

NOTICE

The Urban Community Development Commission (UCDC) was established by Ordinance No. 1,479, adopted on July 15, 1975. The Commission functions as the governing body for the Community Redevelopment Agency (CRA) and the Local Housing Authority (LHA) and exercises the power, authority, jurisdiction and functions of redevelopment agencies, housing authorities and federal surplus property authorities granted under the Marks Foran Residential Rehabilitation Act to charter cities.

**URBAN COMMUNITY DEVELOPMENT COMMISSION
AGENDA
Tuesday, October 05, 2010
6:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

UNFINISHED BUSINESS

NEW BUSINESS

1. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH BRYAN A. STIRRAT & ASSOCIATES (BAS) FOR ENVIRONMENTAL SITE ASSESSMENT REPORTS FOR CERTAIN PARCELS LOCATED IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AREA, AS PART OF THE AGENCY'S 2010 TAX ALLOCATION BOND PROGRAM

COMMISSION COMMENTS

ADJOURNMENT

October 5, 2010

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH BRYAN A. STIRRAT & ASSOCIATES (BAS) FOR ENVIRONMENTAL SITE ASSESSMENT REPORTS FOR CERTAIN PARCELS LOCATED IN THE NORTH DOWNTOWN COMPTON AREA, AS PART OF THE AGENCY'S 2010 TAX ALLOCATION BOND PROGRAM

SUMMARY

Agency staff is recommending the approval of a resolution requesting the Commission to authorize the Executive Secretary to enter into an agreement with Bryan A. Stirrat & Associates (BAS) to conduct Phase II Environmental Site Assessment (ESA) of nine (9) parcels located within the North Downtown Compton Specific Plan Area, as part of the Agency 2010 Tax Allocation Bond program.

BACKGROUND

In May 2007, Bryan A. Stirrat & Associates (BAS) conducted Phase I Environmental Site Assessment Reports to document the general environmental conditions of the Agency's North Downtown Masterplan Area, which included the development of a new MLK Transit Center; Parking Structure; Senior Activity Center and Community Center in accordance with preliminary plans and applicable pre-development project due diligence.

In May 2010, as part of the Agency's 2010 Tax Allocation Bonds, the Commission approved a Mitigated Negative Declaration (M.N.D.) report, in accordance with the California Environmental Quality Act (CEQA) law. The MND identified certain parcels and projects which may require additional environmental due diligence on a case by case basis for each project.

In light of the fact, that BAS has the prerequisite experience, qualifications, expert and unique historical knowledge of the site and for the continuity and successful completion of the projects, the Agency utilized the informal professional services agreement method for soliciting and procuring the services of this firm to perform the scope of work identified in the proposal attached herein.

#1.

Bryan A. Stirrat & Associates (BAS) – NORTH DOWNTOWN Phase II ESA
October 5, 2010
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STATEMENT OF THE ISSUE

In July 2010, the Agency contracted with Bryan A. Stirrat & Associates (BAS) to update the Phase I Environmental Site Assessment Reports for nine (9) parcels within the subject area. The environment study was necessary in order to meet financing requirements of FDIC-insured lending institutions for development of the North Downtown Masterplan Area and related infrastructure enhancements to the surrounding area.

The findings of the environmental assessment performed by BAS recommended that a Phase II Environmental Site Assessment is necessary on identified parcels in the subject. The Phase II study would determine if environmental remediation may be required on the subject parcels.

The Agency is in receipt of proposal from Bryan A. Stirrat & Associates (BAS) to conduct Phase II Environmental Site Assessment (ESA) of certain parcels in the North Downtown Compton Area for an amount not to exceed \$54,600.00.

FISCAL IMPACT

The Agency has funds available in its fiscal year 2010-2011 Tax Allocation Bond budget under account number# 3050-800-001-4266.

RECOMMENDATION

Staff is respectfully requesting that the Commission authorize the Executive Secretary to enter into an agreement with Bryan A. Stirrat & Associates (BAS) to conduct Phase II Environmental Site Assessment (ESA) of nine (9) parcels located with the North Downtown Compton Specific Plan Area, as part of the Agency 2010 Tax Allocation Bond program.

DR. KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

WILLIE NORFLEET
EXECUTIVE SECRETARY

RESOLUTION NO. _____**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH BRYAN A. STIRRAT & ASSOCIATES (BAS) FOR ENVIRONMENTAL SITE ASSESSMENT REPORTS FOR CERTAIN PARCELS LOCATED IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AREA, AS PART OF THE AGENCY'S 2010 TAX ALLOCATION BOND PROGRAM**

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, in May 2010, as part of the Agency's 2010 Tax Allocation Bonds, the Commission approved a Mitigated Negative Declaration (M.N.D.) report, in accordance with the California Environmental Quality Act (CEQA) law. The MND identified certain parcels and projects and provided general descriptions of each project and outlined that additional environmental due diligence may be required on a case by case basis for each project; and

WHEREAS, in May 2007, Bryan A. Stirrat & Associates (BAS) conducted Phase I Environmental Site Assessment Reports to document the general environmental conditions of the Agency's North Downtown Masterplan Area, which included the development of a new MLK Transit Center, Parking Structure, Senior Activity Center and Community Center in accordance with preliminary plans and applicable pre-development project due diligence; and

WHEREAS, in July 2010, Bryan A. Stirrat & Associates (BAS) were requested to update the Phase I Environmental Site Assessment Reports for nine (9) parcels within the subject area, as required by FDIC-insured lending institutions to obtain financing as related to the development of the Agency's North Downtown Masterplan projects and related infrastructure enhancements to the surrounding area; and

WHEREAS, the findings of the Phase 1 assessment report performed by BAS recommended that a Phase II Environmental Site Assessment is required on certain parcels in order determine if any of the subject parcels may need environmental remediation in accordance with CEQA guidelines; and

WHEREAS, in light of the fact, that BAS has the prerequisite experience, qualifications, expert and unique historical knowledge of the site and for the continuity and successful completion of the projects, the Agency utilized the informal professional services agreement method for soliciting and procuring the services of this firm to perform the scope of work identified in the proposal attached herein; and

WHEREAS, the Commission desires to utilize the services of Bryan A. Stirrat & Associates, to conduct Phase II Environmental Site Assessment (ESA) of the parcels located with the North Downtown Compton Specific Plan Area for an amount not to exceed \$54,600; and

WHEREAS, funds in the amount of \$54,600 are available in the Community Redevelopment Agency's Fiscal Year 2010-2011 Tax Allocation Bond budget in account number #3050-800-001-4266.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

#1.

SECTION 1. That the Executive Secretary is hereby authorized to enter into an agreement with Bryan A. Stirrat & Associates (BAS) in the amount not to exceed \$54,600.00, to conduct Phase II Environmental Site Assessment (ESA) of the parcels located with the North Downtown Compton Specific Plan Area.

SECTION 2. That funds in the amount of \$54,600 are available in the Community Redevelopment Agency’s 2010-2011 fiscal year Tax Allocation Bond budget in account number #3050-800-001-4266.

SECTION 3. That copies of this resolution shall be filed in the offices of the Community Redevelopment Agency, City Manager, City Controller, and City Clerk.

SECTION 4. That the Chairman shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of _____, 2010.

**CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**CLERK OF THE COMMISSION URBAN COMMUNITY
DEVELOPMENT COMMUNITY**

**STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON**

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was passed and adopted by the Urban Community Development Commission of the City of Compton, signed by the Chairman and attested by the Clerk, at a regular meeting thereof, held on the _____ day of _____, 2010, by the following vote:

**AYES: COMMISSIONERS—
NOES: COMMISSIONERS—
ABSTAIN: COMMISSIONERS—
ABSENT: COMMISSIONERS—**

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**



BRYAN A. STIRRAT & ASSOCIATES
CIVIL AND ENVIRONMENTAL ENGINEERS

September 16, 2010

PN: 10-3009

Dr. Kofi Sefa-Boakye
Director of Redevelopment
Compton Community Redevelopment Agency
205 S. Willowbrook Avenue
Compton, CA 90220

**RE: PROPOSAL AND ESTIMATED BUDGET FOR PHASE II ENVIRONMENTAL
SITE ASSESSMENT, NORTH DOWNTOWN REDEVELOPMENT AREA,
COMPTON, CALIFORNIA**

Dear Dr. Sefa-Boakye:

Bryan A. Stirrat & Associates (BAS) is pleased to submit this proposal and estimated budget to perform a screening level Phase II Environmental Site Assessment (ESA) of nine (9) adjacent parcels, located within the area roughly bound by Tamarind Avenue to the west, commercial development to the south, Alameda Street to the east, and Arbutus Street to the north, in the City of Compton, California. This proposal is prepared in accordance with our discussions, as well as the recommendations of two *Phase I Environmental Site Assessment Reports*, prepared by BAS in May 2007 and July 2010.

BACKGROUND

BAS understands that the Compton Community Redevelopment Agency (CRA) wishes to document the general environmental conditions at the above referenced area in central Compton in support of obtaining financing for the redevelopment of the North Downtown Redevelopment Area, which includes the subject parcels.

The goal of the proposed screening level Phase II ESA is not to comprehensively characterize the environmental conditions at each individual site. Instead, this screening level Phase II ESA will generally assess each parcel; and it is understood, that more comprehensive site characterization(s) may be required for some sites after the initial screening. In those cases, data gathered during the initial screening level Phase II ESA will be used to guide future investigation efforts.

The subject parcels were the focus of the Phase I ESAs, performed by BAS in 2007 and again, for some sites, in 2010, which resulted in recommendations for further assessment. BAS recommended Phase II ESAs for the following sites:

- Tam³ Restaurant (APN 6166-010-031, 303 N. Alameda Street)
- Auto Electric (APN 6166-010-032, 409 N. Alameda Street)
- Mexicali Auto Repair (APNs 6166-010-015 and -025, 413-415 N. Alameda Street)

1360 Valley Vista Drive • Diamond Bar, CA 91765 • (909) 860-7777 • FAX (909) 396-1768

The Phase I ESAs recommended conducting soil gas surveys across these three sites, as well as performance of targeted subsurface soil sampling in areas of the sites, identified through visual observations, historical research and/or soil gas surveys as being potentially impacted.

In addition, it is BAS's understanding that the CRA wishes to document subsurface conditions of the CRA-owned parcels with APNs 6166-010-900, -901, -902, -903, -907 and -909. It is further understood that the parcel with APN 6166-010-903 is currently contiguously developed with parcel -904 as a small community park. However, parcel -904 is not subject to any Phase II assessment proposed herein. Subsurface investigation of these additional parcels will be through soil gas surveys, although collection and analysis of a limited number of soil samples may take place as well, based on field observations.

BAS proposes to address these recommendations and CRA requirements through implementation of the following scope of work.

SCOPE OF WORK

Task 1: Preliminary Activities

Prior to initiation of the invasive activities (Task 2), BAS will prepare an investigation scope of work for each site, as well as complete the following:

- Utilities clearances will be obtained from the Underground Service Alert (USA) in anticipation of drilling.
- Because USA only marks utilities within public rights-of-way, a limited geophysical survey will be conducted at each site in those areas where drilling is proposed.

Task 2: Implement Screening Level Phase II ESA Field Investigation

Although a detailed screening level Phase II scope of work will be developed as part of Task 1 - Preliminary Activities, for the purposes of this proposal, it is anticipated that the following work will be performed:

- Based on currently available information, it is anticipated that the screening level Phase II ESA will include both soil gas surveys and shallow soil sampling, but not groundwater assessment. For the purposes of this proposal, it is anticipated that both soil gas surveys and shallow soil sampling will be accomplished using a direct-push (Geoprobe) rig. For budgetary purposes, it is further assumed that a maximum of five (5) working days will be required to perform drilling and sampling activities.
- It is anticipated that soil gas samples collected during screening level Phase II ESA activities will be analyzed at an on-site mobile laboratory for Total Petroleum Hydrocarbons of the gasoline range (TPH-gas) and Volatile Organic Compounds (VOCs) by EPA Method 8260B. For the purposes of this proposal, it is assumed that

mobile laboratory analyses will be performed during each drilling day, for a maximum of five (5) working days.

- Collected soil samples will be analyzed at an off-site laboratory. Analytical testing of soil samples will be based on the specific concerns identified for a particular area or site and may include VOCs by EPA Method 8260B with preparation by EPA Method 5035; Total Petroleum Hydrocarbons with carbon chain speciation (TPH-cc) by EPA Method 8015M, Semi-Volatile Organic Compounds (SVOCs) by EPA Method 8270C, and/or CAM 17 Metals by EPA Methods 6010B/7000s. For the purposes of this proposal, it is assumed that a maximum of 15 of each of these analytical tests will be run as part of this investigation, including analyses of duplicates samples, co-located samples, other QA/QC samples, and samples collected for characterization of investigation derived wastes. The exact number of samples and analyses will be defined during Task 1 and based on field-encountered conditions.
- All drilling and site investigation activities will be directed by a California registered geologist or engineer.
- All investigation activities will be performed in accordance with applicable regulatory guidance documents, notification requirements, and industry standards.

Task 3: Reporting

Based on the findings of the shallow soil and soil gas investigations, a Screening Level Phase II ESA report of findings will be prepared. The report will include a summary of all field activities performed, results of analytical testing, site maps, and recommendations for further investigation and/or remedial activities, as appropriate.

Project Management

Throughout the performance of this project, BAS will be required to work closely with the CRA and, potentially, the site owners. This will include the preparation and distribution of correspondence, coordination on changes to scope based on field conditions encountered, and meetings/conference calls with the CRA staff regarding the findings of the investigations, recommendations for any additional site investigation activities, and potential remedial alternatives.

COSTS

Based on the scope of work described herein, BAS proposes to complete the above described tasks on a time and materials basis for a not to exceed cost of \$54,600. This cost is based on the following budgetary allocations; actual costs may vary between tasks:

Preliminary Activities		\$5,000
Field Investigation		\$35,000
<i>Drilling Services</i>	<i>\$ 10,000</i>	
<i>Mobile Laboratory</i>	<i>\$ 8,000</i>	
<i>Fixed Laboratory</i>	<i>\$10,000</i>	
<i>Field oversight & Misc</i>	<i>\$ 7,000</i>	
Reporting		\$8,000
Project Management		\$4,000
<u>Contingency (5%)</u>		<u>\$2,600</u>
Budgetary Total		\$54,600

The 5% contingency is recommended for dealing with potential needs for additional sampling locations, greater boring/well depths, additional sampling and/or analytical testing; and/or other unforeseen circumstances.

LIMITATIONS AND ASSUMPTIONS

Please note that in addition to the assumptions described previously, the following assumptions were made in the development of this proposal and budgetary estimate:

- No regulatory oversight has been defined for this work. Should a regulatory agency (such as US Environmental Protection Agency, Los Angeles Regional Water Quality Control Board and/or Department of Toxic Substances Control) be involved with this Phase II work, certain work tasks and budgetary allocations may require adjustment upon consultation with that agency. In addition, preparation of a formal Work Plan and a regulatory approval for it will be required, which will impact the implementation schedule.
- No work will be performed within any public rights-of-way and no permits will be required to perform this work.
- Subsurface geologic site conditions will allow for the use of direct push drilling methods.
- Site improvements (above and below grade) at designated sampling locations will be accessible with standard drilling and probe construction equipment.
- Drilling and mobile laboratory costs are provided for the total number of investigation field days specified above (5 working days). Fixed laboratory costs are provided for the analyses specified and the total number of samples defined above (15 total). All fixed laboratory testing will be performed at standard turn-around times. If additional sampling, expedited testing and/or expanded analytical testing is required, additional budgets will need to be allocated for the performance of this work.
- Drilling is assumed to be performed using a geo-probe rig, and as such, no soil cuttings requiring disposal will be generated.
- All field work will be performed under one mobilization, over five (5) consecutive days.

Dr. Sefa-Boakye
September 16, 2010

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CLOSURE

BAS is committed to providing the best possible environmental consulting services on this project. All work will be performed by the standard terms and conditions previously established. If this proposal meets with your approval, please execute below and return to my attention at BAS.

If you have any questions, comments, or changes to the proposed scope of work, please call us and we will be pleased to discuss them with you. We appreciate this opportunity to assist you.

Respectfully submitted,



Marina Grigorova, P.E.
Sr. Environmental Engineer



Greg Acosta, P.E.
Vice President, Environmental Services Division

Approved and Accepted By:

Date:

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Community Redevelopment

RESOLUTION TITLE: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH BRYAN A. STIRRAT & ASSOCIATES (BAS) FOR ENVIRONMENTAL SITE ASSESSMENT REPORTS FOR CERTAIN PARCELS LOCATED IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AREA, AS PART OF THE AGENCY’S 2010 TAX ALLOCATION BOND PROGRAM

Kofi Sefa-Boakye
DEPARTMENT MANAGER’S SIGNATURE

9/21/2010 10:05:14 AM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

9/23/2010 9:55:10 AM
DATE

Stephen Ajobiewe
CITY CONTROLLER

9/23/2010 11:08:38 AM
DATE

Willie Norfleet
CITY MANAGER

9/23/2010 8:54:34 AM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.