significant.
- *Less than Significant Impact with Mitigation.* The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of the recommended mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

The findings of this Initial Study are summarized in Table 1 provided on the following pages. The section numbers referenced in Table 1 refer to the corresponding sections included in the Initial Study.

Table 1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.1 AESTHETICS				
3.1.A. Would the project have a substantial adverse effect on a scenic vista?				X
3.1.B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
3.1.C. Would the project substantially degrade the existing visual character or quality of public view of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
3.1.D. Would the project create a new source of substantial light or glare which would adversely affect day- or night-time views in the area?				X

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Table 1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.2 AGRICULTURE & FORESTRY RESOURCES				
3.2.A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
3.2.B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
3.2.C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))?				X
3.2.D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
3.2.E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				X
SECTION 3.3 AIR QUALITY				
3.2.A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
3.2.B. Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation?			X	
3.3.C. Would the project expose sensitive receptors to substantial pollutant concentrations?			X	
3.3.D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?				X
SECTION 3.4 BIOLOGICAL RESOURCES				
3.4.A. Would the project, either directly or through habitat modifications, have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
3.4.B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

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Table 1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.4.C. Would the project have a substantial adverse effect on State or Federally protected wetlands as defined (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
3.4.D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
3.4.E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
3.4.F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans?				X
SECTION 3.5 CULTURAL RESOURCES				
3.5.A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				X
3.5.B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
3.5.C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?				X
SECTION 3.6 ENERGY				
3.6.A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy, resources, during project construction or operation?			X	
3.6.B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			X	
SECTION 3.7 ENVIRONMENTAL JUSTICE				
3.7.A. Would the project result in a disproportionate human health or significant environmental impact on minority and/or low-income populations; or,				X
3.7.B. Would the project result in a disproportionate decrease in the employment and/or economic base of minority and/or low-income populations working or residing in the surrounding area.				X

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Table 1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.8 GEOLOGY & SOILS				
3.8.A. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides?			X	
3.8.B. Would the project result in substantial soil erosion or the loss of topsoil?				X
3.8.C. Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
3.8.D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial direct or indirect risks to life or property?				X
3.8.E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
3.8.F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				X
SECTION 3.9 GREENHOUSE GAS EMISSIONS				
3.9.A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
3.9.B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			X	
SECTION 3.10 HAZARDS & HAZARDOUS MATERIALS				
3.10.A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
3.10.B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3.10.C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X

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Table 1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.10.D. Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
3.10.E. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
3.10.F. Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
SECTION 3.11 HYDROLOGY & WATER QUALITY				
3.11.A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
3.11.B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3.11.C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows?				X
3.11.D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
3.11.E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
SECTION 3.12 LAND USE & PLANNING				
3.12.A. Would the project physically divide an established community?				X
3.12.B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

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Table 1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.13 MINERAL RESOURCES				
3.13.A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
3.13.B. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
SECTION 3.14 NOISE				
3.14.A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
3.14.B. Would the project result in generation of excessive ground-borne vibration or ground borne noise levels?			X	
SECTION 3.15 POPULATION & HOUSING				
3.15.A. Would the project induce substantial unplanned population growth in an area, either directly or indirectly?				X
3.15.B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
SECTION 3.16 PUBLIC SERVICES				
3.16.A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?			X	
3.16.B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?			X	
3.16.C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?				X

EXECUTIVE SUMMARY
 NEGATIVE DECLARATION & INITIAL STUDY • MULTI-USE COMMERCIAL REDEVELOPMENT PROJECT
 1345 NORTH MONTEBELLO BOULEVARD • CITY OF MONTEBELLO

Table 1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.16.D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in other public facilities?				X
SECTION 3.17 RECREATION				
3.17.A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
3.17.B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
SECTION 3.18 TRANSPORTATION				
3.18.A. Would the project conflict with a plan, ordinance, or policy establishing measures addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?				
3.18.B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)?				X
3.18.C. For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(2)?				X
3.18.D. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
3.18.E. Would the project result in inadequate emergency access?				X
SECTION 3.19 TRIBAL CULTURAL RESOURCES				
3.19.A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				X

EXECUTIVE SUMMARY
 NEGATIVE DECLARATION & INITIAL STUDY • MULTI-USE COMMERCIAL REDEVELOPMENT PROJECT
 1345 NORTH MONTEBELLO BOULEVARD • CITY OF MONTEBELLO

Table 1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.19.B. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?				X
SECTION 3.20 URBAN BLIGHT & DECAY				
3.20.A. Would the proposed new retail use result in sales losses that are sufficiently large at existing retail establishments to force some to close?; and,				X
3.20.B. Would the affected closed stores stay idle long enough to create physical changes that could be defined as urban decay?				X
SECTION 3.21 UTILITIES & SERVICE SYSTEMS				
3.21.A. Would the project require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental impacts?			X	
3.21.B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
3.21.C. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
3.21.D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X	
3.21.E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				X
3.21.F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

EXECUTIVE SUMMARY
 NEGATIVE DECLARATION & INITIAL STUDY • MULTI-USE COMMERCIAL REDEVELOPMENT PROJECT
 1345 NORTH MONTEBELLO BOULEVARD • CITY OF MONTEBELLO

Table 1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.22 WILDFIRE				
3.22.A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project impair an adopted emergency response plan or emergency evacuation plan?				X
3.22.B. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
3.22.C. Would the project require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
3.22.D. Would the project expose people or structure to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
SECTION 3.23 MANDATORY FINDINGS OF SIGNIFICANCE				
3.23.A. The approval and subsequent implementation of the proposed project <i>will not</i> have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
3.23.B. The approval and subsequent implementation of the proposed project <i>will not</i> have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and other effects or probable future projects)?				X
3.23.C. The approval and subsequent implementation of the proposed project <i>will not</i> have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.				X

7. FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- A Mitigation Reporting and Monitoring Program *will not be* required.



CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Members of the City Council

SUBJECT: CONSIDERATION OF PROFESSIONAL SERVICE AGREEMENT WITH
ANDREW G. PASMANT

DATE: January 28, 2019

**FINAL CONTRACT WILL BE PRESENTED TO CITY COUNCIL AT CITY COUNCIL
MEETING.**

CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Members of the City Council

FROM: Andrew G. Pasmant, Acting City Manager

SUBJECT: Employment Contract – Director of Finance

DATE: January 28, 2019

RECOMMENDATION

It is recommended that the City Council approve employment contracts for the Director of Finance position.

BACKGROUND

On November 28, 2018, City Council voted to unfreeze the three Director positions in an effort to address City staff turnover in these key positions. The Director of Finance position is currently filled through a temporary appointment. Consistent leadership in key positions is needed in order for the City to continue to operate effectively and efficiently. For this reason, City Council should consider approving the contract.

FISCAL IMPACTS

The current monthly salary ranges for the position is \$9,937 - \$12,083 per position (\$119,244 - \$144,996 annually, excluding benefits), as adopted in Resolution 18-52.

SUMMARY

The City Council will consider approving the position of: Director of Finance.

ATTACHMENTS

Draft Employment Contract – to be provided prior to City Council meeting
Resolution 18-52

RESOLUTION NO. 18-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, ADOPTING THE COMPENSATION PLAN AND TABLE OF ORGANIZATION (POSITION LISTING) FOR OFFICERS AND EMPLOYEES OF THE CITY OF MONTEBELLO

THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES RESOLVE AS
FOLLOWS:

SECTION 1. That the City Council of the City of Montebello has determined that the following listing of positions shall be the official and prescribed position titles and if applicable in accordance with the respective range numbers pertaining thereto and herein indicated in accordance with provisions of the Montebello Municipal Code and/or the Civil Service Rules and Regulations as previously enacted by this City Council:

ELECTED OFFICIALS	MONTHLY SALARY RANGES		
City Councilmembers	1,032	-	1,032
City Clerk	695	-	695
City Treasurer	695	-	695

CLASSIFIED MANAGEMENT	MONTHLY SALARY RANGES		
Fire Battalion Chief	9,078	-	10,146
Fire Captain	6,049	-	7,599
Police Captain	11,206	-	12,521
Police Lieutenant	9,890	-	11,051
Police Sergeant	8,005	-	8,990

CLASSIFIED NON-MANAGEMENT	RANGES	MONTHLY SALARY RANGES		
Account Clerk I	41.8	2,359	-	3,011
Account Clerk II	45.3	2,804	-	3,579
Assistant Planner	49.8	3,510	-	4,480
Body Shop Mechanic	61.7	3,934	-	5,020
Building Maintenance Tradeworker I	42.8	2,477	-	3,160
Building Maintenance Tradeworker II	44.3	2,668	-	3,405
Building Permit Technician	43.8	2,602	-	3,321
Bus Operator	61.5	3,222	-	4,112
Clerk Typist	41.3	2,302	-	2,937
Combination Building Inspector	49.8	3,510	-	4,480
Community Services Coordinator	44.8	2,735	-	3,491
Court Liaison	44.8	2,735	-	3,491
Custodian	39.8	2,140	-	2,730
Engineering Technician	48.8	3,339	-	4,262
Equipment Mechanic A	61.7	3,934	-	5,020
Equipment Service Worker	61.9	2,774	-	3,541
Finance Technician	49.3	3,424	-	4,369
Fire Engineer	A-F	5,076	-	6,479
		(20.9162 - 26.6996/hr)		
		(56 hr/week)		
Fire Inspector I	49.8	3,510	-	4,480
Firefighter	A-F	4,321	-	5,519
		(17.8073 - 22.7449/hr)		
		(56 hr/week)		
Golf Cart Mechanic	43.5	2,564	-	3,272
Golf Course Equipment Mechanic	49.5	3,458	-	4,413

Maintenance Worker	42.8	2,477	-	3,160
Parking Control Officer	43.8	2,602	-	3,321
Police Community Service Officer	41.8	2,359	-	3,011
Police Corporal	61.3	5,854	-	7,472
Police Dispatcher I	50.8	3,690	-	4,709
Police Dispatcher II	53.8	4,285	-	5,469
Police Officer	61.1	5,432	-	6,934
Police Records Clerk	42.3	2,417	-	3,085
Police Records Technician	44.3	2,668	-	3,405
Property & Evidence Technician	44.8	2,735	-	3,491
Risk Management Assistant	43.9	2,615	-	3,338
Secretary	44.3	2,668	-	3,405
Storekeeper	62.1	3,387	-	4,323
Telecommunications Technician	51.3	3,783	-	4,828
Tree Trimmer	44.8	2,735	-	3,491

UNCLASSIFIED MANAGEMENT	MONTHLY SALARY RANGES			
Accounting Manager	6,569	-	7,985	
Accounting Supervisor	4,939	-	6,005	
Administrative Management Analyst	4,445	-	5,405	
Assistant City Manager	11,024	-	14,584	
Assistant Director Of Transportation	8,426	-	10,240	
Assistant Golf Course Superintendent	3,838	-	4,668	
Assistant to the City Manager	5,402	-	6,570	
Assistant Tree Maintenance Supervisor	3,644	-	4,446	
Associate Planner	5,402	-	6,570	
Building Maintenance Supervisor	4,029	-	4,902	
Building Official	5,674	-	6,899	
Business Manager	5,402	-	6,570	
Chief Management Analyst	5,447	-	6,622	
City Manager	18,750	-	18,750	
Code Enforcement Manager	5,147	-	6,258	
Communications Management Analyst	4,445	-	5,405	
Communications Supervisor	5,147	-	6,258	
Community Services Supervisor	4,233	-	5,147	
Controller	7,295	-	8,865	
Deputy Fire Chief	9,078	-	10,146	
Deputy Fire Marshal	4,445	-	5,405	
Director Of Economic Development	8,846	-	10,756	
Director Of Finance	9,937	-	12,083	
Director Of Human Resources & Risk Management	9,937	-	12,083	
Director Of Planning & Community Development	9,937	-	12,083	
Director Of Public Works	9,937	-	12,083	
Director Of Recreation & Community Services	9,937	-	12,083	
Director Of Transportation	9,937	-	12,083	
Economic Development Manager	6,569	-	7,985	
Economic Development Project Coordinator	5,402	-	6,570	
Finance Services Supervisor	4,445	-	5,405	
Fire Chief	10,563	-	14,084	
Fire Marshal	8,347	-	10,146	
General Services Manager	5,147	-	6,258	
Golf Course Superintendent/Facility Manager	5,674	-	6,899	
Grants & Project Administrator	5,402	-	6,570	
Human Resources Manager	6,569	-	7,985	
Information Systems Manager	7,456	-	9,204	
Information Systems Supervisor	5,147	-	6,258	
Maintenance Service Supervisor	4,029	-	4,902	
Management Analyst	4,477	-	5,447	

Office Manager	4,667	-	5,674
Park Maintenance Supervisor	4,029	-	4,902
Planning Manager	6,569	-	7,985
Police Chief	10,624	-	15,417
Public Information Officer	5,147	-	6,258
Public Works Manager	5,402	-	6,570
Records Supervisor	5,147	-	6,258
Recreation & Community Services Superintendent	5,674	-	6,899
Revenue Supervisor	4,445	-	5,405
Risk Management Analyst	4,445	-	5,405
Risk Manager	5,674	-	6,899
Senior Management Analyst	4,939	-	6,005
Senior Management Analyst/Strategic Planning	4,939	-	6,005
Senior Procurement Analyst	4,939	-	6,005
Shop Maintenance Supervisor	4,902	-	5,960
Street Maintenance Supervisor	4,029	-	4,902
Telecommunications Supervisor	5,147	-	6,258
Transit Administration Manager	6,619	-	8,047
Transit Dispatch Supervisor	4,029	-	4,902
Transit Finance Supervisor	5,402	-	6,570
Transit Grants & Project Administrator	5,402	-	6,570
Transit Operations Manager	6,568	-	7,984
Transit Operations Supervisor	4,902	-	5,960
Transit Stores & Facility Supervisor	4,029	-	4,902
Tree Maintenance Supervisor	4,029	-	4,902
Vehicle Maintenance Manager	7,297	-	8,871

UNCLASSIFIED NON-MANAGEMENT	RANGES	MONTHLY SALARY RANGES		
Accountant	52.3	3,976	-	5,075
Administrative Secretary	46.3	2,948	-	3,762
Administrative Secretary/CRA	46.3	2,948	-	3,762
Building Plan Checker	56.7	4,952	-	6,320
Business License Technician	45.3	2,804	-	3,579
Code Enforcement Coordinator	44.8	2,735	-	3,491
Code Enforcement Officer	49.8	3,510	-	4,480
Combination Building Inspector	49.8	3,510	-	4,480
Community Development Analyst	51.9	3,898	-	4,974
Community Development Specialist	45.8	2,875	-	3,670
Community Services Coordinator	44.8	2,735	-	3,491
Crime Analyst	49.8	3,510	-	4,480
Economic Development Analyst/CRA	51.9	3,898	-	4,974
Information Systems Analyst	54.5	4,437	-	5,663
Information Systems Technician I	45.3	2,804	-	3,579
Information Systems Technician II	48.8	3,339	-	4,262
Personnel Analyst	51.9	3,898	-	4,974
Police Trainee	45.8	2,875	-	3,670

HOURLY CLASSIFICATION	HOURLY RANGES		
Administrative Analyst	11.00	-	21.95
Administrative Analyst (1) (eff. 1/1/19)	12.00	-	21.95
Administrative Secretary	16.65	-	21.01
Building Maintenance Tradeworker	14.29	-	18.23
Bus Operator	14.48	-	18.57
Bus Operator (2) (eff. 1/1/19)	15.60	-	18.57

Clerical Assistant	11.00	-	16.45
Clerical Assistant (1) (eff. 1/1/19)	12.00	-	16.45
Code Enforcement Technician	13.03	-	15.12
Community Services Aide - SYEP	11.00	-	11.00
Community Services Aide - SYEP (1) (eff. 1/1/19)	12.00	-	12.00
Custodian	11.00	-	12.60
Custodian (1) (eff 1/1/19)	12.00	-	13.60
Equipment Service Worker	11.88		16.66
Equipment Service Worker (1) (eff. 1/1/19)	12.00		16.66
Field Maintenance Worker	11.00	-	12.60
Field Maintenance Worker (1) (eff. 1/1/19)	12.00	-	13.60
Fire Inspector	20.25	-	25.85
Golf Course Attendant	11.00	-	13.05
Golf Course Attendant (1) (eff. 1/1/19)	12.00	-	14.05
Golf Course Mechanic's Helper	11.00	-	13.40
Golf Course Mechanic's Helper (1) (eff. 1/1/19)	12.00	-	14.40
Graphics Specialist	16.80	-	24.75
Human Resources Manager	37.90	-	46.07
Information Systems Specialist	11.00	-	16.45
Information Systems Specialist (1) (eff. 1/1/19)	12.00	-	16.45
Intern	11.00	-	16.45
Intern (1) (eff. 1/1/19)	12.00	-	16.45
Lifeguard	12.50	-	14.15
Maintenance Worker	14.29	-	18.23
Mechanic's Assistant	11.20	-	15.70
Mechanic's Assistant (1) (eff. 1/1/19)	12.00		15.70
Park Ranger	11.45	-	16.25
Park Ranger (1) (eff. 1/1/19)	12.00		16.25
Parking Control Officer	16.80	-	19.10
Police Community Services Officer	11.00	-	13.95
Police Community Services Officer (1) (eff. 1/1/19)	12.00	-	14.95
Police Dispatcher	23.65	-	28.05
Police Officer	29.16	-	37.19
Police Trainee	17.05	-	21.60
Police Youth Program Coordinator	15.75	-	20.15
Pool Manager	14.95	-	17.95
Property & Evidence Technician	14.95	-	21.95
Recreation Leader I	11.00	-	12.00
Recreation Leader I (1) (eff. 1/1/19)	12.00	-	13.00
Recreation Leader II	11.50	-	14.95
Recreation Leader II (1) (eff. 1/1/19)	12.50	-	15.00
Recreation Leader III	12.65	-	15.60
Recreation Leader III (eff. 1/1/19)	13.00	-	16.00
Recreation Leader IV	15.00	-	18.45
Risk Management Assistant	13.20	-	19.25
Secretary	11.45	-	14.95
Secretary (1) (eff. 1/1/19)	12.00	-	15.00
Senior Lifeguard	14.50	-	16.40
Senior Project Manager	57.33	-	69.71
Transportation Revenue Coordinator	14.30	-	18.15
Transportation Specialist	11.00	-	21.95
Transportation Specialist (1) (eff. 1/1/19)	12.00	-	21.95

(1) Pursuant to California minimum wage order, the minimum wage will increase to \$12.00 per hour effective January 1, 2019 from \$11.00 per hour

(2) Pursuant to UTU MOU, the minimum hourly rate for all such bus drivers shall at all times be not less than 30% more than the CA minimum wage rate, \$11.00 X 30% = \$14.30 per hour effective January 1, 2018, \$12.00 x 30% = \$15.60 per hour effective January 1, 2019

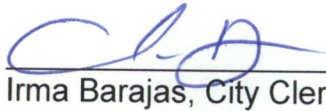
SECTION 2. That the City Clerk shall certify to the adoption of this resolution, shall distribute copies to the Director of Human Resources and the Director of Finance, and the resolution shall be in full force and effect as of July 1, 2018. The terms and conditions set forth in this Resolution shall prevail over any inconsistent terms and conditions provisions previously adopted or approved by the City Council relating to the subject matter hereof.

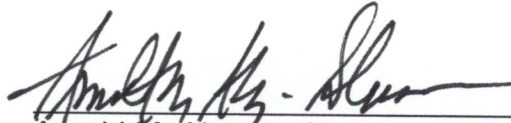
APPROVED AND ADOPTED THIS 13th DAY OF JUNE 2018.


Vanessa Delgado, Mayor

ATTEST:

APPROVED AS TO FORM:


Irma Barajas, City Clerk


Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF MONTEBELLO)

I, Irma Barajas, City Clerk of the City of Montebello, do hereby certify that the foregoing City Council Resolution No. 18-52 was duly and regularly approved and adopted by the City Council of the City of Montebello at their meeting held on the 13th day of June, 2018, as approved by law by the following vote:

AYES: Barajas, Hadjinian, Romero, Delgado
NOES: Molinari

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City on the 27 day of June, 2018.


IRMA BARAJAS, City Clerk

