



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MARCH 6, 2018**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 2**
DEPARTMENT

SUBJECT: PLANNING CASE P17-0921 FOR AN ADDENDUM TO THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT RELATED TO THE SYCAMORE CANYON BUSINESS PARK BUILDINGS 1 AND 2 BY HILLWOOD FOR MODIFICATION OF MITIGATION MEASURE NOI 12 TO ALLOW BLASTING ON THE PROJECT SITE

ISSUE:

Approve the Addendum to the certified Final Environmental Impact Report related to the Sycamore Canyon Business Park Buildings 1 and 2, to revise Mitigation Measure NOI 12 to allow blasting during grading activities, on behalf of Hillwood

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed modification to Mitigation Measure NOI 12 will not have a significant effect on the environment based upon the findings in the Addendum to the certified Final Environmental Impact Report for the Sycamore Canyon Business Park Buildings 1 and 2;
2. Adopt the attached Resolution approving the Addendum to the Final Environmental Impact Report, making certain findings related thereto pursuant to the California Environmental Quality Act;
3. Adopt the revised Mitigation Monitoring and Reporting Program attached to the Resolution; and
4. Approve Planning Case P17-0291, Addendum to the Final Environmental Impact Report, based on the findings contained in the attached Addendum No. 1 to the Final Environmental Impact Report.

BACKGROUND:

On February 14, 2017, the City Council approved a General Plan/Specific Plan Amendment P16-0101, Parcel Map P16-0102, Minor Conditional Use Permit P14-1082, Variance/Grading Exceptions P14-1081, and Design Review P14-1072 for the construction and operation of two industrial warehouse buildings, 1,012,995 and 362,174 square feet in area, on 76 acres at the

western terminus of Dan Kipper Drive and west of Lance Drive. A project related Final Environmental Impact Report (EIR) P14-1072 was also certified in conjunction with the project.

DISCUSSION:

Hillwood (Applicant) performed pre-grading testing on the Project site, and determined that the rock to be removed in certain areas of the site was exceptionally tough, and would require extensive mechanical removal through large jackhammers. The Applicant determined that blasting would significantly reduce the noise and vibration impacts from the rock removal, but blasting was prohibited by a mitigation measure in the Final EIR. Therefore, the Applicant is now requesting approval to revise Mitigation Measure NOI 12 of the certified Final EIR to allow limited blasting on portions of the project site, where it currently is not permitted, to reduce the amount of time mechanical grading equipment will be used in certain areas of the project site. The Project grading will take approximately 60 days; approximately seven to nine blasting events will be necessary to break the hard rock within the site over that period. A blasting event is comprised of multiple charges that are set off at one time. Each blasting event is over within seconds and the events are spaced out over days to weeks apart. Alternative rock-breaking methods, if used, would result in a longer grading period of 122 days, with 47 days of rock-breaking activities including the use of excavators and impact hammer equipment. The blasting significantly reduces grading impacts.

An addendum to the EIR has been prepared to address the proposed minor changes to construction methodology and to identify any applicable mitigation measures from the certified EIR, as well as any additional or revised mitigation measure(s) necessary to reduce new potentially significant impacts. In order to evaluate the proposed noise impacts related to short-term blasting, a Blasting Air Overpressure and Vibration Impact Assessment Letter (Assessment Letter) was prepared by Urban Crossroads dated December 7, 2017 (Refer to Appendix A of this Addendum). Based on the analysis in the Assessment Letter, blasting activities will not generate construction noise levels above what was previously analyzed in the EIR and recommends Mitigation Measure NOI 12 be revised as follows:

During grading activities, no blasting shall take place on the Project site except for the areas depicted in Figure 3 of Addendum No. 1 to the Environmental Impact Report for the Sycamore Canyon Business Park Buildings 1 and 2. No other construction equipment shall operate during each blast in the blast area, but can commence operation once the blasting contractor indicates it is safe to do so.

All blasting activities must satisfy all applicable federal, state, and local rules and regulations including but not limited to the International Society of Explosives Engineer's Blasters' Handbook, Federal Transit Administration (FTA) (e.g., blasting vibration level shall not exceed FTA's threshold of 0.5 inches per second peak particle velocity (PPV)). Written notification shall be provide to all property owners within 1,000 feet of the blasting location no later 14 days prior to the first blasting event. Such notification shall include the approximate dates of when blasting is scheduled to occur.

The addendum to the EIR concluded that with implementation of the revised Mitigation Measure NOI 12, the change in construction methodology will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant impacts; therefore a subsequent, or supplemental EIR is not required.

Since the preparation of the Assessment Letter and the Addendum to the EIR, the applicant has revised the exhibit for blasting to remove the area approximately 100 feet from the nearest residence to the north to further ensure the residences will not be impacted by the proposed blasting. The closest area to be blasted is approximately 700 feet from the nearest residence to the north and 230 feet from the nearest residence to the west (Exhibit 3).

Neighborhood Outreach

The applicant has contacted the Sycamore Highlands Community Action Group (SHCAG) to inform the neighbors about the proposal to allow limited blasting on portions of the project site. The applicant indicated they were not invited to attend the meeting, but were informed by their representative that a number of the neighbors were not in support of the blasting due to possible unanticipated effects to the nearby residences. Subsequently, the applicant contacted the Sycamore Highlands Community Action Group to schedule a meeting with the neighbors to explain the proposal and respond to their concerns or questions, but there was no response. As of the writing of this report, one neighbor has agreed to meet with the applicant.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Resolution for adoption of the First Addendum to the Certified Final EIR
2. Addendum No.1 to an Environmental Impact Report
3. Revised Blasting Exhibit
4. Presentation