# AGENDA ITEM J-4 Community Development



#### **STAFF REPORT**

City Council
Meeting Date: 5/13/2025
Staff Report Number: 25-069-CC

Consent Calendar: Authorize the city manager to execute a

professional services agreement with LSA to prepare an environmental impact report for a proposed mixed-use development project at 80

Willow Rd. (Willow Park)

#### Recommendation

Staff recommends that the City Council authorize the city manager to execute the professional services agreement (Attachment A) with LSA for the amount of \$905,799 and future augments as may be necessary to complete the environmental impact report (EIR) for the proposed mixed-use development at 80 Willow Rd. (Willow Park), based on the proposed scope and budget (Attachment B).

#### **Policy Issues**

The purpose of this staff report is to authorize the city manager to enter into a contract with LSA to conduct the environmental review for the project proposal in accordance with the California Environmental Quality Act (CEQA), described further in this report. Approval of the environmental review contract does not imply an endorsement of a project, but rather allows the City to commence the analysis and preparation of the environmental documents to identify potential environmental impacts of the project for consideration during entitlement review. A detailed review of the proposed project and analysis for consistency with various codes and requirements will be the subject of a future public hearing.

City Council Resolution No. 6704 authorizes the city manager to execute agreements necessary to conduct City business up to a stated award authority level which adjusts annually based on changes in the construction cost index. The current award authority is \$93,000. While the project applicant is responsible for the full cost of preparing the required environmental review for a project, the City Council retains discretion for all agreements exceeding the award authority delegated to the city manager.

#### **Background**

On Dec. 7, 2023, the City received a preliminary application from Willow Project LLC (project applicant) and N17 Development (project representative) for a mixed-use development at 80 Willow Rd. On May 24, 2024, the City received a formal development application requesting use permit, architectural control, tentative map, below market rate (BMR) housing agreement, heritage tree removal permit, and environmental review to demolish an existing commercial office building, commonly referred to as the former Sunset magazine headquarters, in the C-1 (Administrative and Professional District, Restrictive) zoning district at 80 Willow Rd. and construct three new mixed-use buildings ranging in height from

approximately 301 feet to 458 feet tall on the 6.68-acre site. A location map is included as Attachment D. The primary components of the proposed development include:

- Approximately 301,662 square feet of office uses;
- Approximately 36,973 square feet of retail uses;
- Hotel with 130 rooms;
- Six hundred seventy-five (675) residential units, consisting of a range of studios to three-bedrooms;
- Approximately 2,670 square feet of private school uses; and
- One thousand fou hundred fifty-three (1,453) parking spaces.

The City has deemed the formal development application complete and the next step is for the City to initiate environmental review of the Project under the CEQA.

#### **CEQA** overview

CEQA applies to discretionary projects, such as zoning changes, variances, conditional use permits and subdivision maps, proposed to be approved or carried out by the City that may result in a change in the environment. The purpose of CEQA and environmental review at any level is to:

- Disclose to the public, interested agencies, and decision makers the potential environmental impacts of a proposed project;
- Enhance public participation in the environmental review process through scoping meetings, public notices, public review and comment periods, and public hearings;
- Facilitate interagency coordination through notices of preparation, notices of availability and State Clearinghouse review;
- Minimize project impacts on the environment through development of project alternatives, mitigation measures, and mitigation monitoring during project implementation; and
- Publicly disclose the City's decision-making process through findings and statements of overriding consideration (if significant and unavoidable impacts are identified and the project is approved).

The environment means the physical conditions which exist in the area including land, air, water, minerals, flora and fauna, ambient noise, and objects of historic or aesthetic significance.

Environmental review typically covers a wide range of topic areas, such as:

- Aesthetics
- Agriculture and forestry resources
- Air quality
- Biological resources
- Cultural resources
- Geology and soils
- Greenhouse gas emissions
- Hazards and hazardous materials
- Hydrology and water quality

- Land Use and planning
- Mineral resources
- Noise and vibration
- Population, housing and employment
- · Public services and recreation
- Transportation and traffic
- Tribal cultural resources
- Utilities and service systems

#### Environmental review and entitlement review process

Environmental review and entitlement review occur simultaneously, with the environmental review document ultimately requiring certification before action on the project entitlements. An EIR must be prepared whenever it is established that a proposed project may have a significant effect on the

environment. The EIR will not only provide information about potentially significant environmental impacts, but also identify ways in which the significant effects of the proposed project might be minimized and identify alternatives to the proposed project. The main substantive components of an EIR are as follows:

- The project description, which discloses the activity that is proposed;
- Discussion and analysis of significant environmental effects of the proposed project, including cumulative impacts and growth-inducing impacts;
- Discussion of ways to mitigate or avoid the proposed project's significant environmental impacts; and
- Discussion of alternatives to the project as proposed.

Major milestones of the environmental review process are summarized in Table 1.

		Table 1: EIR major milestones
#	Milestone	Description
1	Initial study, notice of preparation and EIR scoping session	Following City Council approval of the CEQA consultant contract, the consultant would begin preparation of an Initial Study (IS) and also conduct peer reviews of technical reports submitted by the applicant. The IS serves as a tool to help determine what significant environmental factors need to be studied in greater detail under the EIR ("scoped") and which environmental factors may not warrant detailed analysis in the EIR and could be focused out ("scoped out"). In conjunction with the IS preparation, the CEQA consultant will also develop a Notice of Preparation (NOP) that will be released (tentatively winter 2025 and subject to change) before preparation of the EIR to request feedback from public agencies on the scope and content of the EIR. The NOP will include the IS, announce a public scoping session, and be circulated for a minimum of 30 days.
		During the NOP circulation period, the City solicits and receives written comments and the Planning Commission holds an EIR "scoping session" public hearing. The scoping session is an opportunity for the Planning Commission and public to provide comments on the scope and content in the EIR. Oral comments received during the scoping session and written comments received during the NOP circulation period on the scope and content of the environmental review will be considered while preparing the draft EIR.
2	Draft EIR review/comment period	Following the EIR scoping period, the City prepares a draft EIR (DEIR) that discloses the proposed project's potential environmental impacts, identifies applicable mitigation measures, and evaluates project alternatives that could reduce potential environmental impacts. The DEIR will be made available (tentatively spring 2026 and subject to change) on the City's website and hardcopies will be made available at publicly accessible areas (e.g., Menlo Park libraries and City Hall).  During the DEIR public review and comment period, the Planning Commission will hold a
		DEIR public hearing where members of the public are encouraged to provide comments on the DEIR.
3	Final EIR certification and project action	Following the close of the DEIR comment period, the City will prepare a Response to Comments document generally referred to as the Final EIR (FEIR). The FEIR is circulated for a minimum of 10 days before any final action (tentatively fall 2026 and subject to change). The DEIR and FEIR will be considered by the Planning Commission in making the decision to certify the EIR as compliant with CEQA and in taking final action on the requested entitlements of the proposed project. Certification of the EIR would include adoption of a mitigation monitoring and reporting program (MMRP) requiring the project to implement any required mitigation measures and the City to monitor implementation. Certification of the EIR as legally compliant with CEQA requirements must be completed before action on the proposed project and does not indicate approval of the project.

#### **Analysis**

On Jan. 24, the City issued a request for proposal (RFP) for the preparation of an EIR (Attachment E) to a short list of 13 qualified CEQA consultants that were previously reviewed and approved by the City Council. On Feb. 28, the City received a total of six scopes of work and budget proposals from environmental consultant firms in response to the RFP:

- David J. Powers and Associates (Attachment F)
- Dudek (Attachment G)
- EMC Planning Group (Attachment H)
- FCS (Attachment I)
- ICF (Attachment J)
- LSA (Attachment B)

City staff has reviewed, compared, and coordinated with consultants to clarify the proposals for various factors including, but not limited to, qualifications, cost, timing, experience and scope of work. Staff identified three top proposals from EMC Planning Group (Attachment H), ICF (Attachment J), and LSA (Attachment B), with scopes of work that are the most clear, thorough, and demonstrate relevant knowledge for conducting the environmental review of this project. City staff also took into account prior experiences working with the six firms, as well as cost and timing. Ultimately, the quality of the proposals and the City's confidence that the firms could manage the environmental review process in a timely and effective manner and deliver a defensible CEQA document were the key considerations that led to the identification of the top three proposals. Table 2 below provides a brief comparison of proposed cost and timing for EIR preparation by the top three firms. An extended summary comparison table of the top three proposals is provided in Attachment K with information for cost, timing, EIR study areas and technical reports (including sub consultants listing), optional tasks, and highlighted experience in Menlo Park and elsewhere. The base EIR cost is the estimated cost of labor and direct expenses, including managing subconsultants (e.g., environmental site assessment, transportation impact analysis, air quality/greenhouse gas emissions study), to complete the environmental review documentation. Where the applicant has provided technical studies, the EIR consultant will conduct a peer review of the analysis. A contingency amount of 10% is included with the intent to allow the CEQA consultant to efficiently address any changes in the scope of work without the need to amend the contract agreement, subject to written authorization from the City. Optional tasks include items such as shadow diagrams, historical resources assessment, archaeological resources assessment, housing needs assessment, and statement of overriding considerations preparation.

Table 2: Top CEQA consultant proposals comparison					
	EMC Planning Group	ICF	LSA		
Cost (\$)					
Base EIR	923,252	978,068	727,228		
Total cost with 10% contingency	1,015,577	1,075,875	799,951		
Optional tasks	161,892	123,704	105,848		
Total cost with contingency and optional tasks	1,177,469	1,211,950	905,799		
Timing (months)	24	17	17		

City staff evaluated all scopes of work and provided them for applicant review and input, as the applicant is responsible for the full cost of the preparation of the required environmental analysis. Staff believes that each consultant has the necessary experience to complete the EIR for the project and welcomes future proposals from all firms. As of the completion of this report, the applicant indicated that all of the firms seem to be qualified, but has not stated a preference for any one firm in particular, aside from suggesting that timing and cost were key factors of interest.

For this application, staff recommends that the City Council select LSA for the following reasons:

- Extensive experience in conducting EIRs in Menlo Park (111 Independence Dr., Lume/Menlo Uptown, Vasara/Menlo Portal, Menlo Flats) and for cities throughout California;
- Well researched and well written proposal;
- Has selected a strong team of sub-consultants that also have experience working on projects in Menlo Park; and
- Of the top three proposals, is the lowest cost and tied (with ICF) for timing to prepare the EIR (17 months versus 24 months for the longest document preparation time).

Throughout the environmental review process, it may be determined that additional technical analyses/optional tasks are required; therefore, staff is recommending that the City Council provide the city manager the authority to approve future augmentations to the professional services agreement, if needed. Once the professional services agreement has been executed, the applicant would be required to submit a full deposit for the cost of the EIR preparation, including contingency (\$799,951 per LSA's proposal), and then the CEQA work can begin. Payment for optional tasks will be required later on if necessary.

#### Next steps

Following City Council authorization of the professional services agreement, staff would coordinate with the selected consultant and the applicant to finalize the contract, receive and process the fee deposit, and the City's consultant would begin the environmental analysis with preparation of the Initial Study.

#### Impact on City Resources

The applicant is required to pay all planning, building and public works permit fees, based on the City's master fee schedule. The applicant is also required to reimburse the City for all costs and fees incurred in

processing the Project application and entitlements, including environmental review. These fees do not exceed the cost of processing the Project application and entitlements.

#### **Environmental Review**

An EIR will be prepared for the proposed project evaluating all applicable topic areas required under CEQA. As described above, the EIR will analyze the potential environmental impacts of the proposed project.

#### **Public Notice**

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

The CEQA process provides multiple opportunities for members of the public, interested agencies and City decision-making bodies to provide input on the scope of the analysis, the draft environmental documents and the final environmental documents. The City is maintaining a project webpage (menlopark.gov/80willow) with an email sign-up option for project updates (Attachment C); interested parties are encouraged to sign-up for project updates. The City will distribute an email project update with the release of this staff report.

#### **Attachments**

- A. Professional services agreement with LSA
- B. Environmental review scope and budget proposal from LSA (Exhibit A-1 in the agreement)
- C. Hyperlink 80 Willow Rd. Project Page: menlopark.gov/80willow
- D. Location map
- E. Hyperlink RFP for EIR preparation: menlopark.gov/files/sharedassets/public/v/1/community-development/documents/projects/under-review/80-willow-rd/80-willow-rd-rfp-eir-preparation.pdf
- F. David J. Powers and Associates environmental review scope and budget proposal
- G. Dudek environmental review scope and budget proposal
- H. EMC Planning Group environmental review scope and budget proposal
- I. FCS environmental review scope and budget proposal
- J. ICF environmental review scope and budget proposal
- K. 80 Willow Road Top CEQA consultant proposals comparison

Report prepared by:

Calvin Chan, Senior Planner

Report reviewed by:

Deanna Chow, Community Development Director

Nira Doherty, City Attorney

## PROFESSIONAL SERVICES AGREEMENT

City Manager's Office 701 Laurel Street Menlo Park, CA 94025 tel 650-330-6620



Agreement #: XXXX
AGREEMENT FOR SERVICES BETWEEN
THE CITY OF MENLO PARK AND LSA
THIS AGREEMENT made and entered into at Menlo Park, California, this, by and between the CITY OF MENLO PARK, a Municipal Corporation, hereinafter referred to as "CITY," and LSA, hereinafter referred to as "FIRST PARTY."
WITNESSETH:
WHEREAS, CITY desires to retain FIRST PARTY to provide certain professional Services for CITY in connection with that certain project called: 80 Willow Rd. (Willow Park) (PLN2023-00049).
WHEREAS, FIRST PARTY is licensed to perform said Services and desires to and does hereby undertake to perform said Services.
NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES, AND CONDITIONS of each of the Parties hereto, it is hereby agreed as follows:
1. SCOPE OF WORK

- A. In consideration of the payment by CITY to FIRST PARTY, as hereinafter provided, FIRST PARTY agrees to perform all the Services as set forth in Exhibit "A," Scope of Services.
- B. **Independent Contractor**. FIRST PARTY and CITY each expressly agree and understand that they are creating an independent contractor relationship, and that nothing in this Agreement shall be construed to create a partnership, joint venture, agency, or other fiduciary relationship between FIRST PARTY and CITY. FIRST PARTY shall not have any right, power or authority, either express or implied, pursuant to this Agreement to assume, create or incur any expense, liability or obligation, express or implied, on behalf of CITY, and shall not represent to any person or business that they have such power. FIRST PARTY and CITY further expressly agree and understand that:
  - 1. Neither FIRST PARTY nor any person employed or contracted by FIRST PARTY shall be considered an employee of CITY for any purposes.
  - 2. FIRST PARTY has the sole right to control and direct the means, manner, and method by which Services under this Agreement will be performed.
  - 3. FIRST PARTY has the right to hire assistants as subcontractors or to use employees to provide the Services required by this Agreement, at their own expense; in all cases, FIRST PARTY shall be solely responsible for all matters relating to the payment of its own employees and subcontractors, including, but not limited to, compliance with Social Security and income tax withholdings, workers' compensation

insurance, unemployment compensation payments, and compliance with all regulations governing such matters.

- 4. Neither FIRST PARTY nor their employees or subcontractors shall be required to wear any uniforms provided by CITY.
- 5. The Services required by this Agreement shall be performed by FIRST PARTY or their employees or subcontractors, and CITY shall not hire, supervise, or pay any assistants to help FIRST PARTY.
- 6. Neither FIRST PARTY nor their employees or subcontractors shall receive any training from CITY in the professional skills necessary to perform Services under this Agreement.
- 7. Neither FIRST PARTY nor their employees or subcontractors shall be required by CITY to devote full time to the performance of Services required by this Agreement.
- 8. Neither FIRST PARTY nor their employees or subcontractors are entitled to receive or participate in any medical, retirement, vacation, paid or unpaid leave, or other fringe benefits provided by CITY to its employees, and FIRST PARTY shall be exclusively responsible for all Social Security, self-employment and income taxes, disability insurance, workers' compensation insurance, and/or any other statutory benefits otherwise required to be provided to their employees.
- 9. FIRST PARTY is solely responsible for all state and federal income and/or other tax obligations, including but not limited to all reporting and payment obligations, if any, which may arise as a consequence of any payment under this Agreement. This includes, but is not limited to, FICA withholdings and payments, state or federal unemployment compensation contributions, and applicable self-employment taxes. FIRST PARTY further agrees to indemnify CITY for any claims or obligations asserted to the contrary by FIRST PARTY or by their employees or subcontractors. Upon request, FIRST PARTY shall provide CITY with proof that such payments have been made.
- C. **Compliance with Law**. The Services shall be performed in accordance with all applicable federal, state and local laws, ordinances, rules, regulations and orders.
- D. Professional Competence. FIRST PARTY represents that it has the professional skills necessary to perform the Services and that it will perform the Services in a skillful and professional manner. FIRST PARTY represents that it has all the necessary licenses to perform the Services and shall maintain them throughout the term of this Agreement. FIRST PARTY agrees that the Services shall be performed consistent with the professional skill and care ordinarily provided by an environmental review (CEQA) consultant practicing in the same or similar locality under the same or similar circumstances. CITY and FIRST PARTY agree that FIRST PARTY is in responsible charge of the Services. Acceptance by CITY of the Services does not operate as a release of FIRST PARTY from professional responsibility for the Services performed.
- E. Confidentiality. FIRST PARTY agrees to maintain in confidence and not disclose to any person, firm, governmental entity or corporation, without CITY's prior written consent, any trade secret or confidential information, knowledge or data relating to the products, process or operation of CITY. FIRST PARTY further agrees to maintain in confidence and not to disclose to any person, firm, governmental entity or corporation any data, information, technology, or material developed or obtained by FIRST PARTY during the performance of the Services. The covenants contained in this shall survive the termination of this Agreement for whatever cause.
- F. Ownership of Material. Any reports and other material prepared by or on behalf of FIRST PARTY under this Agreement (collectively, the "Documents") and provided to the CITY shall be and remain the property of CITY. All Documents not already provided to CITY shall be delivered to CITY on the date of termination of this Agreement for any reason. The Documents may be used by CITY and its agents, employees,

- representatives and assigns, in whole or in part, or in modified form, for all purposes CITY may deem appropriate without further employment of or payment of any compensation to FIRST PARTY.
- G. Documentation. FIRST PARTY shall keep and maintain full and complete documentation and accounting records, employee time sheets, and correspondence pertaining to the performance of the Services, and FIRST PARTY shall make such documents available for review and/or audit by CITY and CITY's representatives at all reasonable times for at least four years after the termination of this Agreement or completion of the Services.
- H. Conflict of Terms: In the event of any conflict, inconsistency, or ambiguity between the terms and conditions of this Agreement and the terms of any exhibit, attachment or other incorporated document (including the Scope of Services), the terms of this Agreement shall govern and control. If any conflict or inconsistency is identified, FIRST PARTY shall immediately notify the CITY in writing and seek clarification or resolution from the CITY before proceeding with any work that may be affected by such conflict. The CITY'S written determination shall be final and binding.

#### 2. SCHEDULE FOR WORK

- A. Effective Date. This Agreement shall become effective upon execution of the second signature and shall remain in full force and effect until the Services are completed (the "Term"). FIRST PARTY agrees to complete all Services pursuant to this agreement will be as set forth in Exhibit "A," Scope of Services. CITY will be kept informed as to the progress of work by written reports, to be submitted monthly or as otherwise required in Exhibit "A." Neither party shall hold the other responsible for damages or delay in performance caused by acts of God, strikes, lockouts, accidents, or other events beyond the control of the other, or the other's employees and agents.
- B. Notice to Proceed: FIRST PARTY shall commence work immediately upon receipt of a "Notice to Proceed" from CITY. The "Notice to Proceed" date shall be considered the "effective date" of the agreement, as used herein, except as otherwise specifically defined. FIRST PARTY shall complete all the work and deliver to CITY all project related files, records, and materials within one month after completion of all of FIRST PARTY's activities required under this agreement.

#### 3. PROSECUTION OF WORK

FIRST PARTY will employ a sufficient staff to prosecute the work diligently and continuously and will complete the work in accordance with the schedule of work approved by the CITY. (See Exhibit "A," Scope of Services).

#### 4. COMPENSATION AND PAYMENT

- A. Compensation: CITY shall pay FIRST PARTY an all-inclusive fee that shall not exceed \$905,799 as described in Exhibit "A," Scope of Services. All payments shall be inclusive of all indirect and direct charges to the Project incurred by FIRST PARTY. The CITY reserves the right to withhold payment if the City determines that the quantity or quality of the work performed is unacceptable. FIRST PARTY's fee for the Services as set forth herein shall be considered as full compensation for all indirect and direct personnel, materials, supplies and equipment, and Services incurred by FIRST PARTY and used in carrying out or completing the work.
- B. Invoices: Payments shall be monthly for the invoice amount or such other amount as approved by CITY. As each payment is due, the FIRST PARTY shall submit a statement describing the Services performed to CITY. This statement shall include, at a minimum, the project title, agreement number, the title(s) of personnel performing work, hours spent, payment rate, and a listing of all reimbursable costs. CITY shall have the discretion to approve the invoice and the work completed statement. Payment shall be for the invoice amount or such other amount as approved by CITY. Payments are due upon receipt of written invoices. CITY shall have the right to receive, upon request, documentation substantiating charges billed to

CITY. CITY shall have the right to perform an audit of FIRST PARTY's relevant records pertaining to the charges.

- C. Invoice Documentation: FIRST PARTY shall bill each month to City an original invoice for all Services performed and expenses incurred during the preceding month. Each such invoice shall contain the total agreement amount subtracting the invoices paid and billing. By submitting an invoice for payment under this Agreement, FIRST PARTY is certifying compliance with all provisions of the Agreement. FIRST PARTY shall not invoice City for any duplicate Services performed by more than one person. City shall independently review each invoice submitted by FIRST PARTY to determine whether the Services performed, and expenses incurred are in compliance with the provisions of this Agreement. City will use its best efforts to cause FIRST PARTY to be paid within thirty (30) days of receipt of FIRST PARTY's correct and undisputed invoice, except as to any charges for Services performed or expenses incurred by FIRST PARTY which are disputed by City, or as provided in this Section. In the event any charges or expenses are in dispute by City, the original invoice shall be returned by City to FIRST PARTY for correction and resubmission. Review and payment by City of any invoice provided by FIRST PARTY shall not constitute waiver of any rights or remedies provided herein or any applicable law. Consultant shall bill the City as Services are complete. City reserves the right to deny payment to FIRST PARTY for any invoice submitted more than 90 days after performance of Services or expenses are incurred by FIRST PARTY.
  - 1. FIRST PARTY shall submit detailed and itemized monthly invoices in a form satisfactory to CITY on or before the tenth (10<sup>th</sup>) day of each month for Services provided during the preceding month.
  - 2. Invoices shall include sufficient documentation, including time records, cost records, receipts, and other materials necessary to substantiate the performance and costs of the Services. CITY shall review and verify the accuracy and completeness of each invoice within thirty-five (35) days after receipt. CITY, at its sole discretion, may correct, modify, or disallow any charges contained in the invoice that are inconsistent with this Agreement, unsubstantiated, excessive, or otherwise not in compliance with CITY's standards or instructions. Any such corrections or modifications shall be deemed final and binding upon FIRST PARTY.
  - 3. Upon completing its review, CITY shall make payment to FIRST PARTY for the amount approved by CITY, subject to applicable deductions, corrections, or offsets as deemed appropriate by CITY. No payment made by CITY shall constitute or be construed as acceptance of any Services or waiver of any rights or remedies available to CITY under this Agreement.
  - 4. CITY reserves the right to withhold payment in whole or in part if: (a) Services are not performed to the satisfaction of CITY; (b) There are delays not authorized or excused by CITY in the performances of Services; (c) FIRST PARTY fails to provide satisfactory documentation of the Services rendered, or documentation reflecting information CITY has requested; and/or (d) FIRST PARTY is otherwise in default of this Agreement.
  - 5. Withheld payments shall not relieve FIRST PARTY of its obligations to perform under this Agreement, and CITY shall not be liable for any interest, penalties, or damages related to the withholding of payment.
  - 6. In the event of a payment dispute, FIRST PARTY agrees to continue performance of all Services under this Agreement without delay or interruption, regardless of the status or resolution of such dispute. CITY shall resolve any payment disputes in good faith. Upon termination or expiration of this Agreement, CITY shall reconcile all outstanding invoices and payments. CITY may offset any amounts due to FIRST PARTY against amounts owed to CITY due to breach, nonperformance, or other defaults by FIRST PARTY.
- D. **Status Reports**. Together with each monthly invoice, FIRST PARTY shall submit a status report detailing the amount expended on the Services to that date and the remaining amount to be expended before the

Cost Ceiling is reached. FIRST PARTY shall notify CITY in writing when payments have reached 90% of the To Not Exceed Amount.

#### 5. EQUAL EMPLOYMENT OPPORTUNITY

- A. FIRST PARTY, with regard to the work performed by it under this agreement shall not discriminate on the grounds of race, religion, color, national origin, sex, handicap, marital status, or age in the retention of subconsultants, including procurement of materials and leases of equipment.
- B. FIRST PARTY shall take affirmative action to insure that employees and applicants for employment are treated without regard to their race, color, religion, sex, national origin, marital status or handicap. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training including apprenticeship.
- C. FIRST PARTY shall post in prominent places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.
- D. FIRST PARTY shall state that all qualified applications will receive consideration for employment without regard to race, color, religion, sex, national origin, marital status or handicap.
- E. FIRST PARTY shall comply with Title VI of the Civil Rights Act of 1964 and shall provide such reports as may be required to carry out the intent of this section.
- F. FIRST PARTY shall incorporate the foregoing requirements of this section in FIRST PARTY's agreement with all sub-consultants.

#### 6. ASSIGNMENT OF AGREEMENT AND TRANSFER OF INTEREST

- A. FIRST PARTY shall not assign this agreement, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the CITY thereto, provided, however that claims for money due or to become due to the FIRST PARTY from the CITY under this agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of an intended assignment or transfer shall be furnished promptly to the CITY.
- B. In the event there is a change of more than 30% of the stock ownership or ownership in FIRST PARTY from the date this agreement is executed, then CITY shall be notified before the date of said change of stock ownership or interest and CITY shall have the right, in event of such change in stock ownership or interest, to terminate this agreement upon notice to FIRST PARTY. In the event CITY is not notified of any such change in stock ownership or interest, then upon knowledge of same, it shall be deemed that CITY has terminated this agreement.

#### 7. INDEPENDENT WORK CONTROL

It is expressly agreed that in the performance of the service necessary for compliance with this agreement, FIRST PARTY shall be and is an independent contractor and is not an agent or employee of CITY. FIRST PARTY has and shall retain the right to exercise full control and supervision of the Services and full control over the employment, direction, compensation, and discharge of all persons assisting FIRST PARTY in the performance of FIRST PARTY's Services hereunder. FIRST PARTY shall be solely responsible for its own acts and those of its subordinates and employees.

#### 8. CONSULTANT QUALIFICATIONS

It is expressly understood that FIRST PARTY is licensed and skilled in the professional calling necessary to perform the work agreed to be done by it under this agreement and CITY relies upon the skill of FIRST PARTY to do and perform said work in a skillful manner usual to the profession. The acceptance of FIRST PARTY's work by CITY does not operate as a release of FIRST PARTY from said understanding.

#### 9. NOTICES

All notices hereby required under this agreement shall be in writing and delivered in person or sent by certified mail, postage prepaid or by overnight courier service. Notices required to be given to CITY shall be addressed as follows:

Calvin Chan Community Department

City of Menlo Park 701 Laurel Street Menlo Park, CA 94025 650-330-6763 cchan@menlopark.gov

Notices required to be given to FIRST PARTY shall be addressed as follows:

Theresa Wallace 157 Park Place Pt. Richmond, CA 94801 510-236-6810 Theresa.Wallace@lsa.net

Provided that any party may change such address by notice, in writing, to the other party and thereafter notices shall be addressed and transmitted to the new address.

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#### 10. HOLD HARMLESS

To the fullest extent allowed by law, FIRST PARTY hereby agrees to defend, indemnify and save harmless CITY, its Council, boards, commissions, officers, employees, directors, volunteers and agents, from and against any and all claims, suits, actions, liability, loss, damage, expense, injury (including, without limitation, economic harm, injury to or death of any person, including an employee of FIRST PARTY or its Subcontractors), cost (including, without limitation, costs and fees of litigation) of every nature, kind or description, at law or equity, which may be brought against, or suffered or sustained by, City of Menlo Park, its Council, boards, commissions, officers, employees, directors, volunteers, or agents that arise out of, pertain to or relate to any negligence, recklessness, or willful misconduct of FIRST PARTY, any subcontractors, anyone directly or indirectly employed or retained by them, or anyone that they control. In the event one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, the FIRST PARTY shall meet and confer with other Parties regarding unpaid defense costs.

The duty of FIRST PARTY to indemnify and save harmless, as set forth herein, shall include the duty to defend as set forth in Section 2778 of the California Civil Code; provided, however that nothing herein contained shall be construed to require FIRST PARTY to indemnify City of Menlo Park, its Council, boards, commissions, officers, employees, and agents against any responsibility or liability in contravention of Section 2782 of the California Civil Code.

FIRST PARTY's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law.

The defense and indemnification obligations of this agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained within this Agreement.

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#### 11. INSURANCE

- A. FIRST PARTY shall not commence work under this agreement until all insurance required under this Section has been obtained and such insurance has been approved by the City, with certificates of insurance evidencing the required coverage.
- B. There shall be a contractual liability endorsement extending the FIRST PARTY's coverage to include the contractual liability assumed by the FIRST PARTY pursuant to this agreement. These certificates shall specify or be endorsed to provide that thirty (30) days' notice must be given, in writing, to the CITY, at the address shown in <u>Section 9</u>, of any pending cancellation of the policy. FIRST PARTY shall notify CITY of any pending change to the policy. All certificates shall be filed with the City.

#### 1. Workers' compensation and employer's liability insurance:

The FIRST PARTY shall have in effect during the entire life of this agreement workers' compensation and Employer's Liability Insurance providing full statutory coverage. In signing this agreement, the FIRST PARTY makes the following certification, required by Section 18161 of the California Labor Code: "I am aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of the Code, and I will comply with such provisions before commencing the performance of the work of this agreement" (not required if the FIRST PARTY is a Sole Proprietor).

#### 2. <u>Liability insurance:</u>

The FIRST PARTY shall take out and maintain during the life of this agreement such Bodily Injury Liability and Property Damage Liability Insurance (Commercial General Liability Insurance) on an occurrence basis as shall protect it while performing work covered by this agreement from any and all claims for damages for bodily injury, including accidental death, as well as claims for property damage which may arise from the FIRST PARTY's operations under this agreement, whether such operations be by FIRST PARTY or by any sub-consultant or by anyone directly or indirectly employed by either of them. The amounts of such insurance shall be not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in aggregate, or one million dollars (\$1,000,000) combined single limit bodily injury and property damage for each occurrence. FIRST PARTY shall provide the CITY with acceptable evidence of coverage, including a copy of all declarations of coverage exclusions. FIRST PARTY shall maintain Automobile Liability Insurance pursuant to this agreement in an amount of not less than one million dollars (\$1,000,000) for each accident combined single limit or not less than one million dollars (\$1,000,000) for any one (1) person, and one million dollars (\$1,000,000) for any one (1) accident, and Three Hundred Thousand Dollars, (\$300,000) property damage.

#### 3. Automobile insurance:

FIRST PARTY shall provide the CITY with acceptable evidence of coverage, including a copy of all declarations of coverage exclusions. FIRST PARTY shall maintain Automobile Liability Insurance pursuant to this agreement in an amount of not less than one million dollars (\$1,000,000) for each accident combined single limit or not less than one million dollars (\$1,000,000) for any one (1) person, and one million dollars (\$1,000,000) for any one (1) accident, and Three Hundred Thousand Dollars, (\$300,000) property damage.

#### 4. Professional liability insurance:

FIRST PARTY shall maintain a policy of professional liability insurance, protecting it against claims arising out of the negligent acts, errors, or omissions of FIRST PARTY pursuant to this agreement, in the amount of not less than one million dollars (\$1,000,000) per claim and two million (\$2,000,000) in

the aggregate. Said professional liability insurance is to be kept in force for not less than one (1) year after completion of Services described herein.

- C. CITY and its subsidiary agencies, and their officers, agents, employees, and servants shall be named as additional insured on any such policies of Commercial General Liability and Automobile Liability Insurance, (but not for the Professional Liability and workers' compensation), which shall also contain a provision that the insurance afforded thereby to the CITY, its subsidiary agencies and their officers, agents, employees, and servants shall be primary insurance to the full limits of liability of the policy, and that if the CITY, its subsidiary agencies and their officers and employees have other insurance against a loss covered by a policy, such other insurance shall be excess insurance only.
- D. In the event of the breach of any provision of this Section, or in the event any notice is received which indicates any required insurance coverage will be diminished or canceled, CITY, at its option, may, notwithstanding any other provision of this agreement to the contrary, immediately declare a material breach of this agreement and suspend all further work pursuant to this agreement.
- E. Before the execution of this agreement, any deductibles or self-insured retentions must be declared to and approved by CITY.

#### 12. PAYMENT OF PERMITS/LICENSES

Contractor shall obtain any license, permit, or approval if necessary from any agency whatsoever for the work/Services to be performed, at his/her own expense, before commencement of said work/Services or forfeit any right to compensation under this agreement.

#### 13. RESPONSIBILITY AND LIABILITY FOR SUB-CONSULTANTS AND/OR SUBCONTRACTORS

Approval of or by CITY shall not constitute nor be deemed a release of responsibility and liability of FIRST PARTY or its sub-consultants and/or subcontractors for the accuracy and competency of the designs, working drawings, specifications, or other documents and work, nor shall its approval be deemed to be an assumption of such responsibility by CITY for any defect in the designs, working drawings, specifications, or other documents prepared by FIRST PARTY or its sub-consultants and/or subcontractors.

#### 14. OWNERSHIP OF WORK PRODUCT

Work products of FIRST PARTY for this project, which are delivered under this agreement or which are developed, produced, and paid for under this agreement, shall become the property of CITY. The reuse of FIRST PARTY's work products by City for purposes other than intended by this agreement shall be at no risk to FIRST PARTY.

#### 15. REPRESENTATION OF WORK

Any and all representations of FIRST PARTY, in connection with the work performed or the information supplied, shall not apply to any other project or site, except the project described in Exhibit "A" or as otherwise specified in Exhibit "A."

#### 16. TERMINATION OF AGREEMENT

- A. Notice of Termination: CITY may give thirty (30) days written notice to FIRST PARTY, terminating this agreement in whole or in part at any time, either for CITY's convenience or because of the failure of FIRST PARTY to fulfill its contractual obligations or because of FIRST PARTY's change of its assigned personnel on the project without prior CITY approval. Upon receipt of such notice, FIRST PARTY shall:
  - 1. Immediately discontinue all Services affected (unless the notice directs otherwise); and
  - 2. Deliver to the CITY all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated or produced by FIRST PARTY in performing work under this agreement, whether completed or in process.
  - 3. Compensation: If termination is for the convenience of CITY, an equitable adjustment in the contract price shall be made, but no amount shall be allowed for anticipated profit on unperformed Services. If the termination is due to the failure of FIRST PARTY to fulfill its agreement, CITY may take over the work and prosecute the same to completion by agreement or otherwise. In such case, FIRST PARTY shall be liable to CITY for any reasonable additional cost occasioned to the CITY thereby.
  - 4. If, after notice of termination for failure to fulfill agreement obligations, it is determined that FIRST PARTY had not so failed, the termination shall be deemed to have been effected for the convenience of the CITY. In such event, adjustment in the contract price shall be made as provided in <a href="Paragraph 3A">Paragraph 3A</a> of this Section.
- B. Remedies: The rights and remedies of the CITY provided in this Section are in addition to any other rights and remedies provided by law or under this agreement.
- C. Subject to the foregoing provisions, the CITY shall pay FIRST PARTY for Services performed and expenses
  incurred through the termination date.

#### 17. INSPECTION OF WORK

It is FIRST PARTY's obligation to make the work product available for CITY's inspections and periodic reviews upon request by CITY.

#### 18. COMPLIANCE WITH LAWS

It shall be the responsibility of FIRST PARTY to comply with all State and Federal Laws applicable to the work and Services provided pursuant to this agreement, including but not limited to compliance with prevailing wage laws, if applicable.

#### 19. BREACH OF AGREEMENT

- A. This agreement is governed by applicable federal and state statutes and regulations. Any material deviation by FIRST PARTY for any reason from the requirements thereof, or from any other provision of this agreement, shall constitute a breach of this agreement and may be cause for termination at the election of the CITY.
- B. The CITY reserves the right to waive any and all breaches of this agreement, and any such waiver shall not be deemed a waiver of any previous or subsequent breaches. In the event the CITY chooses to waive a particular breach of this agreement, it may condition same on payment by FIRST PARTY of actual damages occasioned by such breach of agreement.

#### 20. SEVERABILITY

The provisions of this agreement are severable. If any portion of this agreement is held invalid by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect unless amended or modified by the mutual consent of the Parties.

#### 21. CAPTIONS

The captions of this agreement are for convenience and reference only and shall not define, explain, modify, limit, exemplify or aid in the interpretation, construction, or meaning of any provisions of this agreement.

#### 22. LITIGATION OR ARBITRATION

In the event that suit or arbitration is brought to enforce the terms of this agreement, the prevailing party shall be entitled to litigation costs and reasonable attorneys' fees. The Dispute Resolution provisions are set forth on Exhibit "B," 'Dispute Resolution' attached hereto and by this reference incorporated herein.

#### 23. RETENTION OF RECORDS

Contractor shall maintain all required records for three years after the City makes final payment and all other pending matters are closed, and shall be subject to the examination and /or audit of the City, a federal agency and the state of California.

#### 24. TERM OF AGREEMENT

This agreement shall remain in effect for the period of May. 13, 2025 through Dec. 31, 2026 unless extended, amended, or terminated in writing by CITY.

#### 25. ENTIRE AGREEMENT

This document constitutes the sole agreement of the Parties hereto relating to said project and states the rights, duties, and obligations of each party as of the document's date. Any prior agreement, promises, negotiations, or representations between Parties not expressly stated in this document are not binding.

All modifications, amendments, or waivers of the terms of this agreement must be in writing and signed by the appropriate representatives of the Parties to this agreement.

#### 26. STATEMENT OF ECONOMIC INTEREST

Consultants, as defined by Section 18701 of the Regulations of the Fair Political Practices Commission, Title 2, Division 6 of the California Code of Regulations, are required to file a Statement of Economic Interests with 30 days of approval of a contract Services agreement with the City of its subdivisions, on an annual basis thereafter during the term of the contract, and within 30 days of completion of the contract.

Based upon review of the Consultant's Scope of Work and determination by the City Manager, it is determined that Consultant IS NOT required to file a Statement of Economic Interest. A statement of Economic Interest shall be filed with the City Clerk's Office no later than 30 days after the execution of the agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement on the day and year first above written.

**FOR FIRST PARTY:** 

Signature	Date
Printed name	Title
Tax ID#	
APPROVED AS TO FORM:	
Nira F. Doherty, City Attorney	Date
FOR CITY OF MENLO PARK:	
Justin I.C. Murphy, City Manager	Date
ATTEST:	
Judi A. Herren, City Clerk	 Date
oudi A. Fiction, Oity Oicik	Date

#### **EXHIBIT "A" - SCOPE OF SERVICES**

#### A1.SCOPE OF WORK

FIRST PARTY agrees to provide consultant Services for CITY's Community Development Department. In the event of any discrepancy between any of the terms of FIRST PARTY's proposal and those of this agreement, the version most favorable to the CITY shall prevail. FIRST PARTY shall provide the following Services:

Provide general consultant Services for projects as determined by the CITY. The detailed Scope of Work for each task the CITY assigns the consultant shall be referred to as <a href="Exhibit A-1">Exhibit A-1</a>, which will become part of this agreement. A notice to proceed will be issued separately for each separate Scope of Work agreed to between the CITY and FIRST PARTY.

FIRST PARTY agrees to perform these Services as directed by the CITY in accordance with the standards of its profession and CITY's satisfaction.

#### **A2. COMPENSATION**

CITY hereby agrees to pay FIRST PARTY at the rates to be negotiated between FIRST PARTY and CITY as detailed in <u>Exhibit A-1</u>. The actual charges shall be based upon: (a) FIRST PARTY's standard hourly rate for various classifications of personnel; (b) all fees, salaries and expenses to be paid to engineers, consultants, independent contractors, or agents employed by FIRST PARTY; and shall (c) include reimbursement for mileage, courier and plan reproduction. The total fee for each separate Scope of Work agreed to between the CITY and FIRST PARTY shall not exceed the amount shown in <u>Exhibit A-1</u>.

FIRST PARTY shall be paid within thirty (30) days after approval of billing for work completed and approved by the CITY. Invoices shall be submitted containing all information contained in <u>Section A5</u> below. In no event shall FIRST PARTY be entitled to compensation for extra work unless an approved change order, or other written authorization describing the extra work and payment terms, has been executed by CITY before the commencement of the work.

#### A3. SCHEDULE OF WORK

FIRST PARTY'S proposed schedule for the various Services required will be set forth in Exhibit A-1.

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#### A4. CHANGES IN WORK - EXTRA WORK

In addition to Services described in <u>Section A1,</u> the Parties may from time to time agree in writing that FIRST PARTY, for additional compensation, shall perform additional Services including but not limited to:

- Change in the Services because of changes in the Scope of Work.
- Additional tasks not specified herein as required by the CITY.

The CITY and FIRST PARTY shall agree in writing to any changes in compensation and/or changes in FIRST PARTY's Services before the commencement of any work. If FIRST PARTY deems work he/she has been directed to perform is beyond the scope of this agreement and constitutes extra work, FIRST PARTY shall immediately inform the CITY in writing of the fact. The CITY shall make a determination as to whether such work is in fact beyond the scope of this agreement and constitutes extra work. In the event that the CITY determines that such work does constitute extra work, it shall provide compensation to FIRST PARTY in accordance with an agreed cost that is fair and equitable. This cost will be mutually agreed upon by the CITY and FIRST PARTY. A supplemental agreement providing for such compensation for extra work shall be negotiated between the CITY and FIRST PARTY. Such supplemental agreement shall be executed by FIRST PARTY and may be approved by the City Manager upon recommendation of the Community Development Director. It is recognized that the total compensation may be reduced if one or more optional tasks are not required to be completed.

#### A5. BILLINGS

FIRST PARTY's bills shall include the following information: A brief description of Services performed, project title and the agreement number; the date the Services were performed; the number of hours spent and by whom; the current contract amount; the current invoice amount;

Except as specifically authorized by CITY, FIRST PARTY shall not bill CITY for duplicate Services performed by more than one person. In no event shall FIRST PARTY submit any billing for an amount in excess of the maximum amount of compensation provided in <u>Section A2.</u>

The expenses of any office, including furniture and equipment rental, supplies, salaries of employees, telephone calls, postage, advertising, and all other expenses incurred by FIRST PARTY in the performances of this agreement shall be incurred at the FIRST PARTY's discretion. Such expenses shall be FIRST PARTY's sole financial responsibility.

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#### **EXHIBIT "B" - DISPUTE RESOLUTION**

**B1.0** All claims, disputes, and other matters in question between FIRST PARTY and CITY ("Parties" collectively) arising out of, or relating to, the contract documents or the breach thereof, shall be resolved as follows:

#### B2.0 Mediation

B2.1 The Parties shall attempt in good faith first to mediate such dispute and use their best efforts to reach agreement on the matters in dispute. After a written demand for non-binding mediation, which shall specify in detail the facts of the dispute, and within ten (10) days from the date of delivery of the demand, the matter shall be submitted to a mutually agreeable mediator. The Mediator shall hear the matter and provide an informal opinion and advice, none of which shall be binding upon the Parties, but is expected by the Parties to help resolve the dispute. Said informal opinion and advice shall be submitted to the Parties within twenty (20) days following written demand for mediation. The Mediator's fee shall be shared equally by the Parties. If the dispute has not been resolved, the matter shall be submitted to arbitration in accordance with Paragraph B3.1.

#### **B3.0** Arbitration

- B3.1 Any dispute between the Parties that is to be resolved by arbitration as provided in <a href="Paragraph B2.1">Paragraph B2.1</a> shall be settled and decided by arbitration conducted by the American Arbitration Association in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, as then in effect, except as provided below. Any such arbitration shall be held before three arbitrators who shall be selected by mutual agreement of the Parties; if agreement is not reached on the selection of the arbitrators within fifteen (15) days, then such arbitrator(s) shall be appointed by the presiding Judge of the court of jurisdiction of the agreement.
- **B3.2** The provisions of the Construction Industry Arbitration Rules of the American Arbitration Association shall apply and govern such arbitration, subject, however to the following:
- **B3.3** Any demand for arbitration shall be writing and must be made within a reasonable time after the claim, dispute, or other matter in question as arisen. In no event shall the demand for arbitration be made after the date that institution of legal or equitable proceedings based on such claim, dispute, or other matter would be barred by the applicable statute of limitations.
- **B3.4** The arbitrator or arbitrators appointed must be former or retired judges, or attorneys at law with at least ten (10) years' experience in construction litigation.
- **B3.5** All proceedings involving the Parties shall be reported by a certified shorthand court reporter, and written transcripts of the proceedings shall be prepared and made available to the Parties.
- **B3.6** The arbitrator or arbitrators must be made within and provide to the Parties factual findings and the reasons on which the decisions of the arbitrator or arbitrators is based.
- **B3.7** Final decision by the arbitrator or arbitrators must be made within ninety (90) days from the date the arbitration proceedings are initiated.
- **B3.8** The prevailing party shall be awarded reasonable attorneys' fees, expert and non-expert witness costs and expenses, and other costs and expenses incurred in connection with the arbitration, unless the arbitrator or arbitrators for good cause determine otherwise.
- **B3.9** Costs and fees of the arbitrator or arbitrators shall be borne by the non-prevailing party, unless the arbitrator or arbitrators for good cause determine otherwise.

**B3.10** The award or decision of the arbitrator or arbitrators, which may include equitable relief, shall be final, and judgment may be entered on it in accordance with applicable law in any court having jurisdiction over the matter.





April 23, 2025

Calvin Chan Senior Planner 701 Laurel Street Menlo Park, CA 94025

cchan@menlopark.org

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

Subject: Second Revised Proposal to Provide Environmental Consulting Services and to Prepare an Environmental Impact Report (EIR) for the 80 Willow Road Project

Dear Mr. Chan:

LSA is pleased to submit this revised proposal to provide environmental consulting services to the City of Menlo Park (City) and to prepare an Environmental Impact Report (EIR) for the proposed 80 Willow Road Project pursuant to the requirements of the California Environmetal Quality Act (CEQA). We are confident that LSA can provide the City with the essential project management and strategic thinking skills, combined with our expertise in environmental and policy issues, that will deliver a technically thorough and legally robust EIR for this project.

This proposal highlights our team expertise and key qualifications for leading this effort, as well as our knowledge and dedication to the field of environmental planning and impact assessment. Our designated project **LSA's Designated Contact** 

Theresa Wallace, AICP, Principal in Charge Theresa.Wallace@lsa.net (510) 236-6810

**Authority to Bind the Firm** 

Anthony Petros Chief Executive Officer Tony.Petros@lsa.net (949) 553-0666

management team, led by a Principal of the firm, excels at guiding the environmental review process for complex projects in communities throughout the San Francisco Bay Area, and specifically in Menlo Park. We specialize in effective public engagement, seamless inter-agency coordination, and managing specialized teams to deliver comprehensive environmental documentation.

LSA will collaborate with City staff to consider the wide range of interests representing Menlo Park's various stakeholders — including community organizations, decision-makers, and responsible agencies. Our goal is to understand key environmental concerns and deliver a clear, concise, and accessible environmental document. We understand the potential impact that the proposed 80 Willow Road Project could have on the community and future policy making and are committed to providing a document that will be comprehensive in scope and responsive to community environmental concerns and City needs.

#### Why LSA?

Our key qualifications for successfully executing this project are:

Senior Management Team. LSA's senior project management team, led by Theresa Wallace, AICP, Principal, and Florentina Craciun, Senior Environmental Planner/Project Manager, with 22 and 15 years of experience, respectively, will see the project through from beginning to end. As Principal in Charge, Ms. Wallace will be substantively involved in all aspects of the environmental review process. Ms. Craciun is a hands-on project manager skilled at managing interdisciplinary teams for high profile projects. Ms. Wallace and Ms. Craciun have worked collaboratively on dozens of complex projects throughout the Bay Area, including those highlighted in this proposal.



- Knowledge and Experience. The LSA team possesses the depth and breadth of experience necessary to efficiently and effectively complete this effort. We have prepared hundreds of environmental documents for projects throughout diverse communities in the San Francisco Bay Area and specifically several recent projects in the City of Menlo Park, including four Focused EIRs tiering from the ConnectMenlo EIR. LSA also holds on-call contracts with dozens of Bay Area communities to prepare environmental review documentation and was recently placed on the City of Menlo Park's prequalified list. This is a testament to implementation of our core values of service, responsiveness, and trust. Additionally, our senior management team recently completed similar EIRs for high-profile, large-scale, mixed-use projects such as the Northgate Mall Redevelopment Project in the City of San Rafael and the Gilman Gateway Rezone Project in the City of Berkeley.
- Technical Expertise. LSA's in-house technical specialists and selected subconsultants are recognized experts in their fields and possess the necessary local knowledge and expertise for this project. LSA's in-house technical specialists and planning staff will complete the air quality, greenhouse gas emissions, energy, noise, cultural and tribal cultural resources, hydrology and water quality, hazards, geology and soils, and biological resources analyses, and conduct peer review of project sponsor-prepared studies as needed. We have also included our longstanding teaming partners, with particular experience working in Menlo Park and other cities on the San Francisco Peninsula:
  - Kittelson & Associates will provide the Traffic Impact Analysis (TIA). Kittelson and LSA partnered
    together on two recent efforts in the City as well as dozens of other environmental documents
    for other Bay Area jurisdictions over the past decade.
  - Baseline Environmental Consulting will prepare the Phase I Environmental Site Assessment (ESA) for the project. LSA and Baseline have teamed on numerous hazardous site assessments over the past 20 years.
  - West Yost will peer review the Water Supply Assessment (WSA) to be prepared by the project sponsor and Cal Water. West Yost recently prepared four WSAs for projects within Menlo Park and has worked with LSA in other Bay Area communities.
  - **Keyser Marston Associates** is available to provide a housing needs assessment (HNA) as an optional task. KMA has extensive experience working on housing studies for the City.
- Dedication to Timely and Efficient Project Delivery. Our solid understanding of the CEQA
  environmental review process and other environmental laws helps us to anticipate our clients' needs
  and provide a customized approach to each assignment, while balancing cost efficiency, schedule
  constraints, and regulatory requirements. Our team has the proven ability to work collaboratively
  with agencies, project sponsors, design teams, and technical consultants, and to communicate
  effectively with diverse audiences in highly charged public forums.

We believe that the LSA Team offers efficiencies in terms of both timeline and cost given our recent experience within the City and ability to maximize the expertise of our own in-house technical specialists and long-term teaming partners. LSA's project management team can ensure that the team is committed to the submittal due dates provided in our agreed-upon schedules and that our quality assurance and quality control procedures are followed. We approach this project with a great deal of enthusiasm and look forward to the opportunity to assist the City, once again. This proposal is valid for a period of 90 days.

Sincerely,

LSA Associates, Inc.

Theresa Wallace
Principal in Charge

Anthony Petros
Chief Executive Officer (CEO)





## **Table of Contents**

Table of Contents	i			
Project Team	2			
Project Management Team	2			
Key Technical Staff	4			
Subconsultants	7			
Project Understanding and Approach				
Project Understanding	11			
Technical Approach	12			
Management Approach	13			
Proposed Work Program	15			
Task 1. Project Initiation	15			
Task 2. Environmental Evaluation	20			
Task 3. Alternatives	34			
Task 4. CEQA-Required Assessment Conclusions	34			
Task 5. Draft Environmental Impact Report	35			
Task 6. Final Environmental Impact Report	36			
Task 7. Project Management	38			
Task 8. Meetings	39			
Project Schedule	40			
Cost Estimate, Rate Schedule and Billing	42			
Cost Estimate	42			
Rate Schedule	46			
Work Progress and Billing Methodology	47			
Appendix A: Resumes	48			
Appendix B: Housing Needs Assessment Scope of Work (Optional Task)	49			
Appendix C: Phase I Environmental Site Assessment Scope of Work	50			
Appendix D: Transportation Impact Analysis Scope of Work				
Appendix E: Additional Information				
Relevant Project Experience	52			
Diversity, Equity, and Inclusion	56			



## **Project Team**

LSA is a full-service multidisciplinary environmental planning and project management professional services firm committed to providing the City with accurate, prompt, and efficient environmental documentation services. LSA has offered these services for more than 48 years, and today the firm employs over 180 environmental professionals, including specialists in environmental and land use planning, transportation, biological resources, architectural and historic resources, archaeology, paleontology, water quality, air quality, greenhouse gas emissions, geographic information systems, and noise and vibration. LSA has the depth and breadth of experience to cover almost every aspect of environmental documentation services for CEQA compliance. Our team of planners, in-house technical experts, and subconsultants will be led by Theresa Wallace, AICP, Principal in Charge. Ms. Wallace will be available throughout the duration of the project to provide consistent leadership and quality assurance/quality control.

We are joined by Kittelson Associates for the traffic impact analysis (TIA), Baseline Environmental Consulting for preparation of a Phase I Environmental Site Assessment (ESA), and West Yost to peer review the Water Supply Assessment (WSA). Keyser Marston Associates is also included in the team to prepare a Housing Needs Assessment (HNA), as an optional task. Below is a summary of our project team. Full resumes, including technical staff and subconsultants, as applicable, are provided in Appendix A. An organization chart at the end of this section details the complete project team and their individual responsibilities.

## **Project Management Team**

Effective project management is critical to the success of environmental analysis, especially for complex projects such as the 80 Willow Road Project. Theresa Wallace, AICP, Principal in Charge and Florentina Craciun, AICP, Senior Environmental Planner/Associate will work as a collaborative team to manage the project. Ms. Wallace's primary responsibilities will include oversight of the project scope, schedule, and costs and quality assurance/quality control (QA/QC) for all project deliverables, ensuring that all documents meet LSA's standards. She will also attend all team meetings and public hearings and be available to consult on CEQA procedural and technical matters, and support the team as necessary. Ms. Craciun will be the day-to-day contact for the City and will coordinate the LSA team, directly manage the schedule and budget, communicate assignments, and ensure that all tasks are completed in a thorough, efficient, cost-effective, and timely manner. Qualifications for Ms. Wallace and Ms. Craciun are provided below.



## Theresa Wallace, AICP, Principal in Charge



Ms. Wallace is a seasoned planner and project manager with over 21 years of experience in preparing a variety of environmental documents including CEQA Initial Studies/Mitigated Negative Declarations (IS/MNDs) and Environmental Impact Reports (EIRs); and National Environmental Policy Act (NEPA) technical studies, Environmental Assessments, and Environmental Impact Statements. Theresa's experience encompasses a wide array of public- and private-sector projects, including a number of residential, commercial, office, institutional, and mixed-use projects; as well as public park master plans and facilities and bicycle/pedestrian paths. She is adept at managing multidisciplinary teams and helping agencies navigate complex environmental review processes. She has

managed the environmental review for a number of large-scale, high-profile projects throughout the Bay Area and beyond. She serves as the Principal in Charge for all of LSA's Bay Area on-call CEQA contracts and also serves as the primary point of contact for the pre-qualified consultant lists in the cities of San Francisco, Oakland, and San Jose. Ms. Wallace is substantively involved in LSA's most high profile and complex projects in the Bay Area and has the availability to serve in this capacity for the 80 Willow Road Project.

Relevant Project Experience: Ms. Wallace served as the day-to-day project manager for the recently completed Northgate Mall Redevelopment Project EIR for the City of San Rafael and also served as the project manager for the 111 Independence Project, Menlo Uptown Project, Menlo Portal Project, and Menlo Flats Project EIRs for the City of Menlo Park.

## Florentina Craciun, Project Manager/Senior Environmental Planner



Ms. Craciun is a Senior Environmental Planner and Project Manager with 15 years of experience preparing environmental planning documents and permitting applications for development projects, including redevelopment of opportunity sites and streamlining approaches for project implementation. Ms. Craciun's experience spans both the public and private sector, having served as Senior Environmental Planner for the City and County of San Francisco, where she managed multiple redevelopment projects, which included coordination with the City Attorney's office, legislators, and internal agencies. Ms. Craciun currently works on projects that include new housing and commercial development, adaptive reuse of historic buildings, and public works projects.

As part of her management role, Ms. Craciun directs resource specialists in completing technical studies, including biological resources, transportation impact assessments, and cultural resources studies, and coordinates with consultants, applicants, and internal staff. In her position, Ms. Craciun conducts scoping meetings, presents at city commissions on behalf of staff, assembles mitigation monitoring reports and helps jurisdictions to establish community sized thresholds of significance.

Relevant Project Experience: Ms. Craciun is currently managing the EIR process for a project submitted under Senate Bill (SB) 330 in the City of Livermore and is currently completing the Final EIR for the Gilman Gateway Rezone Project for the City of Berkeley. In addition, Ms. Craciun managed the Stonestown Mall Redevelopment Project while serving at the City of San Francisco. The project included the addition of



housing and commercial development on the 20-acre parking lot surrounding the Stonestown Mall, and won an Award of Merit in the Environmental Impact Report Category from the California Association of Environmental Professionals.

## **Key Technical Staff**

Ms. Wallace and Ms. Craciun will be supported by a dedicated team of in-house planning staff in the day-to-day management of the project and in preparing the non-technical sections of the EIR. Our in-house technical expertise encompasses the fields of air quality, greenhouse gas emissions, energy, noise, cultural (including historic architectural and archaeological) and tribal cultural resources, hydrology and water quality, hazards, geology and soils, and biological resources. We have provided detailed resumes for our in-house technical team and subconsultants in Appendix A. Preparation of technical inputs will be overseen by a Principal of the firm with expertise in the relevant discipline. Task leads for key topic areas are specifically identified below.

## Amy Fischer, Principal Air Quality and GHG Emissions Specialist



Ms. Fischer serves as LSA's senior air quality and global climate change lead for CEQA/NEPA and planning documents. She brings 26 years of experience in directing and conducting air quality analysis and preparing the air quality and greenhouse gas (GHG) emissions sections for environmental documents. Ms. Fischer has a comprehensive knowledge of air quality modeling and development of air quality emission reduction measures, including those of the Bay Area Air District. She has directed or prepared the air quality/health risk assessment and greenhouse gas analyses for all of LSA's Bay Area projects. The majority of Ms. Fischer's projects conducted for LSA have been in accordance with the methodologies and assumptions recommended in the air quality impact assessment guidelines of the BAAQMD. She is thoroughly familiar with

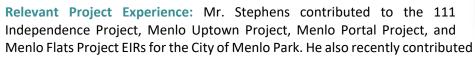
the updated Bay Area Air District CEQA Guidelines and adopted thresholds of significance.

Relevant Project Experience: Ms. Fischer oversaw the air quality and greenhouse gas emissions analyses for the 111 Independence Project, Menlo Uptown Project, Menlo Portal Project, and Menlo Flats Project EIRs for the City of Menlo Park. She also recently contributed to the 1548 Maple Street Residential Project EIR for the City of Redwood City, the Gilman Gateway Rezone EIR for the City of Berkeley, and the Northgate Redevelopment Project EIR for the City of San Rafael.



## John T. (J.T.) Stephens, Principal Noise Specialist

Mr. Stephens is a Senior Acoustical Specialist with 20 years of experience in noise and vibration studies to support CEQA documentation and a variety of other projects. He is proficient in the use of the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD-77-108), the Traffic Noise Model (TNM) 2.5, the Roadway Construction Noise Model (RCNM), the Aviation Environmental Design Tool (AEDT), SoundPLAN Noise Prediction Software, and INSUL, a noise prediction software for building façades and partitions. He is also responsible for performing noise monitoring surveys using a variety of Larson-Davis sound level meters.



to the Gilman Gateway Rezone EIR for the City of Berkeley and the Northgate Redevelopment Project EIR for the City of San Rafael.



## Michael Hibma, Associate/Architectural Historian



Mr. Hibma has over 17 years of experience conducting historical research, field studies, and preparing historical sections of cultural resource reports, Initial Studies, and EIRs. He documents and evaluates historical built environmental cultural resources in accordance with the California Register of Historical Resources, the National Register of Historic Places, and applicable local programs. He also conducts studies to address Section 106 of the National Preservation Act, and State and local regulations. Mr. Hibma meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History (36 Code of Federal Regulations [CFR] Part 61). He regularly prepares Project Impacts Analyses (PIAs) for development projects where built environment elements within or adjacent to a project site are listed in, or determined eligible for inclusion in, a national, State, or local list or inventory of

cultural resources, and, therefore, would qualify as a "historical resource" for the purposes of CEQA, as well as per applicable city or county regulations. He also conducts peer reviews of built environment resource eligibility technical studies in support of CEQA environmental documentation.

Relevant Project Experience: Mr. Hibma recently prepared the cultural resource evaluations or peer reviewed applicable documentation for the 389 El Camino Real Project for the City of Menlo Park, the Millbrae Life Science Project for the City of Millbrae, and the Northgate Redevelopment Project EIR for the City of San Rafael.



## John Kunna, Associate/Senior Biologist

Mr. Kunna is a Senior Biologist with over 20 years of wildlife biology experience. He manages environmental permitting projects from start to finish. He prepares due diligence and constraints analysis, develops permitting strategies, and manages technical studies including biological resources assessments, reconnaissance-level and protocol-level botanical and wildlife surveys, and wetland delineations. He prepares statutory and categorical exclusion memoranda for CEQA documents, and he develops avoidance, minimization, and mitigation measures for biological resources for CEQA documents and permit applications. He develops and implements plans for special-status species monitoring and relocation, dewatering, restoration, and revegetation. Mr. Kunna has prepared applications for habitat conservation plans as well.



Mr. Kunna is also an independent holder of several United States Fish and Wildlife Service (USFWS) Section 10(a)(1)(A) recovery permits and is also approved by the California Department of Fish and Wildlife (CDFW) and/or USFWS as an authorized or designated biologist for construction site monitoring and surveys for other special-status species.

Relevant Project Experience: Mr. Kunna recently conducted the biological resources review for the 1548 Maple Street Townhome Community Project EIR for the City of Redwood City and the 2 Davis Drive Office/Research and Development Project EIR for the City of Belmont.





## Subconsultants

LSA is joined by four long time teaming partners with local knowledge and expertise in transportation analyses, hazardous materials evaluation, and water supply assessments.

#### **Kittelson & Associates**

Kittelson & Associates, Inc. (Kittelson) is a transportation planning, engineering, and research consulting firm that has served public agencies and private organizations across the United States for 40 years. Kittelson brings expertise in multimodal planning, bicycle/ pedestrian transportation safety, transportation demand management (TDM), conceptual roadway design, travel demand forecasting, traffic operations, signal design, emerging mobility/micromobility, connected/automated vehicle planning and policy, CEQA/NEPA and vehicle miles traveled (VMT) analysis, signing and striping plans, parking analysis and planning, and grant-writing assistance. The firm has a strong record of successfully managing complex, multidisciplinary teams on projects incorporating stakeholders with diverse perspectives and needs. Kittelson staff are also experienced in presenting to city councils and speaking thoughtfully and sensitively to broader community members transportation safety-related issues.



Kittelson has provided traffic consulting services for the City of Menlo Park on five prior mixed-use projects and has worked with LSA on over a dozen projects throughout the Bay Area.

The Kittelson team will be led by Damian Stefanakis, Senior Principal.

Kittelson's offices are located in Oakland.

Kittelson will prepare a transportation impact analysis (TIA) report to evaluate the VMT and level of service (LOS) in accordance with the City's TIA Guidelines.

## Damian Stefanakis, Senior Principal, Kittelson



Mr. Stefanakis is a senior principal planner with over 39 years of experience in transportation planning and travel demand forecast modeling. He specializes in the development and application of travel demand models for highway and transit projects using many types of software, including EMME, TRANPLAN, UTPS, MINUTP, and CUBE. He also has experience with application of regional MPO models in California, Texas, Ohio, and Florida. Mr. Stefanakis has significant experience developing and applying the C/CAG-VTA and Alameda CMA Countywide Models for regional transit and highway studies. He also provides on-call support and model training to clients in traffic analysis, CEQA review, and travel demand modeling. In addition, Mr. Stefanakis has extensive experience in developing goals and policies for General Plans, Specific Plans, and

other planning documents, conducting VMT analysis per Senate Bill 743, and utilizing his experience to establish implementable and forward-thinking approaches to complex transportation issues.

Relevant Project Experience: Mr. Stefanakis recently led the following studies for the City of Menlo Park: Menlo Park Transportation Master Plan and Transportation Impact Fee Program Update, El Camino Real



Corridor Study, Commonwealth Building 3 Project CEQA Review, 111 Independence Drive CEQA Review, and Menlo Portal CEQA Review.

## Dhawal Kataria AICP, RSP, Senior Planner, Kittelson



Mr. Kataria is passionate about multimodal transportation and creating healthy, sustainable, and safe communities. He is experienced in transportation and land use planning from both the public and private sectors. Due to his interest in urban design and planning, he is involved in preparing conceptual designs, conducting research and data analysis, and drafting policy documents. With more than four years of experience, Mr. Kataria has worked on diverse transportation projects, including complete streets design, transportation safety plans, long-range transportation plans, general plans (circulation element), streetscape improvements, traffic impact analysis, parking demand, and transportation funding. Mr. Kataria is a certified planner and an active member

of the American Planning Association (APA) and Institute of Transportation Engineers (ITE), which keeps him abreast of the latest best practices in transportation planning. Mr. Kataria also holds certification in GIS from the University of Texas at Arlington, and he has presented at conferences on Climate Change and Design for All concepts.

Relevant Project Experience: Mr. Kataria prepared the transportation analyses for the 2705 Haven Avenue Project in the City of Menlo Park, as well as the 1855 S. Norfolk Street (Fish Market) Project and Nazareth Vista Mixed-Use Project for the City of San Mateo.

### **Baseline Environmental Consulting**

Baseline Environmental Consulting (Baseline) is a certified small business based in Emeryville and is a multi-disciplinary environmental consulting firm established in 1985. Baseline provides private- and public-sector clients with a range of services, including CEQA environmental impact assessment/ compliance and hazardous materials management. Baseline brings over 30 years of experience conducting geology, hydrology, and hazards CEQA analyses. Its staff of geologists, hydrogeologists, engineers, and environmental scientists has extensive expertise and experience preparing technical sections for IS/MNDs and EIRs.

Baseline's hazardous materials management practice includes the preparation of Phase I/II Environmental Site Assessments (ESAs). Baseline has experience conducting soil and groundwater



Baseline professionals have worked with LSA for more than 20 years to provide geology/hydrology/hazards services for CEQA documentation, including supporting technical evaluations such as Phase I Environmental Site Assessments.

contamination investigations and, as required, associated cleanup. Typically, Baseline uses a risk-based approach to achieve site closures from applicable regulatory agencies. It works extensively with public agencies in developing general guidelines for development of contaminated urban sites.



#### **West Yost**

West Yost is a water resource management and engineering firm specializing exclusively in water, and has been serving public agencies managing water supplies for 35 years. Clients include cities, counties, municipalities, utilities, and water districts. West Yost assists by



developing and delivering water, wastewater, and stormwater solutions from planning and permitting through design and construction. West Yost builds the infrastructure necessary for creating safe, clean, and resilient communities. In addition to the core engineering services, West Yost offers comprehensive program management to ensure projects are executed smoothly and efficiently.

### **Keyser Marston Associates**

Keyser Marston Associates, Inc. (KMA) is a full-service real estate advisory firm with a focus on affordable housing policy and transactional work, Public-Private Partnerships (P3s), and land use economics. KMA has broad experience analyzing and advising on mixed-use development projects in jurisdictions throughout California across various locations and scales, including assessing feasibility, development potential, economic benefits, fiscal impacts, and housing needs, working with many cities on the San Francisco Peninsula, including Millbrae, Redwood City, Burlingame, Daly City, San Bruno, San Carlos, Palo



**KEYSER MARSTON ASSOCIATES** 

KMA has completed twelve separate HNAs for a wide variety of residential, non-residential, and mixed-use projects in Menlo Park, four of them with LSA.

Alto, East Palo Alto, South San Francisco, Burlingame, Belmont, and Brisbane, in addition to the County of San Mateo on the Peninsula, and the cities of Mountain View and Los Altos in the South Bay.

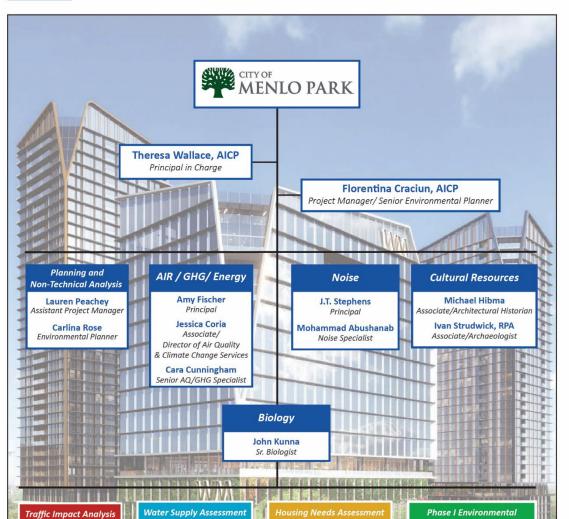
KMA is available to prepare an HNA evaluating the impacts of the proposed project on housing supply and housing need by income level as well as its potential to cause or contribute to displacement of existing residents in nearby communities. The HNA is included as an optional task.





## **Organizational Chart**





Team Organization Chart

Site Assessment



## **Project Understanding and Approach**

LSA understands that the City of Menlo Park (City) is seeking an environmental consultant to prepare an environmental impact report (EIR) and associated documentation for the proposed 80 Willow Road Project (proposed project), pursuant to the requirements of the California Environmental Quality Act (CEQA), and to provide all necessary environmental consulting services in connection with this effort. In response to the City's Request for Proposals (RFP), dated January 24, 2025, LSA has developed an approach and work program that will achieve the City's objectives for environmental review and has assembled a project team that provides the full range of required expertise.

## **Project Understanding**

Our project understanding and approach to environmental review are based on the information and background materials provided in the RFP and our familiarity with the project site and vicinity.

The approximately 6.68-acre project site was previously the headquarters of *Sunset Magazine* from 1951 to 2015. The two-winged structure, which resembles a ranch-style residence, was designed by architect Cliff May, with the adjacent gardens designed by landscape architect Thomas Church. The project sponsor, Willow Project LLC, proposes to demolish the existing one-story commercial structure and redevelop the site with four new buildings containing a mix of residential and nonresidential uses, including:

- Building 1: This building would be 301 feet tall and would include 336,065 square feet of office and 11,700 square feet of retail uses.
- Building 2: This building would be 461 feet tall and would include 231 residential units and 130 hotel rooms.
- Building 3: This building would be 397 feet tall and would include 434 residential units and 17,540 square feet of retail uses.
- Building 4: This building would be 22 feet tall and would include a 2,670-square-foot private preschool.

In total, the proposed project would include 959,644 square feet of residential use totaling 665 dwelling units at a density of 99.5 dwelling units per acre; 336,065 square feet of office use; 29,240 square feet of retail use, a 2,670-square-foot private preschool, and a 190,534-square-foot, 130-bed hotel. The project includes related landscaping, infrastructure, and circulation improvements.

It is our understanding that on December 7, 2023, the project sponsor submitted a preliminary application to the City, pursuant to Senate Bill 330, to redevelop the project site with a variety of mixed uses not otherwise allowed on the project site. This application established the project sponsor's "Builder's Remedy" rights pursuant to the Housing Accountability Act (Government Code Section 65589.5). If a local jurisdiction has not adopted a housing element in substantial compliance with State law, applicants may propose eligible housing development projects that do not comply with either the zoning or general plan. Pursuant to the Housing Accountability Act, a local jurisdiction may be required to approve an eligible housing development project because it cannot make any of the five required findings contained in Government Code Section 65589.5. On November 14, 2024, the City deemed the application complete, although inconsistent with multiple City development standards.



# **Technical Approach**

The City is the Lead Agency for environmental review of the proposed project. Based on our review of the City's RFP, review of the project background materials, and familiarity with the local area, LSA believes that an Environmental Impact Report (EIR) is the appropriate environmental document to satisfy the requirements of CEQA. However, LSA will first prepare an Initial Study to "scope out" topics that do not warrant detailed analysis in the EIR. Topics that are determined to result in no impact, less than significant impacts, or less than significant impacts with implementation of standard mitigation measures (subject to City review) will not be further addressed in the EIR.

Our detailed approach to preparation of the environmental review documentation is set forth in the Proposed Work Program section of

#### Key Issues:

- Stable yet flexible project description
- Planning and policy consistency
- Historic resources
- Transportation and circulation
- Population, employment and housing
- Greenhouse gas emissions
- Noise
- Cumulative Analysis
- Alternative Analysis

this proposal. The EIR and environmental review process in general will provide a comprehensive evaluation of the proposed project. Issues specific to each technical topic to be evaluated under CEQA are detailed in the Proposed Work Program. Our Proposed Work Program is intended to accomplish the following key objectives:

- Collaborate with the City and project sponsor to define the project for CEQA purposes in order to craft
  an appropriately detailed project description that accurately reflects all elements of the proposed
  project.
- Utilize LSA's experience preparing environmental documents for large-scale mixed-use projects comprising residential, office, and retail use and projects within Menlo Park to customize the environmental review effort to address the unique characteristics of the project site and proposed project.
- Achieve a high level of communication and interaction among the project team so that the CEQA environmental analyses and public outreach efforts consider the range of environmental constraints that could affect project development.
- Make the environmental documentation as accessible and relevant as possible through thoughtful
  and concise writing and use of data-rich graphics.
- Provide a rigorous project-level analysis of the environmental effects of each phase of the proposed development.
- Use and leverage the LSA Team's technical expertise to prepare an environmental review document that addresses and responds to agency and public concerns about the project.
- Maximize the use of background materials and previous environmental documents that have already been assembled for the project site.

The Initial Study and EIR will include all of the topics required by CEQA. All issue topics will be comprehensively addressed at a level appropriate for the proposed project. LSA will peer review and make use of the relevant technical studies prepared by the project sponsor team, and will coordinate the availability, timing, and review of these studies prior to conducting in-house technical reviews (these tasks are covered under the respective topical sections identified in Task 2). In addition, LSA's in-house technical



staff and teaming partners will prepare the following stand-alone technical studies, as detailed in this scope of work:

- Aesthetics and Shadow Evaluation (Task 2.3)
- Biological Resources Assessment (Task 2.4)
- Historic Resources Project Impact Analysis (Task 2.5)
- Phase I Environmental Site Assessment (Task 2.9)
- Transportation Impact Analysis (Task 2.10)

If any of the above technical studies will instead be provided by the project sponsor, LSA will discuss the best approach to peer review with the City. It is assumed in this proposal that the project sponsor will provide the following technical studies, which will be peer reviewed by the LSA team: (1) Arborist Report; (2) Historical Resources Evaluation; (3) Archaeological Resources Assessment; and (4) Water Supply Assessment. The LSA team can also prepare the following technical items, which are included as optional tasks: (1) Housing Needs Assessment (Task 2.2); shadow diagrams (Task 2.3); and Historical Resources Evaluation and/or Archeological Resources Assessment (Task 2.5). Other studies, plans, and reports provided by the project sponsor will also be reviewed and evaluated for adequacy to support the environmental analysis as necessary. It is assumed that all technical studies will be reviewed by the LSA team and City staff and revised as necessary either by the project sponsor team or by the LSA team (with potential scope and budget adjustments as needed) prior to preparation of the applicable Draft EIR topical sections.

It is anticipated that up to four alternatives, including the No Project alternative, will be evaluated in the EIR. While most of the analysis will focus on a qualitative comparison of project impacts, LSA understands that a more comprehensive and quantitative analysis of some or all of the project alternatives may be necessary, and this is reflected in our scope of work. For example, our in-house architectural historian will assist with tailoring a potential alternative to reduce historic

resource impacts.

# Management Approach

Effective project management is critical to the success of an environmental analysis. We believe that the ability of LSA staff to work independently of, but in close communication with, City staff is one of our greatest assets. The following summarizes the key strengths of the LSA Team and our management approach:

Commitment and Availability of Local Senior Staff. LSA is committed to having senior staff involved in projects, including close collaboration with the Project Manager and technical staff. The LSA Team will be directed and managed by a Principal of the firm, who will oversee the project and technical analyses, coordinate with the project team, and ensure that all tasks are completed in an efficient, cost-effective, and timely manner. The Principal and Project Manager will manage the day-to-day activities of the project

**Key Management Considerations:** 

- Project will be managed from our San Francisco Bay Area office
- Senior staff are committed and available to see the project through from beginning to end
- We are communicative and responsive to client needs and return calls and emails promptly
- Regular review of schedule and key milestone dates and flexibility to adjust and meet project demands as needed
- Established quality control procedures are followed for every project



from our San Francisco Bay Area office and represent the project team at all meetings and hearings. LSA's identified Project Manager is available to begin work upon notice to proceed and will see the project through from beginning to end.

Proactive Project Management. LSA provides comprehensive, active project management, ensuring overall project quality, coordination, and timeliness. Each of LSA's assigned staff members is skilled at anticipating and dealing with issues that may arise during the course of the project. Rather than postpone difficult issues or unpleasant news, LSA's practice is to raise issues early and solve problems.

- Communication and Responsiveness. Our project managers and associates are trained to communicate by memo, by email, by videoconference, and by phone in ways that are clear, concise, and timely enough that decisions requiring higher level input can be addressed before they become problems. We will travel to City offices to meet when face-to-face dialogue will be the most effective form of communication. We encourage the establishment of regular team teleconferences to provide progress updates. We will prepare agendas and minutes for team meetings and maintain an ongoing list of action items. In addition to regularly established meetings, LSA's Principal and Project Manager work as a team and either one will be available to respond to calls and emails in a timely manner as client needs arise.
- Commitment to Schedule and Cost Control. Meeting the client's schedule is a primary focus of project management for all work undertaken by LSA. We seek to initiate the planning and review process with a clear understanding of the realistic dates for the receipt of analyses and the completion of technical studies that are key milestones on the critical path for completing the project. We take a very proactive approach to managing our technical subconsultants to ensure that they are committed to meeting the agreed-upon project schedules. It is our policy that if we identify serious concerns that jeopardize the adequacy of our analysis, we immediately notify the client to discuss possible solutions and the effects of those solutions on the project schedule. On a weekly, monthly, and quarterly basis, our planning staff conducts workload meetings to determine work assignments by individual staff and to allocate resources to ensure that we meet agreed-upon deadlines. LSA will review the project schedule with the team on a bi-weekly basis and adapt as needed to ensure that key milestone dates are achieved.

Conducting all steps necessary for creation and approval of the required environmental review requires not only strict adherence to established timelines and schedules of the project, but also close management of costs associated with the project. To this end, LSA employs several management tools including topic-specific budgeting tables, subconsultant progress updates, and regularly scheduled budget reporting and updates to the client to accurately track and monitor the overall budget through to project completion.



# **Proposed Work Program**

This section outlines the LSA Team's approach and specific work program for completing the 80 Willow Road Project EIR, in compliance with CEQA. An outline of the overall work program is presented in **Table A**. The Preliminary Project Schedule is provided in **Table B**. The estimated time allotted for each of our team members can be found in our Cost Estimate on page 41.

# Task 1. Project Initiation

The project initiation task will provide an opportunity for the LSA team to collaborate and strategize with City staff to refine our recommended approach and work program, as appropriate, and assemble materials for the analysis of the project. Other key project initiation tasks will involve conducting a site visit, gathering and reviewing background information, preparing the project description, and distributing the Notice of Preparation (NOP) and facilitating the scoping session.

#### 1.1 Start-Up Meeting and Site Visit

LSA will meet with City staff to discuss expectations regarding the tasks to be undertaken as part of the environmental documentation effort for the proposed project. As a part of the meeting, LSA will:

- Confirm the proposed scope of work and expectations for use of background materials provided by the project sponsor team;
- Identify relevant information and data needs regarding the project site, and environmental documents beyond those the City and project sponsor have already made available;
- Discuss the City's desired approach to involving the project sponsor team and various City departments during preparation of the environmental documentation and review of the administrative and screencheck drafts;
- Discuss the overall environmental review schedule and associated milestones; and
- Review the required entitlements/planning approvals and lead agency roles.

In conjunction with the start-up meeting, LSA staff will visit the project site and photograph the surroundings, document

#### **Table A: Work Program Outline**

#### **TASK 1. PROJECT INITIATION**

- 1.1 Start-Up Meeting and Site Visit
- 1.2 Data Gathering, Evaluation, and Peer Review
- 1.3 Project Description
- 1.4 Evaluation Methodology
- 1.5 Initial Study
- 1.6 Notice of Preparation and Scoping Session
- 17 Work Program Refinement

#### **TASK 2. ENVIRONMENTAL EVALUATION**

- 2.1 Land Use and Planning
- 2.2 Population and Housing
- 2.3 Visual Resources and Shadows
- 2.4 Biological Resources
- 2.5 Cultural and Tribal Resources
- 2.6 Tribal Cultural Resources
- 2.7 Geology and Soils
- 2.8 Hydrology and Water Quality
- .9 Hazards and Hazardous Materials
- 2.10 Transportation
- 2.11 Air Quality
- 2.12 Greenhouse Gas Emissions
- 2.13 Noise
- 2 14 Public Services and Recreation
- 2.15 Utilities and Service Systems
- 2.16 Energy
- **TASK 3. ALTERNATIVES**
- TASK 4. CEQA-REQUIRED ASSESSMENT CONCLUSIONS

# TASK 5. DRAFT ENVIRONMENTAL IMPACT REPORT

- 5.1 Administrative Draft EIR
- 5.2 Screencheck Draft EIR
- 5.3 Printcheck Draft EIR
- 5.4 Public Review Draft EIR

# TASK 6. FINAL ENVIRONMENTAL IMPACT REPORT

- 6.1 Administrative Draft RTC
- 6.2 Screencheck Draft RTC
- 6.3 Printcheck Draft RTC
- 6.4 Final RTC
- 6.5 Mitigation Monitoring and Reporting Program
- 6.6 Findings of Fact and Statement of Overriding Considerations
- 6.7 Administrative Record
- TASK 7. PROJECT MANAGEMENT
- **TASK 8. MEETINGS**

existing conditions and site features, and confirm information provided in the background studies or data provided by the City and the project sponsor.



**Deliverable:** After the start-up meeting LSA will provide a summary of the meeting minutes, final schedule identifying key project milestones and dates, and a list of identified information needs (preliminary list identified in Task 1.2, below). LSA will also establish a file transfer link to be used throughout the course of the project.

#### 1.2 Data Gathering and Evaluation

Existing data and analyses applicable to the project site and vicinity, including the City of Menlo Park General Plan (ConnectMenlo), General Plan EIR, and Zoning Code, Housing Element and Housing Element EIR will be collected, evaluated, and distributed to the project team. Prior to preparation of the project description and initiation of the technical evaluations, LSA will request updated project materials from the project sponsor including following:

- Site Survey Mapping and Data
- Conceptual Site Plan(s)
- Representative Building Elevations/Sections or Massing
- Grading Plan
- Landscape Plan
- Circulation Plan
- Stormwater Plan
- Utility Plan
- Photometric Lighting Plan
- Architectural Renderings and Visual Simulations
- Shadow Diagrams
- List of Project Objectives
- Employment Data

We will also request construction data, as available, including schedule and data by phase, including depth of excavation, soil import/export, and equipment use and duration (worksheet to be provided by LSA). If equipment data is not available, default assumptions will be used.

We will work with the project sponsor and the City to tailor any project assumptions and incorporate them into the project in a consistent manner.

## 1.3 Project Description

Our goal is to tailor a clear and stable project description, while building in flexibility. A flexible project description under CEQA allows for adaptability during the environmental review process while ensuring compliance with CEQA's requirements for transparency and impact assessment. To meet regulatory standards, a project description must include clear and stable details about the project's location, objectives, size, design, and anticipated environmental impacts, as required by CEQA Guidelines Section



15124. However, flexibility can be built in by identifying performance standards, design options, or a range of development scenarios rather than overly prescriptive specifications. This approach allows for minor modifications or refinements as project planning evolves without triggering the need for substantial revisions to the EIR. Importantly, the description must be accurate and consistent throughout the CEQA analysis to avoid legal challenges related to project instability or piecemealing. A well-structured project description balances specificity and adaptability, ensuring decision-makers and the public can meaningfully assess potential environmental effects while allowing room for reasonable adjustments as the project progresses.

Based on the submitted site plans, technical studies completed for the proposed project, and consultation with City staff and the project team, LSA will draft a project description that includes all elements necessary to comply with CEQA, including, but not limited to, the purpose, phasing, and physical elements of the project, including building use, square footage, and height. The project description will include maps showing the existing conditions on and adjacent to the site, and the location and boundaries of the proposed project, as well as a written description of the existing uses so that the changes between existing conditions and proposed uses can be identified by phase. In addition, the project description will include a discussion of the background, objectives of the project, and construction phasing plan. The project description will describe the overall approval process for the project and identify all discretionary and anticipated subsequent approvals. All relevant agencies and reviewing bodies will also be identified.

LSA will also prepare a maps and project rendering figures of the project site and vicinity for use in the environmental document, using the best available information from the City. The maps will be used to illustrate the features of the site and its vicinity, such as streets and surrounding land uses, general plan designations, and zoning. Copies of the base map will be available for consultant and City staff use during meetings and presentations. The project renderings will be used to illustrate the proposed project and ensure that the public and decision makers have a clear understanding of the proposed development.

Crafting an appropriately detailed and illustrated project description is often the single most time-consuming (as well as important) element of a CEQA review document. LSA will work closely with the City to ensure that the project description provides a level of detail appropriate for CEQA analysis. Up to two drafts of the project description will be submitted to the City and project sponsor for review and comment before the LSA team begins conducting any impact analyses. The information compiled as part of this task will inform the project description used in the Initial Study, NOP and the Draft EIR.

**Deliverable:** Administrative Draft Project Description (up to two rounds of consolidated comments)

## 1.4 Evaluation Methodology

LSA understands the need to collaborate with the City and the technical team to establish the project specific impact thresholds to be used in the EIR and potentially Initial Study early on in the environmental review process. When establishing project-specific CEQA thresholds, it is critical to ensure they are informed by local, regional, and State regulations and policies and are appropriate for the project location, size, and scale.

While Appendix G of the CEQA Guidelines provides a framework for identifying potentially significant impacts, project-specific thresholds should be tailored to reflect site conditions, regulatory requirements, and the unique characteristics of the proposed development. Discussions with technical specialists—such



as traffic engineers, air quality analysts, and noise consultants—will help define quantitative and qualitative criteria that provide a defensible basis for impact analysis. The City's participation ensures that thresholds are consistent with local policies and plans. By integrating technical expertise, regulatory consistency, and stakeholder input, the established thresholds will provide a clear and legally sound basis for impact determination and mitigation.

The agreed-upon project-specific CEQA thresholds will be documented in a formal memorandum to ensure clarity and consistency throughout the environmental review process. This memo will summarize the technical basis for each threshold, referencing relevant studies, regulatory standards, and input from the City and technical specialists. By memorializing these thresholds, we will create a clear, defensible record that will guide impact analysis and support CEQA compliance.

In addition, under CEQA's cumulative impacts analysis, we will evaluate whether the project's impacts, when considered together with past, present, and reasonably foreseeable future projects, could result in significant environmental effects. To ensure a comprehensive and up-to-date analysis, we will incorporate development assumptions from the newly adopted Housing Element, reflecting the City's planned growth and housing targets. Additionally, we will account for pipeline projects that are either approved or under review, providing a realistic assessment of cumulative conditions. The cumulative setting will be tailored to each resource area, ensuring that the geographic and temporal scope of analysis is appropriate for the specific environmental topic being evaluated. This approach ensures that the analysis is robust, legally defensible, and reflective of current planning efforts. Establishment of the cumulative condition assumptions will be documented in a memorandum prior to initiating the cumulative impact analysis.

**Deliverable:** Confirm evaluation methodology and produce Significance Thresholds and Cumulative Analysis Memorandums (up to two rounds of consolidated comments)

## 1.5 Initial Study

After completion of Task 1.4 above, LSA will initiate preparation of an Initial Study, which will be prepared in accordance with CEQA and City guidelines; LSA will utilize the Environmental Checklist Form (Appendix G of the CEQA Guidelines) to focus-out environmental topics that do not warrant detailed analysis in the EIR. Based on LSA's preliminary review of the proposed project and existing site conditions, LSA believes that the following environmental issue topics will likely be addressed in the Initial Study and scoped out of full analysis in the EIR: agriculture and forestry resources, geology and soils, hydrology and water quality, hazards and hazardous materials, mineral resources, public services and recreation, utilizes and service systems, and wildfire. Other topics, such as biological resources and cultural (archaeological) and tribal cultural resources may be partially scoped out. The remaining topics to be addressed in the EIR will be briefly discussed in the Initial Study. If the analysis in the Initial Study finds that the project would result in significant impacts to other aspects of the physical environment, these topics will also be incorporated into the EIR by way of Task A.6 (Work Program Refinement). The topics anticipated to be fully addressed in the Initial Study and EIR are more fully described in Task 2, below.

LSA will prepare three drafts of the Initial Study: (1) Administrative Draft; (2) Screencheck Draft; and (3) Public Review Draft. The Initial Study with the following components, including figures to illustrate the project location and features:

- Project Description
- CEQA Appendix G Environmental Checklist Form



- Mandatory Findings of Significance
- Contacts and Bibliography

Upon completion of the Administrative Draft Initial Study, LSA will meet with the City to discuss the analysis and conclusions and confirm the topics to be scoped out of further review in the EIR. Completion of the Initial Study will be dependent upon several technical reports, as identified under Task 2. In the event that there are delays in completion of adequate and peer-reviewed final reports, LSA will discuss the best approach with the City regarding inclusion of certain topics or partial topics in either the Initial Study of the EIR.

The Initial Study will be circulated with the Notice of Preparation of the EIR. Any revisions to the Initial Study that are required to address public comments will be addressed and included in a revised Initial Study to be appended to the Draft EIR.

Deliverable: Administrative Draft, Screencheck Draft, and Public Review Draft Initial Study

#### 1.6 Notice of Preparation and Scoping Session

LSA will prepare an NOP in accordance with the requirements of CEQA. The NOP will include a project description, location map, and outline of the expected environmental topics to be covered in the EIR. The Initial Study and NOP will be circulated together. LSA will be responsible for distributing the NOP to the State Clearinghouse. In addition, LSA will work with the City to circulate the NOP to the appropriate local, regional, State, and federal agencies, as well as additional distribution and posting consistent with City practices. Following the 30-day comment period, LSA will review all comments, distribute comments to members of the LSA team as necessary, and recommend any needed changes to the proposed work program (see Task 1.7).

LSA will also attend one public scoping session for the EIR. The Principal in Charge/Project Manager and Assistant Project Manager will attend the session and assist City staff as necessary. It is assumed that the scoping session would take place in person, although LSA and potentially other team members could be available to attend virtually. The NOP, along with the written comment letters received on the NOP, will be included in an appendix of the EIR.

**Deliverable:** Draft and Final NOP; scoping meeting presentation materials; and summary of scoping meeting minutes

## 1.7 Work Program Refinement

It may be necessary to refine the work program in accordance with information compiled in the above subtasks or as a result of the technical evaluations conducted as part of Task 2. Upon receipt and review of all of the comments on the NOP (see Task 1.5) and taking into consideration comments heard at the scoping session, LSA will work with City staff to refine the scope of work and budget, if necessary, to address any environmental issues that are not yet adequately addressed in this revised work program. Contingency funds as identified in the cost estimate are reserved for the purposes of additional studies not identified in this scope of work, if required.





**Deliverable:** Memorandum detailing revisions to the proposed work program and cost estimate, if required

#### Task 2. Environmental Evaluation

The evaluation of environmental effects for each of the issue areas described below will be incorporated into either the Initial Study (Task 1.4) or the EIR (Task 5). All issue topics identified in the State CEQA Guidelines, Article 9, will be comprehensively addressed at a level of detail appropriate for the proposed project.

The topics below are presented in the order in which we suggest the EIR be organized, to allow decision-makers, responsible agencies, and the public to easily read the document through from beginning to end as certain topical discussions build upon previous analyses (e.g., the air quality discussion will build upon data gathered as part of the transportation analysis). Cross referencing to previous discussions will be utilized as necessary to reduce repetitiveness. LSA will confirm the organizational outline of the EIR before proceeding with the analysis.

The analysis for each issue topic will clearly describe the affected environment and the environmental consequences of implementation of the proposed project. The agreed upon significance thresholds (refer to Task 1.6) will be clearly stated within each section and will be used to determine impacts. Where relevant, impacts will be separately identified by their occurrence during either the construction or operations periods. Feasible mitigation measures (as well as the residual impacts or effects of each measure) will be identified.

Section 15130 of the CEQA Guidelines requires that an EIR evaluate potential environmental impacts that are individually limited but cumulatively significant. These impacts can result from the proposed project alone or together with other projects. Each of the topical sections discussed below will include an analysis of cumulative effects. The analysis of cumulative effects will address the potential impacts of the proposed project in conjunction with other past, present, or probable future projects. Reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects will be identified. It is assumed that the cumulative analysis will rely on both a list-based and projections level approach, using information provided by the City, as needed. The preferred method for conducting the cumulative impact analysis will be developed and agreed upon prior to conducting the impact analysis (refer to Task 1.6).

**Deliverable:** Proposed outline of the Draft EIR organization

## 2.1 Land Use and Planning

LSA acknowledges that the project is a Builder's Remedy application under Senate Bill (SB) 330; however, an analysis of the project's compliance with regulations designed to minimize environmental impacts remains necessary to ensure alignment with applicable standards. The project site is zoned within the C1 – Administrative and Professional District, Restrictive and is surrounded by commercial, residential, and institutional uses. As outlined in the January 13, 2025 Consistency Review letter from the City to the project sponsor, per Municipal Code Section 16.30.010, there are no uses in the C-1 district permitted without a use permit. Per Municipal Code Section 16.30.020, "professional, executive and administrative offices" and "special uses" such as "private schools" (Chapter 16.78) may be conditionally allowed subject to obtaining a use permit. As previously noted in the City's December 22, 2023 letter regarding the



submitted preliminary application, the land use types of hotel, general retail (certain retail types are a conditional use), and residential were not permitted or conditional uses in the C-1 district at the time of the December 7, 2023 preliminary application submission.

LSA will describe the land uses on and surrounding the project site. Existing on-site and surrounding land uses will be described based on information gathered in Tasks 1.2 and 1.3, and information provided by the City and project sponsor. This section will also include a comprehensive discussion of applicable local and regional planning documents and land use policies relevant to the project area and proposed development. The proposed project will be compared to the policies and guidelines adopted by the City, including the General Plan and Zoning Ordinance, as well as the newly adopted Housing Element. Relevant City land use policies will also be discussed, as applicable. Land use plan compliance and conflicts will be described, and procedural mitigation will be outlined, as appropriate.

Any policy inconsistencies and potential planning conflicts will be identified in a table format, and the potential policy conflicts will be described in greater textual detail. Under CEQA, policy conflicts in and of themselves (in the absence of direct physical effects) are not considered to have a significant effect on the environment and will therefore be differentiated from impacts described in the other topical sections of the analysis. Any physical impacts associated with policy conflicts will be addressed in the appropriate technical sections of either the Initial Study or the EIR.

Given the size and scale of the proposed project and potential inconsistencies with applicable standards and policies it is anticipated that this topic will be fully evaluated in the EIR and only briefly addressed in the Initial Study.

#### 2.2 Population and Housing

The proposed project would result in the redevelopment of the project site with a mix of residential and commercial uses and would directly increase the population of this area of the City, both through the introduction of new residents and potential increased employment. The project's potential to result in direct or indirect population growth within the area, the City, and the region will be discussed in this section. The extension infrastructure is not anticipated to increase opportunities for growth in the area as the project site is surrounded by development and existing recreational uses on all sides. Population growth associated with the proposed project will be determined through the preparation of the project description in consultation with the City. LSA will assess the population and housing impacts that will be created by the proposed project, by evaluating expected population increase as outlined in the City's General Plan and Housing Element and will analyze potential impacts only to the extent that they will directly or indirectly result in physical changes to the environment, that were not previously anticipated.

Given the size and scale of the proposed project it is anticipated that this topic will be fully evaluated in the EIR and only briefly addressed in the Initial Study.

Housing Needs Assessment (Optional Task). LSA has included as an optional task the preparation of
a Housing Needs Assessment (HNA) as detailed in Attachment B. If the HNA is determined to be
required, the scope and cost of preparation of this section of the environmental analysis may be
slightly reduced as LSA would rely on data and conclusions of the HNA to support the environmental
analysis for this topic.



#### 2.3 Visual Resources and Shadows

The existing setting would be altered by the construction of the new residential and nonresidential buildings and the removal of the existing building, including the demolition of a structure considered to be historic resources for the purposes of CEQA. Additionally, the project may cast new shadows onto adjacent open space areas, including San Francisquito Creek. The project is located within a Transit Priority Area (TPA), as it is within 0.5 miles of a major transit stop and along a high-quality transit corridor. As a result, under SB 743, an aesthetics analysis is not specifically required under CEQA. However, recognizing that the project represents a significant change for the area and that it may not be substantially in compliance with applicable standards, we have included in this work program an informational Aesthetics and Shadow Evaluation to provide additional context and transparency for the community. This information may be included within the EIR or as an appendix as an informational item. LSA will discuss and confirm the preferred approach with the City prior to beginning the analysis.

The new development would be visible from public vantage points primarily available from surrounding roadways and open spaces, including Timothy Hopkins Creekside Park. LSA will describe the area's existing visual character using photographs and narrative, and will include views from and to the site, noting the site's visibility as seen from key public vantage points located within the vicinity. The visual attributes and patterns of the project site and its surroundings will be assessed according to the following descriptive categories: site location and spatial organization, landform, vegetation, land uses, cultural features, and specific objects having aesthetic significance.

Effects of the proposed development on the existing visual character of the site and its surroundings will be described and analyzed, and the information and materials gathered via Tasks 1 and 2 (sponsor-prepared visual simulations, architectural renderings, photometric plans, and shadow diagrams, as appropriate) will be utilized in the analysis. LSA will address the project's potential visibility and visual contrast and compatibility as seen from key public view corridors and sensitive viewing locations. In addition, the proposed lighting standards will be described and potential changes to nighttime views of the site will be assessed.

This analysis will also include a discussion of potential increases in shade and shadow in the area, particularly as the proposed buildings relate to the adjacent open space and natural resource areas, including Timothy Hopkins Creekside Park and San Francisquito Creek. This analysis will be based on shadow diagrams prepared for the project, either by the project sponsor team, or by LSA as outlined in the optional task below.

• Shadow Diagrams (Optional Task). As an optional task, LSA will produce a set of shadow diagrams of the proposed project based on computer modeling of shadow effects associated with the proposed building massing. Current, pertinent technical data for the project including, site plan and elevation drawings, 3D project model of the building envelope and aerial photographs will be obtained and reviewed. Data gaps and technical questions will be identified. Times of day and sensitive locations for the analysis will be confirmed with the project team. Shadows for three times of day (9:00 a.m., 12:00 noon and 3:00 p.m.) will be shown at three times of year: winter and summer solstices (December 21 and June 21), when the sun is at its lowest and highest, and spring or fall equinoxes (March 21 or September 21), when day and night are of equal length. A total of nine (9) black and white diagrams showing existing and net new project shadow patterns will be produced. The diagrams will be based on computer modeling of shadow effects associated with the proposed building



massing. A brief written summary of technical methodology and assumptions will also be prepared and incorporated into the discussion.

### 2.4 Biological Resources

The project site is located in a dense urban area of the City, and developed commercial and residential uses surround the site and immediate vicinity. However, the site is immediately adjacent to an existing park and is bordered to the south by San Francisquito Creek. An LSA biologist will review the arborist report prepared by the project sponsor (dated September 2024) and prepare a stand-alone **Biological Resources Assessment** to inform the analysis. LSA will conduct the tasks below to perform a thorough biological resources assessment pursuant to CEQA and pertinent local, State, and federal regulations.

- Literature Review and Records Search. Prior to a site visit, LSA will conduct a biological resource records search of the most current versions of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database, the California Native Plant Society Electronic Inventory of Rare and Endangered Vascular Plants of California, and the United States Fish and Wildlife Service's (USFWS) Information for Planning and Consultation database. LSA will review the databases for known occurrences of special-status biological resources. Although LSA has a comprehensive understanding of the protected biological resources occurring in the Menlo Park area, conducting a current records search is a requisite industry-standard procedure. LSA will also review other applicable background documentation, including the sponsor-prepared arborist report.
- **Fieldwork.** Following the literature review, an experienced LSA biologist familiar with the habitats and special-status species of the region will conduct a general survey of accessible areas that may be directly or indirectly impacted by the proposed project, particularly to document the occurrence of any biological resources (i.e., species, habitats, jurisdictional waters) of interest or concern and to determine the potential for the presence of any such resources that may not be detectable at the time of the site survey. All occurrences of special-status plant and/or wildlife species on the project site will be mapped, along with the extent of the San Francisquito Creek riparian corridor and other vegetation communities and land cover types within the survey area. As part of the fieldwork, any potential jurisdictional waters of the United States and streambeds, or wetlands subject to State jurisdiction, and/or features considered sensitive by local jurisdictions that are identified within the project limits would also be assessed in the field. This scope of work does not include a formal, standalone jurisdictional delineation report. Should a formal jurisdictional delineation report be requested, LSA would prepare a revised scope and budget to prepare such documentation.
- **Biological Resources Assessment.** Following the fieldwork, LSA will prepare a Biological Resources Assessment describing the results of the literature review and field survey. The report will include:
  - A description of the survey methodology and general regulatory background/definitions.
  - A discussion of the soils, plant communities, and other land cover types.
  - Identification and discussion of areas that may potentially be considered jurisdictional wetlands, waters of the United States, waters of the State, or streambeds, as defined by the United States Army Corps of Engineers, the California State Water Resources Control Board, and the CDFW.
  - A description of observed or otherwise detected special-status species.
  - An assessment of potential habitat value for special-status species.



- A discussion of direct, indirect, and cumulative impacts of the proposed projects on special-status biological resources.
- Representative photographs of the project site and graphics showing the project location and vegetation communities. Additional graphics, as needed, will show locations of special-status species or sensitive natural communities, potential special-status species habitat, and areas of designated critical habitat on or directly adjacent to the project site.

LSA will develop practicable avoidance, minimization, and mitigation measures, as necessary, to reduce identified impacts to biological resources to a less-than-significant level. One draft of the Biological Resources Assessment will be provided to the City for review, and based on one set of consolidated comments LSA will prepare a final Biological Resources Report, which will then be used to prepare the environmental analysis for this topic.

Given the size and scale of the proposed project and potential for biological resources to occur within the immediate vicinity of the site it is anticipated that this topic will be evaluated in the EIR. Potential topics that may be scoped out in the Initial Study analysis include impacts to protected wetlands and compliance with local plans or policies that protect biological resources (tree ordinance) and habitat conservation and community plans.

Deliverable: Draft and Final Biological Resources Assessment

#### 2.5 Cultural Resources

LSA understands the project site contains the former Sunset Headquarters, a single-story California Ranch-styled commercial building constructed in 1951. LSA further understands the building was designed by architect Cliff May and the associated grounds were designed by landscape architect Thomas Church. The building and grounds were nominated for inclusion in the National Register of Historic Places (National Register) by Alvin-Christian Nuval and Robert Jay Chattel, of Chattel Architecture in 2024. The Chattel nomination, prepared in October 2024 in support of a submittal to the California State Historic Resource Commission, found both the building and surrounding grounds in the 6.7-acre project site individually eligible for the National Register under Criterion A (events) and Criterion C (architecture) at the Statelevel of significance. A period of significance of 1951 to 1990 was assigned to the property which begins with the date of construction to when *Sunset Magazine* was sold to Time Warner. LSA understands that a Historical Resources Evaluation (HRE) and potential Project Impact Analysis will be required to support the EIR. This scope of work assumes that the project sponsor will provide the HRE and that LSA will peer review the report for adequacy. LSA can also prepare the HRE if it is not provided by the project sponsor, as detailed in the optional task below.

- Historical Resources Evaluation (Optional Task). As an optional task, LSA will prepare HRE in support
  of the EIR. The HRE will include a separate eligibility evaluation that will rely on previous research,
  maps, plans, drawings, and other background information on file at information repositories, local
  governments, and by the project sponsor. The HRE will characterize and understand the historical and
  environmental context of the project site. The tasks listed below will be completed as part of this work
  program.
  - Background Research. To the extent possible, LSA will utilize the research and findings in the Chattel National Register nomination or presented in other previously prepared cultural resources documentation or related reports to minimize redundant research and maximize efficiency.



Where data gaps occur, LSA will conduct supplemental property-specific research at information repositories, government offices, and local archives as necessary. LSA will review the results of a focused Northwest Information Center (NWIC) cultural resource records search of the project site. LSA will contact local historical societies such as the San Mateo County History Museum and the Menlo Park Historical Association to request any information or to share concerns they may have about the project.

- Archival Research. An LSA architectural historian will visit the San Mateo County History Museum
  in Redwood City and coordinate with City staff and project sponsor representatives for any
  publications or other background materials available that describes the history of Menlo Park
  generally, any property-specific information specifically, such as its construction, dedication, or
  any notable or significant events associated with the structure to inform the eligibility evaluation.
- **Site Visit**. An LSA architectural historian who meets the Secretary of the Interior's *Professional Qualification Standards* (36 CFR Part 61) in Architectural History and History will conduct a pedestrian field survey to document the current form, materials, and construction of the *Sunset Magazine* headquarters and grounds in the project site, as well as to identify any structural modifications that may have occurred over time or were not identified in earlier evaluations. The structure will be recorded on California Department of Parks and Recreation 523 Series (DPR 523) forms as appropriate, or update an existing DPR 523 as necessary, using official California State Office of Historic Preservation guidelines.
- Eligibility Evaluation. Following the research and site visit, LSA will prepare or update an extant historic context statement and DPR 523 form record for the *Sunset Magazine* headquarters and grounds in the project site and evaluate them together as one property for listing in the California Register of Historical Resources, and for local listing per guidelines in the Menlo Park Municipal Code. Archaeological or Native American-related resources are not included in the evaluation but would be addressed separately as part of the EIR. The methods, results, and recommendations of LSA's study will be documented in a technical letter report of findings describing the proposed project, LSA's research methodology, and conclusion. The DPR 523 form record will contain the eligibility evaluation. A final copy will be submitted to the NWIC to fulfill an agreement for archive access.

The proposed project involves demolition of the existing structure. A brief **Project Impact Analysis** memorandum will be prepared by LSA to comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Secretary's Standards), as set forth in California Code of Regulations Section 15064.5(b). The PIA will also be used to inform the evaluation of environmental effects in the EIR as well as development of potential project alternatives (refer to Task 3).

In addition, an LSA architectural historian and archaeologist will peer review the Archeological Resources Assessment to be prepared by the project sponsor team. If necessary, LSA, will prepare a memorandum documenting peer review comments. LSA will utilize this analysis to prepare the environmental review documentation for this topic. It is assumed that the Archeological Resources Assessment, prepared by the project sponsor, will include an analysis of only archaeological environmental resources in the project site. Field reviews and supplemental archival and background research are not assumed to be required once adequate peer-reviewed cultural resources are provided by the project sponsor, although these additional tasks could be completed with use of the contingency, if necessary. In addition, LSA understands that preparation of the Archaeological Resources Assessment may be required as an optional task if not provided by the project sponsor. This optional task is detailed below.



• Archaeological Resources Assessment (Optional Task). As an optional task, an LSA archaeologist will initiate a record search of the project area and a 0.5-mile radius at the Northwest Information Center (NWIC) at Sonoma State University. The record search will identify prior studies and recorded resources in and near the project area and will help identify the type and likelihood of archaeological resources to exist within the project area. A request for a search of the Sacred Lands File (SLF) will also be made with the Native American Heritage Commission (NAHC), the results of which will indicate if Tribal Cultural Resources (TCRs) are known from the project area and vicinity. Upon receipt of the information searches an LSA archaeologist will conduct a pedestrian survey of the project area. Based on negative results a negative technical archaeological letter report will be prepared describing the results of the record search and survey and making recommendations about the potential to encounter such resources during project ground-disturbing construction activities. This scope assumes that no resources will be identified in the project area during the record search or the survey. If resources are identified in the project area, a budget augment will be necessary for updating/recording the resources on State of California Department of Parks and Recreation (DPR) Series 523 forms and for positive reporting.

This section will be prepared based on the results of the finalized HRE and the Archeological Resources Assessment, whether prepared by LSA or prepared by the project sponsor and peer reviewed by LSA. It is assumed that standard construction-period mitigation measures and/or conditions of approval would be recommended to address the potential for accidental discovery of archaeological deposits and human remains during the project construction period, and this scope of work reflects this level of effort.

Given the potential for the project to significantly impact historic architectural resources, it is anticipated that this topic will be evaluated in the EIR. Potential impacts to archaeological resources and human remains may however be addressed in the Initial Study, pending the conclusions of the Archaeological Resources Assessment.

**Deliverable:** Peer review of the Historic Resources Evaluation and Archaeological Resources Assessment; Project Impact Analysis Memorandum

#### 2.6 Tribal Cultural Resources

As of July 2015, the provisions of Assembly Bill 52 provide for consultation with Native American tribal organizations during the CEQA process. Prior to the release of an EIR for a project, a lead agency must provide the opportunity to consult to tribes that are traditionally and culturally affiliated with the geographic area in which a project is located, and must conduct such consultation, if requested by the tribes in writing within 30 days of notification of the proposed project. Should any Native American tribes have concerns about Tribal Cultural Resources (TCRs) within the project site, consultation outreach should document potential impacts to such resources, as well as feasible means to avoid, or significantly reduce, impacts to those resources during project implementation.

On behalf of the City, LSA will contact the Native American Heritage Commission (NAHC) in Sacramento to request a review of its Sacred Lands File for the project site, as well as a list of tribes that have requested notification pursuant to the requirements of Assembly Bill 52 for projects within the City's jurisdiction. LSA will prepare an Assembly Bill 52 draft outreach letter template for use by the City in sending this correspondence on City letterhead, which will notify tribes of the opportunity to consult on the potential for encountering Tribal Cultural Resources during the project. As an optional task, LSA can assist the City in facilitating requested meetings with tribes, should such tribes indicate a desire to consult. This scope





assumes that the City will print and distribute consultation letters to tribes. It is our current understanding that consultation under Senate Bill 18, notification for general plan amendments, is not required at this time. If required LSA will combine the two efforts.

This section will be prepared based on the results of the NAHC Sacred Lands File search and the outcome of any consultation between the City and local tribal governments.

As described under Task 2.5, potential impacts to archaeological resources and human remains may be addressed in the Initial Study, pending the conclusions of the Archaeological Resources Assessment and related records searches. LSA will initiate the tribal consultation process during the project initiation phase, and this topic may be scoped out in the Initial Study pending the progress and outcome of the AB 52 consultation process.

Deliverable: Draft and Final AB 52 outreach letters to tribal representatives for City distribution

#### 2.7 Geology and Soils

The project site is not located in an Alquist-Priolo (AP) Fault Zone; however, the project site is within a liquefaction zone, a designation that necessitates a geotechnical study to assess soil stability and potential seismic impacts. LSA assumes that the project sponsor will provide a Geotechnical Report, which will be used in this analysis in addition to other available reports and maps. LSA will prepare a summary of the geologic setting and regulatory framework related to geology and soils and evaluate potential impacts related to geology and soils. LSA will develop mitigation measures, as needed, to reduce the potential impacts related to geology and soils to a less-than-significant level. LSA will also evaluate potential impacts of the project related to paleontological resources. Monitoring and accidental discovery mitigation measures may be recommended.

It is anticipated that impacts related to geology and soils would either be less than significant with regulatory compliance or with the implementation of standard construction period conditions and mitigations. LSA assumes that this topic will be fully scoped out in the Initial Study analysis. The Geotechnical Study will be required to support the analysis.

## 2.8 Hydrology and Water Quality

The northeast corner of the site falls within Flood Zone AE (Outside of Channel) and is subject to Menlo Park's Flood Damage Prevention Ordinance. This ordinance aligns with Federal Emergency Management Agency (FEMA) Technical Bulletins and the latest State and national building codes. According to FEMA Flood Insurance Rate Map (FIRM) No. 06081C0308E, Community Number 060321 (City of Menlo Park), Panel No. 0308, Suffix E, effective October 16, 2012, the Base Flood Elevation (BFE) varies across the site, reaching a maximum of Elevation 59.50. Following Menlo Park City Standards, the Design Flood Elevation (DFE) has been set at 60.50, which is 12 inches above the highest BFE point.

LSA will evaluate the project's potential impacts related to hydrology and water quality, based on the project sponsor-prepared technical reports including the September 2024 Technical Report prepared by BKF. Construction activities and changes in land uses at the project site could increase the discharge of pollutants to surface waters. Implementation of the project would alter impervious surfaces and could alter existing drainage patterns at the project site, which can impact groundwater recharge and existing stormwater drainage infrastructure.



LSA will evaluate potential impacts to surface and groundwater quality, flooding, alterations to surface flows/runoff, erosion and sedimentation, stormwater treatment, and drainage into existing off-site stormwater drainage systems.

Existing laws and regulations for hydrology and water quality that would be applicable to the project will be discussed, including the National Pollutant Discharge Elimination System (NPDES) construction and post-construction requirements. The analysis will evaluate the project's proposed approach to regulatory compliance. LSA will develop mitigation measures, if necessary, to minimize any identified impacts to a less-than-significant level.

It is anticipated that impacts related to hydrology and water quality would either be less than significant with regulatory compliance or with the implementation of standard construction period conditions and mitigations. LSA assumes that this topic will be fully scoped out in the Initial Study analysis; however, because the site is located adjacent to the creek, this will need to be confirmed. This analysis will rely on the project-sponsor prepared hydrological studies and stormwater calculations.

#### 2.9 Hazards and Hazardous Materials

LSA will evaluate potential impacts associated with hazards and hazardous materials in accordance with CEQA requirements for the project. Demolition of the existing structure at the project site could result in the release of hazardous building materials into the environment. Baseline Environmental Consulting will prepare and provide a **Phase I Environmental Site Assessment** for use in the evaluation. The detailed scope of work for this effort is included in **Appendix C**. Any subsequent hazardous site assessment reports that may be required will be prepared by the project sponsor, with use of contingency funds by the LSA team, or may be required as mitigation if appropriate. The routine transportation and use of hazardous materials (e.g., fuel, oils, and paints) would occur during project construction. LSA will discuss the potential for use, transport, and releases of hazardous materials to occur during project construction and operation. Existing laws and regulations for hazards and hazardous materials that are applicable to the project will be discussed. LSA will also discuss potential impacts associated with implementation of emergency response plans. Mitigation measures will be developed, as necessary, to minimize any identified impacts to a less-than-significant level.

It is anticipated that impacts related to hazards and hazardous materials would either be less than significant with regulatory compliance or with the implementation of standard construction period conditions and mitigations. LSA assumes that this topic will be fully scoped out in the Initial Study analysis; however, because the site is yet to be characterized through preparation of the Phase I ESA, this will need to be confirmed upon completion of the report.

### 2.10 Transportation

This section of the EIR will be entirely based on the **Traffic Impact Analysis** (TIA) to be prepared by Kittelson. The detailed scope of work for this effort is included in **Appendix D.** The TIA and technical analyses must be deemed adequate by City staff prior to preparation of the EIR section, to avoid duplicative efforts. The TIA will include a description of the transportation and circulation setting within the study area and evaluate: the project's trip generation against local and regional thresholds for significance; all applicable City programs, plans, ordinances, and policies addressing circulation systems (including transit, roadway, bicycle, and pedestrian facilities); the project's Vehicle Miles Traveled (VMT) per CEQA Guidelines Section 15064.3, subdivision (b); the project's geometric design features and



adequacy of site access; and feasible mitigation measures, if necessary. The discussion of Level of Service (LOS) will be incorporated into the EIR section as an informational item (if requested) and to evaluate conformance with General Plan policies, and potential improvements to the circulation system would be identified as potential conditions of project approval (and not mitigation measures). LSA and Kittleson will discuss this approach with the City before proceeding with the preparation of the EIR section. Kittleson will prepare the EIR section, with assistance from LSA.

The work program prepared by Kittelson also includes potential assistance in developing the **Transportation Demand Management (TDM) Plan** for the project. We understand however that the project sponsor may prepare the TDM Plan. The project team will discuss the timing and responsibility for this task at the project start-up meeting.

Given the size and scale of the proposed project and need for the TIA to support the analysis, it is anticipated that this topic will be fully evaluated in the EIR and only briefly addressed in the Initial Study.

**Deliverable:** Draft and Final Transportation Impact Analysis and Transportation Demand Management Plan (optional)

#### 2.11 Air Quality

Development activity associated with implementation of the project could increase pollutant concentrations in Menlo Park through increased vehicle trips and construction. This increase could contribute to existing air pollution in the San Francisco Bay Area Air Basin and has the potential to exceed regional air emission thresholds established by the Bay Area Air District (Air District). Construction activities associated with project development, including demolition, grading, and ground disturbance, could increase concentration of particulate matter. Increased air pollution could affect compliance with existing air quality plans.

LSA will prepare an air quality analysis to be included in the EIR section and this analysis will be based, in part, on the technical information provided in the TIA prepared by Kittleson (i.e., trip generation and VMT analysis). Supporting technical analysis, such as modeling output, will be included as an appendix to the EIR.

The EIR section will include a description of the regulatory framework for air quality, including existing air quality laws and regulations and the roles of the local agencies, including the California Air Resources Board (CARB), Air District, and City of Menlo Park. Project setting meteorological and air quality data developed through the CARB and climatological and air quality profile data gathered by the Air District will be utilized for the description of existing ambient air quality. The most recently published air quality data from air quality monitoring stations in the vicinity of the project site for the past 3 years will be included to characterize existing air quality. In addition, regulatory documents, professional publications, and past LSA experience in the project area will supplement background information.

LSA will review adopted plans related to clean air in the State of California and the Air District and determine the project's consistency with these plans. Construction equipment exhaust would also be a source of air pollution. LSA will calculate the regional construction emissions using the latest version of the California Emissions Estimator Model (CalEEMod) and will determine if emissions would result in a cumulatively considerable net increase of any criteria pollutant. Regional emissions of criteria air



pollutants associated with long-term operations from vehicle trips will be calculated with CalEEMod. In addition, emissions associated with stationary sources, such as on-site energy consumption, use of back-up generators, or landscaping equipment will be estimated. Operational-period emissions will be analyzed to determine if emissions would result in a cumulatively considerable net increase of any criteria pollutant. Based on the anticipated construction activity and proximity of the nearest sensitive receptors, LSA will prepare a construction Health Risk Assessment (HRA) to identify any potentially significant health risk impacts resulting from construction of the proposed project. The HRA will address all applicable City, Air District, and State requirements. The HRA will determine the increased cancer risk and noncancer health risks to nearby sensitive receptors (i.e., people living nearby) from exposure to toxic air contaminants (TAC) from construction-related sources. LSA will compare the results of the HRA with the Air District's health risk thresholds. The proposed project will also be assessed to determine if it would result in objectionable odors affecting a substantial number of people. Practical mitigation measures will be identified to address any significant project or cumulative impacts. Both an evaluation of the potential mitigation measures and a discussion of their effectiveness will be provided.

Given the size and scale of the proposed project, proximity to sensitive receptors, and need for supporting technical evaluations to support the analysis, it is anticipated that this topic will be fully evaluated in the EIR and only briefly addressed in the Initial Study. Odor impacts may however be scoped out.

#### 2.12 Greenhouse Gas Emissions

Construction and operation of the proposed project would result in the consumption of fuel and energy resulting in the emission of greenhouse gases. Typically, an individual project does not generate sufficient greenhouse gas emissions to influence global climate change significantly on its own; therefore, the issue of global climate change is cumulative in nature. Implementation of the project, through construction and operational activities, would generate greenhouse gas emissions that would cumulatively contribute to global climate change. The greenhouse gas analysis will be conducted in two tasks. The first task will be to prepare a methodology and thresholds memorandum with City input and the second task will be to prepare the EIR section and analysis based on the agreed upon methodology.

The **Greenhouse Gas Methodology and Thresholds Memorandum** will build upon the thresholds of significance task described in Task 1.4. LSA understands that the City may desire the development of a project-specific threshold to evaluate greenhouse gas emissions. To prepare the methodology and thresholds memorandum, LSA will first meet with City staff to discuss a possible project-specific threshold. Options could include a net zero emission threshold, zero emission threshold, efficiency threshold (emissions per resident or employee per year), or a mass emission threshold. The Air District has developed a design feature-based threshold that is supported by documentation that serves as substantial evidence needed for justification under CEQA. LSA recommends using this threshold because it aligns with the 2022 Scoping Plan and has strong supporting evidence for any jurisdiction that would require an extensive effort to replicate. An alternative threshold could be developed to answer the CEQA checklist greenhouse gas question a.) related to the generation of substantial greenhouse gas emissions; however, LSA would at a minimum recommend that the evaluation of the design threshold be used for question b.) (consistency with plans adopted for the purpose of reducing greenhouse gas emissions) because the Air District design criteria demonstrated whether a project is consistent with the 2022 Scoping Plan.

Based on the results of the discussion, LSA will prepare a Greenhouse Gas Methodology and Thresholds Memorandum for the proposed project. The memorandum will succinctly describe the methodology and



thresholds that will be used to estimate project emissions and the thresholds that will be used to determine project significance. Once the methodology is agreed upon, LSA will proceed with the evaluation for the EIR.

LSA will prepare the greenhouse gas section of the EIR and will summarize up-to-date information related to global climate change, along with the climate/meteorology conditions in the project area, and the State and regional setting. The existing regulatory framework for global climate change will also be described, including applicable federal, State, and City of Menlo Park policies, regulations, and programs.

LSA will evaluate the project's impacts on global climate change in the Draft EIR, consistent with the requirements of the Air District and based on the agreed upon methodology that LSA develops in conjunction with City staff. LSA will provide a quantitative assessment of greenhouse gas emissions associated with all relevant sources related to the project for which project data are available, including construction activities using emissions model CalEEMod. LSA will also provide a qualitative assessment of the project's consistency with relevant plans and regulations, including the State's 2022 Scoping Plan and the City of Menlo Park's Climate Action Plan. LSA understands that it may be necessary for natural gas to be used in project operations (to be determined). As part of the greenhouse gas analysis, LSA will conduct an analysis of on-site and off-site renewable energy needed to offset emissions generated by natural gas usage. Compliance with any renewable energy requirements would be required and a mitigation measure would be developed to ensure compliance. LSA will also consider any building design features proposed by the applicant that would contribute to a reduction in greenhouse gas emissions. The greenhouse gas analysis will be incorporated into the Draft EIR and modeling outputs will be included in the appendix.

Given the size and scale of the proposed project and need for the TIA and model outputs to support the analysis, it is anticipated that this topic will be fully evaluated in the EIR and only briefly addressed in the Initial Study.

**Deliverable:** Greenhouse Gas Thresholds and Methodology Memorandum

#### **2.13** Noise

The project site is bounded by major roadways and a commute corridor. The site also lies in close proximity to a number of residential, recreational, and commercial uses that may contain sensitive receptors. The proposed project would generate new vehicle trips in the project vicinity as well as mechanical equipment and commercial operations, which could expose surrounding uses to an unacceptable increase in noise levels. In addition, construction activities could result in short-term increases in noise and vibration levels, particularly if pile driving is implemented. LSA will prepare the noise section of the EIR based on project plans and details. This section will include a comprehensive noise impact assessment, including an assessment of the potential effects of the proposed project on the existing and future environment in the project vicinity and a determination as to whether the project would result in exposure of individuals to unacceptable noise or vibration levels.

Applicable State of California and City of Menlo Park noise, vibration, and land use compatibility criteria for the project area will be identified. Noise standards including General Plan Noise Element policies and the City Noise Ordinance will be discussed. Existing sources of noise in the project vicinity, such as existing commercial operations nearby, traffic on adjacent roadways, freeway, and railroad corridors, and aircraft activities, will be identified. Existing noise-sensitive land uses in the project site vicinity will also be



identified using aerial images and field reconnaissance. Existing noise conditions will be documented based on the results of up to three long-term, 24-hour noise measurements in the project vicinity.

The construction noise impact will be evaluated in terms of maximum levels ( $L_{max}$ ) and/or hourly equivalent continuous noise levels ( $L_{eq}$ ) and their frequency of occurrence. The vibration impacts will be evaluated and compared to the applicable City standards. If City standards are not available, Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual criteria will be utilized. The impact analysis will be based on the sensitivity of the area and the requirements of the Municipal Code. Avoidance, minimization, and mitigation measures will be identified to address potential adverse construction-related short-term noise and vibration impacts on sensitive receptors.

LSA will evaluate noise impacts from project-related and cumulative vehicular trips. Projections of the future noise levels along selected roadway segments will be provided in a table format to show the relationship between vehicle-related noise and distance from the roadway. In addition, LSA will quantitatively analyze operational impacts from stationary noise sources, such as new mechanical equipment such as heating, ventilation, and air conditioning (HVAC) systems, and any other project-related noise associated with the proposed project. Both stationary and mobile operational noise impacts for both on-site and off-site sensitive land uses will be assessed.

As warranted, LSA will identify practical measures to address significant project or cumulative noise impacts. Any measures required to reduce the project's short-term construction and/or long-term noise impacts to acceptable levels will also be identified. Both an evaluation of the potential measures and a discussion of their effectiveness will be provided. Lastly, LSA will incorporate measures designed to reduce interior and exterior noise levels to meet applicable standards for the proposed on-site buildings.

Given the size and scale of the proposed project and proximity to sensitive receptors, it is anticipated that this topic will be fully evaluated in the EIR and only briefly addressed in the Initial Study.

#### 2.14 Public Services and Recreation

The proposed project would include a mix of commercial and residential uses and therefore would increase demand for fire and police services within the City, result in an increase in school-aged children within the City, and increase the use of recreational facilities within the City and the region. The analysis will include a concise summary of each agency that would provide service to the site, their individual responsibilities, and existing service constraints. The analysis will also include a summary of the existing and planned enrollments and capacities at schools that residents of the project site would attend.

LSA will review the General Plan EIR and other background reports, including the Housing Element EIR, and then work with the City to contact each service provider to determine if they have any concerns about providing services to the proposed project or physical constraints to doing so. The assessment will examine the demand for services generated by the change in use on the site, and the physical impacts of this demand on existing public services. The need for coordination among facility and service providers and the project sponsor for on- or off-site improvements (if any) will be addressed to ensure that any potentially significant impacts are mitigated to less-than-significant levels.

This section of the analysis will also include an evaluation of potential impacts to parks and recreation. The analysis will identify existing neighborhood and regional parks and recreational facilities in the vicinity and describe the operation and maintenance of these facilities. Impacts to these facilities and the services





provided will be evaluated. Mitigation measures will be identified to reduce impacts to public services and recreation, as necessary.

It is anticipated that this topic will not result in significant impacts and will therefore be scoped out and fully analyzed in the Initial Study.

#### 2.15 Utilities and Service Systems

The project site is currently served by water, wastewater, solid waste disposal, and other utility services. The proposed project would increase the demand for water, wastewater, solid waste, telecommunications, electricity, and natural gas service and could require installation of new infrastructure both on and off the site. Storm drainage issues would be evaluated in the hydrology and water quality analysis (refer to Task 2.8).

The discussion will include a concise summary of each agency that would provide service to the site, their individual responsibilities, and existing service constraints. LSA will review the General Plan EIR, technical studies provided by the project sponsor, and other background reports and then contact each service provider to determine if they have any concerns about providing services to the proposed project or physical constraints to doing so. The assessment will examine the demand for services generated by the change in use on the site, and the physical impacts of this demand on existing utility services and infrastructure. Mitigation measures will be recommended, as necessary.

Senate Bill 610 requires an assessment of whether available water supplies are sufficient to serve the demand generated by new projects of a certain size. The proposed project would include more than 250,000 square feet of commercial office building space and more than 500 residential units, and therefore a Water Supply Assessment (WSA) would be required. The WSA will be prepared by Cal Water and funded by the project sponsor. As a subconsultant to LSA, West Yost will peer review the WSA.

It is anticipated that this topic will not result in significant impacts and will therefore be scoped out and fully analyzed in the Initial Study. This may depend of the timing and availability of the final WSA.

**Deliverable:** Peer review of the Water Supply Assessment

## 2.16 Energy

The proposed project would increase the demand for energy consumption during both construction and operation of the proposed project, including diesel fuel use for construction off-road equipment, diesel and gasoline fuel use for construction on-road vehicles, diesel and gasoline fuel use from vehicle trips generated by the project, operational natural gas usage, and operational electricity consumption. Therefore, LSA will prepare an energy analysis, which will be included as a section of the EIR. Supporting technical analysis, such as modeling output, will be included as an appendix to the EIR.

LSA will estimate construction-period energy usage associated with diesel fuel use for construction offroad equipment and diesel and gasoline fuel use for construction on-road vehicles, using the results of CalEEMod and fuel consumption provided in CARB's EMFAC2021 model. Once operational, energy use consumed by the proposed project would be associated with natural gas use (potentially) and electricity consumption. LSA will estimate energy consumption using default energy intensities by building type in CalEEMod. Fuel use associated with vehicle trips generated by the proposed project will be calculated





based on the trip generation rates identified in the project's trip generation estimates and vehicle fuel consumption provided in EMFAC2021. This analysis will also address the project's compliance with applicable energy efficiency standards. For purposes of this analysis, impacts to energy resources will be considered to be significant if the project would result in the wasteful, inefficient, or unnecessary consumption of fuel or energy.

Given the size and scale of the proposed project and need for the TIA and model outputs to support the analysis, it is anticipated that this topic will be fully evaluated in the EIR and only briefly addressed in the Initial Study.

#### Task 3. Alternatives

LSA will conduct a comprehensive alternatives analysis that carefully balances environmental sensitivity and community needs while meeting CEQA requirements. Our team will work closely with City staff and the project sponsor (as appropriate) to develop a structured and transparent process for identifying and evaluating feasible alternatives that reduce environmental impacts while considering project objectives. Through collaboration and technical analysis, we will ensure that the alternatives presented in the Draft EIR are practical, well-supported, and responsive to both regulatory requirements and stakeholder concerns.

The LSA team will identify and fully evaluate up to four feasible alternatives to the proposed project that would avoid or reduce significant impacts, one of which will be the CEQA-required No Project alternative. The alternatives will be developed in consultation with City staff and will be informed by input received during the scoping session and in response to the NOP, and the significant impacts of the project that are identified in the impact analysis for each topical section of the EIR. Alternatives considered but rejected from further analysis will be identified.

According to the CEQA Guidelines, alternatives can be evaluated in less detail than the project, and the discussion for each issue topic will be of sufficient detail to evaluate the benefits and drawbacks of each alternative, and to provide some qualitative conclusions regarding the alternatives. In addition, it is assumed that quantitative evaluation of issues related to transportation, air quality, and greenhouse gas emissions may also be required. A summary table will be included in this section that identifies the level of significance of each environmental topic for each alternative as compared to implementation of the proposed project. Based on this analysis, the Environmentally Superior Alternative will be identified (as required by CEQA).

# Task 4. CEQA-Required Assessment Conclusions

LSA will prepare the appropriate conclusions to fulfill CEQA requirements by providing an assessment of several mandatory impact categories, including:

- Growth-inducing impacts;
- Significant irreversible environmental changes;
- Unavoidable significant environmental impacts; and
- Effects found not to be significant.



The Effects Found Not to be Significant discussion will address the topics of agriculture and forestry resources, mineral resources, and wildfire. These topics are not anticipated to result in significant environmental impacts and therefore will only be briefly addressed in this section.

# Task 5. Draft Environmental Impact Report

LSA will prepare four versions of the Draft EIR, including an Administrative Draft, a Screencheck Draft, a Printcheck Draft, and a Public Review Draft.

#### 5.1 Administrative Draft EIR

The information developed in Tasks 1 through 4 will be organized into an Administrative Draft EIR. In addition to each of the topical sections, the EIR will include the following components:

- Introduction
- Executive Summary
- Project Description (including Background)
- Environmental and Regulatory Setting, Impacts, and Mitigation Measures
- Alternatives to the Proposed Project
- CEQA-Required Assessment Conclusions
- List of EIR Preparers
- List of Persons and Organizations Contacted
- References
- Technical Appendices

One digital version (in both Word and PDF formats) of the Administrative Draft EIR will be provided to City staff for distribution, review, and comment. LSA will discuss comments on the Administrative Draft EIR with the City over the phone or via videoconference.

Deliverable: One electronic version of Administrative Draft EIR

#### 5.2 Screencheck Draft EIR

LSA will amend the Administrative Draft EIR based on a single set of noncontradictory comments provided by City staff. One digital version (in both Word and PDF formats) of the Screencheck Draft EIR will be provided to City staff for distribution, review, and comment. LSA will also provide an electronic version of the Screencheck Draft that retains all comments and edits on the Administrative Draft in tracked changes, for City staff to easily verify that all requested changes have been made and all comments addressed.

**Deliverable:** One electronic version of the Screencheck Draft EIR (clean and tracked changes versions)





#### 5.3 Printcheck Draft EIR

LSA will amend the Screencheck Draft EIR based on a single set of consolidated noncontradictory comments provided by the City. Electronic versions of the Printcheck Draft will be provided for review by City staff to verify that all requested changes have been made. LSA will also provide a compare version of the Printcheck Draft. This version will show text changes made to the Screencheck Draft EIR in underline and strikeout for the City to more easily confirm that all comments and edits are fully incorporated into the Printcheck Draft.

**Deliverable:** One electronic version of the Printcheck Draft EIR (clean and tracked changes versions)

#### 5.4 Public Review Draft EIR

Upon successful completion and approval of the Printcheck Draft EIR, LSA will provide up to 20 paper copies of the Public Review Draft EIR for public distribution and submittal to the City. A high-resolution compiled electronic PDF version will be provided, as will a hyperlinked PDF version suitable for posting on the City's website (i.e., individual, searchable low-resolution chapters). Word versions will also be provided for the City's files.

LSA will prepare the Notice of Availability (NOA) and Notice of Completion (NOC) and can be responsible for distribution of the Public Review Draft EIR to the State Clearinghouse. It is assumed that the City will be responsible for local noticing and distribution.

**Deliverable:** Up to 20 paper copies of the Public Review Draft EIR, as well as electronic versions of the Draft EIR, NOA, and NOC

# Task 6. Final Environmental Impact Report

Following the 45-day public review period of the Draft EIR, LSA will prepare the Response to Comments (RTC) Document. The RTC Document, together with the Draft EIR, will comprise the Final EIR. LSA will prepare four versions of the RTC Document, including the Administrative Draft, the Screencheck Draft, the Printcheck Draft, and a Final Draft. As part of the Final EIR, LSA will also prepare and produce a Mitigation Monitoring and Reporting Program, Findings of Fact and Statement of Overriding Considerations, and the Administrative Record.

#### 6.1 Administrative Draft RTC

The LSA team will formulate responses to comments received on the Draft EIR, including written comments received from the public and agencies, and prepare an Administrative Draft RTC Document. Included in this document will be: 1) a list of persons, organizations, and public agencies commenting on the Draft EIR; 2) copies of all written comments, and the responses to these comments; 3) written comments and any verbal comments received at a public hearing and responses to these comments; and 4) any necessary revisions to the Draft EIR. The cost estimate shows the level of professional effort assumed for this task and acknowledges the high level of public interest and expected controversy surrounding this project. This scope assumes that a large volume of comments will be received and that comments may come in the form of an organized letter-writing campaign and/or a substantial package of comments may be submitted by a law firm representing community organizations.



Upon receipt of all the comments received during the 45-day review period, LSA will discuss the best approach to the responses document with the City. At this time, LSA will also identify if any adjustments to the budget (or use of contingency funds) will be needed to cover work beyond the assumed level. This scope of work assumes that no new technical analyses will be required to respond to comments.

The Administrative Draft RTC Document will be submitted to the City in electronic format (Word and PDF files) for staff distribution, review, and comment. LSA will discuss comments on the Administrative Draft RTC Document with the City over the phone or via videoconference.

**Deliverable:** One electronic version of Administrative Draft RTC

#### 6.2 Screencheck Draft RTC

LSA will amend the Administrative Draft RTC Document based on a single set of noncontradictory comments provided by City staff. One digital version (in both Word and PDF formats) of the Screencheck Draft RTC Document will be provided to City staff for distribution, review, and comment. LSA will also provide an electronic version of the Screencheck Draft that retains all comments and edits on the Administrative Draft in tracked changes, for City staff to easily verify that all requested changes have been made and all comments addressed.

**Deliverable:** One electronic version of the Screencheck Draft RTC (clean and tracked changes versions)

#### 6.3 Printcheck Draft RTC

LSA will amend the Screencheck Draft RTC Document based on a single set of noncontradictory comments provided by City staff. One digital version (in both Word and PDF formats) of the Printcheck Draft RTC Document will be provided to City staff for distribution, review, and comment. LSA will also provide an electronic version of the Printcheck Draft that retains all comments and edits on the Screencheck Draft in tracked changes, for City staff to easily verify that all requested changes have been made and all comments addressed.

**Deliverable:** One electronic version of the Printcheck Draft RTC (clean and tracked changes versions)

#### 6.4 Final RTC

Upon successful completion and approval of the Printcheck RTC Document, LSA will provide up to 20 paper copies of the RTC Document for public distribution and submittal to the City. A high-resolution compiled electronic PDF version will be provided, as will a PDF version suitable for posting on the City's website (i.e., individual, searchable low-resolution chapters). Word versions will also be provided for the City's files. LSA will provide a draft Notice of Determination (NOD) for the City to file with the City Clerk upon certification of the EIR.

**Deliverable:** Up to 20 paper copies of the Final RTC Document (to be confirmed) and electronic copy of the NOD



#### 6.5 Mitigation Monitoring and Reporting Program

LSA will prepare a Mitigation Monitoring and Reporting Program (MMRP) for the project and will identify responsibility for implementing and monitoring each mitigation measure, along with monitoring triggers and reporting frequency, subject to approval by City staff. LSA will also work closely with City staff to ensure the program is prepared in a format that will be easy for staff to implement and be tailored to the City's procedures. The Administrative Draft MMRP will be provided with the Administrative Draft RTC Document (under Task 6.1), and the Final MMRP will be provided with the Final EIR.

**Deliverable:** Up to 15 paper copies and one electronic copy of the Final MMRP

### 6.6 Findings of Fact

LSA will prepare a draft of the Findings of Fact for use by the City. The Findings will include the following: a record of proceedings for the City's decision on the project; a summary description of the project; identification of potentially significant effects of the project which were determined to be mitigated to a less-than-significant level; identification of the project's potential environmental effects that were determined not to be significant, and do not require mitigation; cumulative effects; and feasibility of project alternatives.

Statement of Overriding Considerations (Optional Task). As an optional task and if significant
unavoidable project impacts are identified, LSA will prepare a draft of the Statement of Overriding
Considerations for the City's use. It is assumed that the project sponsor and/or City will provide LSA
with supporting economic and any other relevant technical data not included or gathered as part of
the environmental review process to support this task.

**Deliverable:** Electronic copy of the Findings and Statement of Overriding Considerations (optional)

#### 6.7 Administrative Record

This task will include compilation of the Administrative Record in electronic format, organized by subject. The Administrative Record will be maintained throughout the environmental review process and will be finalized as part of the Final EIR.

**Deliverable:** Electronic copy of the Draft EIR and Final EIR Administrative Record

# Task 7. Project Management

Theresa Wallace will serve as the Principal in Charge for the project, while Florentina Craciun will serve as Project Manager. The two have collaborated on a variety of projects and will work together throughout the process of preparing the EIR and presenting it to decision-makers.

Ms. Craciun will oversee day-to-day activities associated with the project, while Ms. Wallace will be responsible for quality assurance for all work undertaken. Project management tasks include regular client contact; oversight of subconsultants and team members; schedule coordination; contract negotiation and management; and development of products. As Project Manager, Ms. Craciun will attend all meetings and maintain a project schedule. She will monitor the project budget, tracking progress in the project schedule, and will communicate any potential deviations with the City in a timely manner. She will also



provide direction to all team members that will ensure an internally consistent, coherent document. Theresa will review all subconsultant submittals and in-house prepared text, tables, and graphics before these materials are presented to the City as administrative review documents.

# Task 8. Meetings

Ms. Wallace and Ms. Craciun will be available throughout the environmental review period to meet with the project team to gather information, review progress, review preliminary findings, discuss staff comments, offer input into discussions on project modifications, and consult on CEQA procedural matters. To ensure the timely and accurate conveyance of information, LSA recommends that bi-weekly standing teleconference or videoconference calls be established (up

To ensure the timely and accurate conveyance of information, LSA recommends that bi-weekly standing calls be established

to 28 calls of approximately 1 hour are assumed). Attendees would be the Ms. Wallace and Ms. Craciun and select EIR team technical staff on an as-needed basis, as well as City staff. In the event that we all agree that any given call is unnecessary, it could be canceled the day before. Setting a day, time, and frequency would avoid the effort required to set up unscheduled calls. LSA will develop the agenda for these calls, and meeting notes and action items will be distributed. The meeting notes and action items will also serve as a monthly progress report.

In addition to the project start-up meeting identified under Task 1.1 and the NOP scoping session identified under Task 1.4, the project management team and select technical staff as needed will be available to attend up to four 8-hour public hearings, including one study session, one Draft EIR hearing, and two Final EIR hearings. It is assumed that LSA would attend and present findings related to the environmental review at these public hearings, as necessary. It is assumed that these meetings will be conducted in person.

For additional meeting attendance not identified in this scope of work, attendance would be billed on a time and materials basis and contingency funds could be utilized. The cost for the Project Manager's attendance at additional meetings would be billed at the hourly rate (\$250/hour).





# **Project Schedule**

LSA would begin work upon receiving the Notice to Proceed. The preliminary work schedule for preparation and completion of the EIR according to the proposed work plan described above is detailed in **Table B** on the following page.

We expect that this schedule will be adjusted to meet the environmental review objectives of the City and the project sponsor. As described above, the project schedule will be reviewed at the start-up meeting. Please note that LSA is ready and available to work with the City to adapt the schedule to fit ongoing priorities, holidays, and scheduling.



lilestone	Responsible Party	Weeks to Complete	Cumulative Week	Date
Authorization to Proceed	City			May 20
Draft Project Description and Project Initiation Tasks	LSA	4	4	June 20
Review Draft Project Description/Provide Requested Inputs	City/Sponsor	4	8	August 20
Complete Technical Studies, Peer Review and Data Gathering for Initial Study	LSA	6	12	July 20
Tribal Consultation Process	City/LSA	8		
Arborist Report	Sponsor	4		
Biological Resources Assessment	LSA	8		
Archaeological Resources Assessment	Sponsor	4		
Geotechnical Study	Sponsor	4		
Phase I Environmental Site Assessment	Baseline	6		
Hydrology Technical Report	Sponsor	4		
Stormwater Calculations	Sponsor	4		
Provide Final Technical Studies	Sponsor/LSA	4		
Prepare Administrative Draft Initial Study	LSA	12	16	September 20
Review Administrative Draft Initial Study	City	3	19	
Prepare Screencheck Draft Initial Study	LSA	3	22	
Review Screencheck Draft Initial Study	City	2	24	
Prepare Printcheck Draft Initial Study	LSA	1	25	
Review Printcheck Draft Initial Study	City	1	26	
Prepare and Publish NOP and Initial Study	LSA/City	2	28	November 20
30-Day Scoping Period		4	32	
Complete Technical Studies, Peer Review and Data Gathering for EIR**	LSA	16	24	September 20
Traffic Impact Analysis	Kittelson	16		
Historical Resources Analysis	Sponsor	4		
Water Supply Assessment	Sponsor	12		
Provide Final Technical Studies	Sponsor/LSA	4		
Prepare Administrative Draft EIR	LSA	18	36	December 20
Review Administrative Draft EIR	City	4	40	
Prepare Screencheck Draft EIR	LSA	3	43	
Review Screencheck Draft EIR	City	2	45	
Prepare Printcheck Draft EIR	LSA	1	46	
Review Printcheck Draft EIR	City	1	47	
Prepare and Publish Public Review EIR	LSA/City	1	48	March 20
45-Day Public Review Period		6	54	
Prepare Administrative Draft RTC and MMRP	LSA	6	60	May 20
Review Administrative Draft RTC and MMRP	City	4	64	2.0
Prepare Screencheck Draft RTC	LSA	3	67	
Review Screencheck Draft RTC	City	2	69	
Prepare Printcheck Draft RTC	LSA	1	70	
Review Printcheck Draft RTC	City	1	71	
Prepare and Distribute Public Review Final EIR	LSA	1	72	September 20
EIR Certification	City	1.5	74	October 20





# Cost Estimate, Rate Schedule and Billing

#### Cost Estimate

For completion of the proposed scope of services within the timeline set forth in this proposal, we have provided a preliminary cost estimate in the form of a spreadsheet that details tasks by assigned personnel on the following pages.

The estimated cost of the LSA team's labor and direct expenses<sup>1</sup> to complete the environmental review documentation for the 80 Willow Road Project is \$727,228.

We have also identified a contingency amount of 10 percent of the total project cost (\$72,723), which would not be used without written authorization from the City. The contingency amount is intended to allow LSA to quickly address any changes in the scope of work without the need to amend the contract agreement.

With the contingency amount, the total contract would be \$799,951.

We have also identified five optional tasks: 1) Shadow Diagrams (\$6,000); 2) a Historical Resources Assessment (\$24,000); 3) an Archaeological Resources Assessment (\$12,000); 4) a Transportation Demand Management Plan (\$6,398); 5) a Statement of Overriding Considerations (\$3,000); and 6) a Housing Needs Assessment (\$54,450). With the addition of these optional tasks, the total contract amount would be \$905,799.

As you review the proposal and compare the work scope with the line-item budget, if you find that there are ways of economizing or believe that expansions are needed, we are more than willing to discuss potential modifications to both scope and budget.

42

Direct costs include applicable 10 percent markup on subconsultant fees.

# PROPOSAL FOR EIR PREPARATION FOR THE PROPOSED 80 WILLOW ROAD PROJECT



80 Willow Road Project EIR Cost Estimate																	
					OR COSTS												
									L	SA							
		Principal-in-Charge (Wallace)	Project Manager Senior Environmental Planner (Craciun)	Environmental Planner (Peachey)	Environmental Planner (Rose)	Principal, AQ/GHG/Energy (Fischer)	Director, Air Quality/GHG Specialist (Coria)	Air Quality/GHG Specialist (Cunningham)	Principal/ Noise and Vibration Specialist (Stephens)	Mechanical Noise Engineer (Abushanab)	Associate, Cultural Resources (Strudwick)	Associate, Architectural Historian (Hibma)	Associate, Senior Biologist (Kunna)	GIS (Staff)	Document Management/Technical Editor (Staff)	Graphics and Production (Staff)	Total
	Averaged Hourly Rate:	\$322	\$243	<i>\$138</i>	\$127	\$302	\$263	\$202	\$278	\$153	\$197	\$172	\$193	\$162	\$140	\$140	
TASK 1. PROJECT INITIATION					<u> </u>		1		<u> </u>			l .	<u> </u>		l .	<u> </u>	4
1.1 Start-Up Meeting and Site Visit		6	8	10									2				\$5,253
1.2 Data Gathering and Evaluation		2	2	4	4								2				\$2,573
1.3 Project Description		6	16	24	6									4	16	20	\$15,574
1.4 Initial Study		12	18	24	32										16	4	\$18,392
1.5 Notice of Preparation and Scoping Session		4	12	12	4				_						2		\$6,644
1.6 Evaluation Methodology		6	12	12	2	4	6	2	4	2		2	1		1		\$12,035
1.7 Work Program Refinement		6	16	12		_											\$7,473
	Subtotal for Task 1	42	84	98	48	4	6	2	0	0	0	2	3	4	35	24	\$66,526
TASK 2. ENVIRONMENTAL EVALUATION																	
2.1 Land Use and Planning		4	12	16	32										6	2	\$11,578
2.2 Population and Housing		4	12	18	36										4		\$11,800
2.3 Visual Resources and Shadow		4	12	16	40										6	2	\$12,590
2.4 Biological Resources		4	4	6	2								40	4	4	2	\$12,545
2.5 Cultural Resources		4	12	14	4						16	30		3	6	1	\$16,534
2.6 Tribal Cultural Resources		2	2	4	4										1		\$2,327
2.7 Geology and Soils		2	4	6	8						6				3		\$5,054
2.8 Hydrology and Water Quality		6	8	20	8										4		\$8,205
2.9 Hazards and Hazardous Materials		4	6	12	20										6		\$7,770
2.10 Transportation		8	20	16	12										16	4	\$13,958
2.11 Air Quality		4	6	4		4	16	60							4		\$21,360
2.12 Greenhouse Gas Emissions		8	6	4		12	24	48							4		\$24,744
2.13 Noise		4	6	4	8			12	6	32				4	6		\$14,776
2.14 Public Services and Recreation		2	6	12	32										2		\$8,085
2.15 Utilities and Service Systems		2	6	12	32										2		\$8,085
2.16 Energy		1	4	2	1	4	4	24							2		\$9,070
	Subtotal for Task 2	63	126	166	239	20	44	144	6	32	22	30	40	11	76	12	\$188,481



# PROPOSAL FOR EIR PREPARATION FOR THE PROPOSED 80 WILLOW ROAD PROJECT



TASK 3. ALTERNATIVES					-	1	1	1		1					1	-	
	Subtotal for Task 3	12	20	24	40	2	6	8	4	2	0	24	2	0	16	6	\$29,88
TASK 4. CEQA-REQUIRED ASSESSMENT CONCLUSIONS	Cultivated for Total A				42										6		ć= 0:
	Subtotal for Task 4	2	4	8	12	0	0	0	0	0	0	0	0	0	6	0	\$5,0
TASK 5. DRAFT ENVIRONMENTAL IMPACT REPORT	<u> </u>																
5.1 Administrative Draft EIR		8	20	20	28										20		\$16,5
5.2 Screencheck Draft EIR		16	18	20	24	4	6	8	6	4	2	8	2		40		\$29,7
5.3 Printcheck Draft EIR		8	16	18	20	2	2	2	2	2		4			32		\$19,0
5.4 Public Review Draft EIR		8	12	16	18										24		\$13,3
	Subtotal for Task 5	40	66	74	90	6	8	10	8	6	2	12	2	0	116	0	\$78,6
TASK 6. FINAL ENVIRONMENTAL IMPACT REPORT								- 1	- 1				<u> </u>				
6.1 Administrative Draft RTC		34	60	80	60	12	8	16	12	8	2	20	4		40	12	\$69,5
6.2 Screencheck Draft RTC		16	20	24	20			2	4	4		8			12		\$21,0
6.3 Printcheck Draft EIR		8	16	16	8										4		\$10,2
6.4 Final RTC		4	8	8	6										4		\$5,6
6.5 Mitigation Monitoring and Reporting Program		1	2	2	8										8		\$3,2
6.6 Findings of Fact		4	8	8	40										16		\$11,6
6.7 Administrative Record	0.11.116.7.16	1	8	12	24	42		40	4.5							42	\$6,9
	Subtotal for Task 6	68	122	150	166	12	8	18	16	12	2	28	4	0	84	12	\$128,2
TASK 7. PROJECT MANAGEMENT																	
	Subtotal for Task 7	20	60	40	12	0	0	0	0	0	0	0	0	0	0	0	\$28,04
	<u>.</u>				•	•	•	•				•			•		
TASK 8. MEETINGS			1				Ī	T								ı	
	Subtotal for Task 8	40	66	80	8	4	12	4	8	4	2	10	4	0	0	0	\$51,83
TOTALIADOD		207	540	640	CAE	40	0.4	400	42	F.C.	20	100		45	222	F4	Å==c =c
TOTAL LABOR		287	548	640	615	48	84	186	42	56	28	106	55	15	333	54	\$576,73
				SUBCONS	UITANTS												
Kittelson - Transportation Impact Assessment				OODOONO													\$123,54
Baseline Environmental Consulting - Phase I Environmental Site Assessmen	t																\$10,99
3. West Yost - Water Supply Assessment Peer Review																	\$8,80
TOTAL SUBCONSULTANT COSTS																	\$143,3
				DIRECT	COSTS												
1. Travel, Deliveries, Communication																	\$1,4
2. Maps; Plans; Reports; Database Searches																	\$1,2
3. Printing and Graphic Reproduction																	\$4,5
TOTAL DIRECT COSTS																	\$7,1
			TO	TAL LSA TE	AM BUDG	ΈΤ											
TOTAL LSA TEAM BUDGET (WITHOUT CONTINGENCY)																	\$727,2
· · · · · · · · · · · · · · · · · · ·																	
			С	ONTINGE	NCY FUNDS	S											
																	\$72,72
CONTINGENCY AT 10 PERCENT																	T,
CONTINGENCY AT 10 PERCENT		TO <sup>*</sup>	TAL LSA TE	AM BUDGI	ET WITH C	ONTING <u>E</u> I	NCY										<del></del>



# PROPOSAL FOR EIR PREPARATION FOR THE PROPOSED 80 WILLOW ROAD PROJECT



OPTIONAL TASKS	
1. Shadow Diagrams	\$6,000
2. Historical Resources Assessment	\$24,000
3. Archeaological Resources Assessment	\$12,000
4. Kittelson - Transportation Demand Management Plan	\$6,398
5. Statement of Overriding Considerations	\$3,000
6. Keyser Marston - Housing Needs Assessment	\$54,450
TOTAL OPTIONAL TASKS	\$105,848



## Rate Schedule

LSA's rate schedule is consistent with the hourly billing rates and direct costs charts submitted as part of the 2024 on-call services list. Rates are reviewed annually and are subject to escalation. The cost estimate presented on the following page incorporates estimated costs for the duration of the project schedule presented in Table B. Hourly billing rates are shown in Table C and indirect costs are shown in Table D.

**Table C: LSA Hourly Billing Rates** 

Job Classification	Hourly Rate Range 12
Environmental/Technical Services	
Principal	\$245 - \$320
Associate Planner/Scientist/Technical Specialist	\$170 - \$290
Senior Planner/Scientist/Technical Specialist	\$145 - \$240
Planner/Scientist/Technical Specialist	\$125 - \$195
Assistant Planner/Scientist/Technical Specialist	\$110 - \$150
Field Services	
Senior Field Crew/Field Crew	\$95 - \$155
Office Services	
Senior GIS/Graphics	\$170 - \$200
Graphics/GIS	\$140 - \$180
Office Assistant	\$110 - \$165
Project Assistant	\$120 - \$175
Senior Technical Editor	\$140 - \$170
Word Processor/Technical Editor	\$120 - \$150

The hourly rate for work involving actual expenses in court (e.g., giving depositions or similar expert testimony) will be billed at \$400 per hour regardless of job classifications.

Table D: In-House Direct Costs<sup>1</sup>

Description		Unit Cost	Description	Unit Cost
Reproduction	(8.5 x 11) B/W	\$0.07 per page	Total Station Surveying Instrument	\$50.00 per day
Reproduction	(8.5 x 11) Color	\$0.40 per page	Level (Laser or Optical)	\$25.00 per day
Reproduction	(11 x 17) B/W	\$0.10 per page	Laser Rangefinder	\$25.00 per day
Reproduction	(11 x 17) Color	\$0.75 per page	Sound Meter	\$75.00 per day
CD Production		\$5.00 per CD	Sound Meter with Velocity	\$85.00 per day
			Transducer	
USB Flash Drive		\$5.00 per drive	Aerial Photo	Cost
Plotting		\$3.75 per sq ft	Boat Rental	\$125.00 per day
Aerial Drone		\$200.00 per day	Water Quality Meter	\$25.00 per day
Mileage	On-Road	Current federal	Night Vision Goggles	\$50.00 per unit per
		rate		night
Mileage	Off-Road	Current federal	Wildlife Camera	\$25.00 per day
		rate		
GPS Unit		\$75.00 per day		

Direct costs, including subconsultant fees, shall be reimbursed at cost plus 10 percent.

These rates are valid for the first three years of the on-call contract (June 30, 2027). Adjustments may be made to rates consistent with the provisions of the contract.





# Work Progress and Billing Methodology

LSA has in-depth experience in conducting successful monthly project accountability over a long-term planning effort. LSA uses Deltek accounting software for both its project management and accounting functions. Deltek is a totally integrated project management and accounting software developed for the architecture, planning, and engineering industry that is auditable and secure, and it provides our project managers with real-time access to project data and the ability to track hours and costs according to client specifications.

Invoices are prepared monthly and include a summary cover sheet and a detailed report of tasks completed with labor hours and costs by individual and direct expenses. The report is generated from weekly timesheets and bi-weekly or monthly expense reports entered into the Deltek system. Invoices can be prepared to client specifications but generally show the beginning and end dates of the billing period, total budget, previously billed, current fee, and remaining budget amounts by phase of work. For this contract, LSA would also add serial identification of progress bills.





## **Appendix A: Resumes**

### THERESA WALLACE, AICP

PRINCIPAL IN CHARGE





### **EXPERTISE**

- CEQA/NEPA Project Management
- Environmental Planning and Impact Analysis
- Land Use Planning

### **EDUCATION**

B.A., Environmental Studies, University of California, Santa Cruz, 2002

## PROFESSIONAL EXPERIENCE

Principal, LSA, Point Richmond, California, June 2005–Present

Other Companies: 2003-2005

## PROFESSIONAL CERTIFICATIONS

American Institute of Certified Planners (AICP)

## PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

Association of Environmental Professionals (AEP), SF Bay Chapter Board Secretary, 2022- Present

### PROFESSIONAL RESPONSIBILITIES

Ms. Wallace has over 21 years of experience in managing and preparing a variety of environmental documents including CEQA Initial Studies/Mitigated Negative Declarations and Environmental Impact Reports and NEPA technical studies, Environmental Assessments, and Environmental Impact Statements.

Ms. Wallace serves as both Principal in Charge and Project Manager for the environmental documentation of diverse public and private development and redevelopment projects on both urban infill and greenfield sites. Current and recent projects include a number of residential, commercial, office, research and development/life sciences, institutional, and mixed-use projects as well as public park master plans and facilities; roadway expansions and bridge construction; and bicycle and pedestrian paths and trails.

As Principal in Charge, Ms. Wallace oversees on-call environmental services contracts involving multiple assignments, as well as individual CEQA contracts. She establishes working relationships with local agency representatives; interfaces with clients and project teams; and makes presentations at community meetings and public hearings. She is ultimately responsible for ensuring that LSA's products are completed to the highest quality standard and meet the requirements of the client. Her direction to environmental team members aims to ensure an internally consistent, coherent document that fulfills all CEQA requirements.

As the Environmental Planning Discipline Lead at LSA, Ms. Wallace directs marketing efforts in the areas of environment and land use and supervises the environmental planning group on a companywide basis, including overseeing performance, workload distribution, and staffing.

### PROJECT EXPERIENCE

Ms. Wallace serves as Principal in Charge of all of LSA's on-call environmental services contracts for Bay Area cities, including the cities of Menlo Park, Redwood City, San Carlos, Berkeley, El Cerrito, Hayward, Dublin, and Milpitas to name a few, as well as the University of California, San Francisco. She is also the point of contact for LSA's prequalified environmental consultant lists for the City and County of San Francisco, the City of Oakland, and the City of San Jose. The CEQA projects she is overseeing for these jurisdictions involve mixed-use, residential, office, industrial, medical, and institutional uses.

Ms. Wallace served as the Principal in Charge and Project Manager for the 111 Independence Drive Project EIR, Menlo Uptown Project EIR, Menlo Portal Project EIR and Menlo Flats Project EIR for the City of Menlo Park.

The following is a select list of recent projects:

- 2 Davis Drive Project EIR, City of Belmont
- 388 Vintage Park Drive Project EIR, City of Foster City
- Recreation Center Replacement Project IS/MND, City of Foster City
- 676 El Camino Real Surface Parking Lot IS/MND, City of San Carlos
- San Bruno Recreation and Aquatic Center Project EIR, Group 4 Architecture/City of San Bruno
- 1548 Maple Street Project EIR, City of Redwood City

### THERESA WALLACE, AICP

### PRINCIPAL IN CHARGE



- Kaiser MOB2 EIR Addendum, City of Redwood City
- Rocketship Redwood City Charter School IS/MND, City of Redwood City
- Alexandria Center for Life Science Project, City of Millbrae
- 1724 Sunnyhills Residential Project IS/MND, City of Milpitas
- theLAB IS/MND, City of Berkeley
- 600 Addison Street Project IS/MND, City of Berkeley
- 1900 Fourth Street Project EIR, City of Berkeley
- 2201 Dwight Way Project EIR, City of Berkeley
- Burton/Highlands Parks Lighting EIR, City of San Carlos
- San Carlos Avenue Pedestrian Safety Improvements Project Categorical Exemption, City of San Carlos
- Hanna Ranch EIR Addendum, City of Novato
- 3000-3500 Marina Boulevard Life Sciences Project, City of Brisbane
- Industrial Area General Plan Text and Zoning Code Amendments and 372-374 Turquoise Street Project IS/MND, City
  of Milpitas
- 29212 Mission Boulevard Project Infill Exemption, City of Hayward
- 2695 W. Winton Avenue Industrial Project IS/MND, City of Hayward
- Children's Hospital and Research Center Oakland EIR, City of Oakland
- California Maritime Academy Master Plan EIR, California State University
- California Maritime Academy Police Building IS/MND, California State University
- California Maritime Academy Physical Education and Pool Facility IS/MND, California State University
- California Maritime Academy Master Plan EIR Addendum for the Dining Center Replacement Project, California State University
- Deer Valley Estates Project Focused EIR, City of Antioch
- Buchanan Street Bicycle/Pedestrian Plan CEQA/NEPA Documentation, City of Albany
- Iron Horse Trail Overcrossings Project CEQA Documentation, City of San Ramon
- 680 Trail IS/MND, County of Marin
- Clayton Road Townhomes Project Environmental Documentation, City of Concord
- Pulte Homes Residential Project, City of Union City
- 1200 Van Ness Project IS/MND, Reuben, Junius, and Rose/City and County of San Francisco
- 598 Brannan Street Initial Study and Focused EIR, Tishman Speyer/City and County of San Francisco
- 500 Turk Focused EIR, Tenderloin Neighborhood Development Corporation/City and County of San Francisco
- 1601 Mariposa Street Mixed Use Project EIR, Related California/City and County of San Francisco
- Fifth and Mission (5M) Project EIR, Forest City/City and County of San Francisco
- Downtown Family Development Project CEQA/NEPA Documentation, City of Mountain View
- Downtown Specific Plan EIR, City of Oakley
- Napa County Health and Human Services Agency Campus Focused EIR and Initial Study, County of Napa

### FLORENTINA CRACIUN

### PROJECT MANAGER / SENIOR ENVIRONMENTAL PLANNER





### **EXPERTISE**

- Environmental Planning
- Project Management
- Team Management
- CEQA/NEPA documents
- Senior Review
- Land Use Planning and Permitting
- Public Speaking and Presentations

#### **EDUCATION**

MA, Urban Planning, University of California, Los Angeles, 2012

B.A., History University of California, Santa Barbara, 2005

## PROFESSIONAL EXPERIENCE

Associate/Senior Environmental Planner, LSA, Point Richmond, California, March 2024—Present

City and County of San Francisco, Senior Environmental Planner, 2020–

Other Companies: 2006–2020

## PROFESSIONAL AFFILIATIONS

American Planning Association (APA) – Board Member since 2012 Immediate Past Director

APA CA 2025 Monterey Conference Co-Chair

### PROFESSIONAL RESPONSIBILITIES

Ms. Craciun is a Senior Environmental Planner and Project Manager with experience preparing CEQA and NEPA documents and permitting applications, both in the public and private sector. She recently managed the environmental compliance process at the City and County of San Francisco for a variety of projects, including urban infill development, historic resources projects, public works projects and housing element implementation. As part of her management role, she directs resource specialists in completing technical studies, including biological resources, transportation impact assessments, and cultural resources studies as well as coordinates with consultants, applicants, and internal staff. Ms. Craciun has expertise in environmental clearance strategies for project compliance with local, state and federal regulation and is passionate about CEQA streamlining and public engagement.

### **PROJECT EXPERIENCE**

## City of Berkeley, Gilman Gateway Environmental Impact Report, Berkeley, California

Ms. Craciun is currently serving as Project Manager for the proposed Gilman Gateway Project in the City of Berkeley. The proposed project consists of 1) rezoning of the entire 10.64-acre Project site to a new zoning district; and 2) development of an approximately 9-acre portion of the project site with a maximum of approximately 890,000 square feet of Research and Development (R&D) or Office uses. The rezoning would create a new zoning district that would allow development of the project site with a variety of uses, including office, industrial and heavy commercial, laboratory, manufacturing, and research and development that would be subject to the permit thresholds of the current Mixed-Use Light Industrial (MU-LI) district. The site is currently surrounded by a mix of manufacturing, warehouse, office, and commercial uses. Residential uses are located to the northeast and southeast.

### City of Berkeley, 59 Arden Road Initial Study, Berkeley, California

LSA is preparing an IS for the approximately 11,156-square-foot project site located at 59 Arden Way on Panoramic Hill in the City of Berkeley. Ms. Craciun is leading the project team that will develop the document for the City. The proposed project includes installing a parking pad, retaining wall, fence, and gate within a required minimum front setback on a developed lot.

## City of Redwood City, South Main Mixed-Use Development IS and EIR, Redwood City, California

As Deputy Project Manager, Ms. Craciun helped prepare an IS and EIR to evaluate the proposed urban integrated mixed-use redevelopment of approximately 8.30 acres on six blocks located along the El Camino Real Corridor in Redwood City, California. The proposed development includes a robust package of community benefits including on-site affordable housing, approximately 10,000-square feet of childcare, as well as active/recreational uses, amenities and open space.

### City of Vallejo, Sonoma Gateway, Vallejo, California

Ms. Craciun is currently serving as the Project Manager for the preparation of an Initial Study and Focused EIR for the proposed of a new parcel to allow for the construction of six multi-family residential buildings. The project site consists of a 6.89-acre portion of a larger 12.67-acre parcel identified. The

### FLORENTINA CRACIUN

### PROJECT MANAGER / SENIOR ENVIRONMENTAL PLANNER



generally flat project site is undeveloped and covered with sparse vegetation including grasses and scattered mature trees.

### University of California, San Francisco Mount Zion Technical Addendum, San Francisco, California

Ms. Craciun is currently serving as Project Manager for the University of California, San Francisco's Mount Zion Medical Office Building EIR. The proposed project would consist of the demolition of the Hellman, Brunn, and Dialysis Center buildings and the construction of a new medical office building up to approximately 216,000 square feet in size and 7 stories (approximately 105 feet) in height. The anticipated scope will include outpatient beds, operating and procedural rooms, and diagnostic and clinical support spaces. The proposed building would also include a below-grade basement level.

### City of Mountain View, 2000 Shorebreeze Apartments, IS/MND and EA, Mountain View, California

As Project Manager, Mrs. Craciun managed the preparation of an Initial Study and Mitigated Negative Declaration for a 68 units affordable housing development. Actions included lot line adjustment, rezoning and SF PUC land use negotiations.

### City of San Francisco, Environmental Coordinator, San Francisco, California

Served as the environmental coordinator for a variety of development projects ranging in scale from four to 3,000 units. Documents prepared include Environmental Impact Reports (EIR), Initial Studies (IS), Community Plan Exemptions and Categorical Exemptions. Duties include coordination with other departments (e.g., Department of Public Works, SF Metropolitan Authority) as well as other agencies, commission presentation, mitigation monitoring and serving on the Diversity, Equity and Inclusion committee.

### Projects included:

- Stonestown Mall Redevelopment Program Ms. Craciun managed the EIR process for the Stonestown Mall Development project, a proposed mixed-use, multi-phased master-planned development located on the west side of San Francisco.
- Housing Element Implementation worked as part of a team to help implement the City of San Francisco Housing Element, including re-zoning efforts, streamlining and CEQA analysis for Board of Supervisors legislation.
- Mitigation Monitoring worked as part of the Mitigation Monitoring team to ensure project compliance with CEQA mitigation measures. Duties included review of required mitigation plans, coordination with current planning.
- Department of Public Works, and Department of Building Inspection as needed.
- SF Public Utilities Commission Coordinator coordinated Water Supply Assessments for the City of San Francisco Planning Department in coordination with the SF PUC. Roles included determination for WSA need, WSA review and approval coordination.

### LAUREN PEACHEY

### ASSISTANT PROJECT MANAGER / ENVIRONMENTAL PLANNER





#### **EXPERTISE**

- Environmental Impact Analysis
- Hydrology and Water Quality Analysis and Permitting
- CEQA/NEPA Compliance

### **EDUCATION**

B.S in Environmental Management and Protection, with Minors in Biology and Political Science from California Polytechnic State University, San Luis Obispo

## PROFESSIONAL EXPERIENCE

Assistant Environmental Planner, LSA, Point Richmond, California, November 2022-November 2023

Environmental Planner, LSA, Point Richmond, California, November 2023-Present

## SPECIALIZED TRAINING

CEQA, Association of Environmental Professionals, November 2022

## PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals

### PROFESSIONAL RESPONSIBILITIES

As an Environmental Planner at LSA, Ms. Peachey assists with the preparation of environmental documentation for land development and transportation projects in California. Her primary responsibilities include providing project management assistance for a variety of land development projects and conducting research and analysis for the preparation of environmental documents to evaluate potential project impacts on hydrology and water quality, population and housing, public services and utilities, and environmental compliance for CEQA and NEPA. She has prepared various types of CEQA- and NEPA-related documents for land development transit improvement projects, including environmental assessments, ISs, EIRs, and mitigation monitoring plans and environmental commitment records.

### PROJECT EXPERIENCE

## City of Brisbane, Sierra Point Life Sciences and Hotel Project, Brisbane, California

Ms. Peachey is currently serving as the assistant project manager and environmental planner for this project, which includes the design, construction, and operation of a life science campus consisting of two new buildings with hotel and life science uses atop a shared podium and parking garage; new common and public outdoor recreational space; and associated circulation and infrastructure improvements. Ms. Peachey is currently preparing the Land Use and Planning, Population and Housing, Visual Resources, Public Services and Recreation, Utilities and Service Systems, and Alternatives sections of the Draft EIR for this project.

### City of Berkeley, Gilman Gateway Project, Berkeley, California

Ms. Peachey is currently serving as the assistant project manager and environmental planner for this project, which includes the creation a new zoning district which would facilitate future development of non-residential space and off-street automobile parking spaces. In addition to the new zoning district, the project includes the potential buildout of a conceptual future development plan for R&D, office, laboratory, and light manufacturing uses and automobile parking spaces on a portion of the site. Ms. Peachey is currently preparing the Land Use and Planning, Cultural and Tribal Cultural Resources, Transportation, and Alternatives sections of the Draft EIR for this project.

### City of Berkeley, 2942 College Avenue Project, Berkeley, California

Ms. Peachey is currently serving as the assistant project manager and environmental planner for this project, which includes the construction of a new mixed-use building and a new residential building on an infill site.

## Monterey County Department of Public Works, Facilities & Parks On-Call, Monterey County, California

Ms. Peachey serves as an Environmental Planner for this on-call contract and assists on various task orders.

### LAUREN PEACHEY

### ASSISTANT PROJECT MANAGER / ENVIRONMENTAL PLANNER



### University of California San Francisco, Mount Zion MOB EIR, San Francisco, California

Ms. Peachey is currently serving as an environmental planner for this project, which includes the demolition of the Dialysis Center, Brunn Building, and Hellman Building, construction of the nine-story medical office building, and associated improvements, including new site access and modifications to the service yard. Ms. Peachey is currently preparing the Initial Study, which will inform the Focused EIR for this project.

### City of Oakland, Villa Oakland Project, Alameda County, California

Ms. Peachey performed research for and assisted in the preparation of the Environment Assessment for this project, which included the construction of a six-story, 105-unit mixed-use building with ground-floor office space and retail space. All 105 units would be affordable, with 58 affordable to those earning up to 60 percent of the area median income (AMI). The remaining 47 units would be permanent supportive housing (PSH) units dedicated to the emancipated foster youth of Alameda County and homeless youth currently stabilized in the Covenant House Youth Shelter located at 200 Harrison Street in Oakland.

## WRT, LLC./Hayward Area Recreation and Park District, Valley View Park Master Plan Project, Alameda County, California

Ms. Peachey performed research for and assisted in the preparation of the Initial Study/Mitigation Negative Declaration for this project, which includes the implementation of the Valley View Park Master Plan, which would entail development of a new neighborhood park in the Castro Valley community in unincorporated Alameda County. The project includes the construction of new park facilities and associated parking, landscaping, utilities, and stormwater improvements.

## City of Benicia Public Works Department, Columbus Parkway/Rose Drive Improvement Project, Solano County, California

Ms. Peachey performed research for and assisted in the preparation of the Categorical Exemption for this project, which includes the widening of the northbound segment of Columbus Parkway south of the Columbus Parkway/Rose Drive intersection to accommodate two 11-foot-wide travel lanes, a 3-foot paved shoulder, and a Class III bicycle route within this section of the roadway.

### City of Lafayette, Lucas Ranch Lot 7 Project, Contra Costa County, California

Ms. Peachey performed research for and assisted in the preparation of the Addendum to the Soldier Field Subdivision Project EIR (SCH# 2005032054) for the project which includes the relocation of a single-family dwelling from the approved location to different portion of the same lot. The Addendum memorandum prepared pursuant to CEQA described the revisions to the Soldier Field Subdivision Project evaluated in the February 2006 Final Environmental Impact Report and provided a determination that the modifications to the project are within the scope of the 2006 EIR and no further environmental review were required.

### City of Huntington Beach, Bolsa Chica Senior Living Community Project, Huntington Beach, California

Ms. Peachey performed research for and prepared the Executive Summary and Introduction, Project Description, Aesthetics, Land Use and Planning, Tribal Cultural Resources, Utilities and Service Systems, and Mitigation Monitoring and Reporting Program sections of the Draft EIR for this project. LSA prepared a Focused EIR this project, which includes the development of a senior living community in Huntington Beach. Key issues evaluated in the Focused EIR included aesthetics and noise. LSA prepared technical analyses related to noise, air quality, and energy for the project. LSA also assisted the City of Huntington Beach with Native American consultation per Assembly Bill 52.

### CARLINA ROSE

**ENVIRONMENTAL PLANNER** 





#### **EXPERTISE**

- Environmental Planning
- Transportation Planning
- Sustainability

### **EDUCATION**

M.U.P., Urban and Regional Planning, San Jose State University, California, 2024

B.S., Environmental Studies, San Jose State University, California, 2021

## PROFESSIONAL EXPERIENCE

Environmental Planner, LSA, Point Richmond, California, 2024–Present

# PROFESSIONAL CERTIFICATIONS/ REGISTRATIONS

Hazardous Waste Management Certification, NES Incorporated, South San Francisco

Transportation Planning Certification, San Jose State University

Environmental Planning Certification, San Jose State University

## PROFESSIONAL AFFILIATIONS

American Planning Association
Northern Section

Association of Environmental Professionals (AEP)

Women in Environment (WIE)

### PROFESSIONAL RESPONSIBILITIES

As an Environmental Planner at LSA, Ms. Rose assists with the preparation of environmental documentation for land development and transportation projects in California. Her primary responsibilities include providing project management assistance for a variety of land development projects and conducting research and analysis for the preparation of environmental documents to evaluate potential project impacts and environmental compliance for CEQA and NEPA. She has prepared various types of CEQA- and NEPA-related documents for a broad range of projects including environmental assessments, Initial Studies, and EIRs.

### **PROJECT EXPERIENCE**

**TRANSPORTATION** 

### MTIP Expansion Study for the City of San Jose, San Jose, California

Prior to LSA, Ms. Rose played a pivotal role in the development and execution of the Phase One Community Assessment for the MTIP Expansion Study for the City of San Jose. Her contributions were instrumental in the successful facilitation of a focus group consisting of elected officials from the five stakeholder jurisdictions involved in the project. Her leadership and organizational skills were crucial in guiding the discussions, ensuring that diverse perspectives were represented and integrated into the assessment. Additionally, Ms. Rose was responsible for synthesizing the feedback gathered from the focus group into actionable insights that were presented in the final report. Her expertise in stakeholder engagement and project management significantly enhanced the quality of the findings and recommendations, leading to a more comprehensive understanding of the Three Places area's challenges and opportunities. Her work in this phase set a solid foundation for the subsequent Phase Two recommendations, aiming to improve livability, sustainability, and community cohesion in the region. Ms. Rose's contribution was vital in shaping the direction of the project and ensuring that the needs and concerns of the community were effectively addressed.

### Santa Clara Street Complete Streets Plan, San Jose, California

The San Jose Department of Transportation is working to transform the Santa Clara Street corridor, a Grand Boulevard and the main thoroughfare in Downtown San Jose, into a transit-priority corridor and a Complete Street. Complete Streets are designed to be safe and accessible for all users, as defined by the U.S. Department of Transportation. Ms. Rose's role in this project was integral to developing the Santa Clara Street Complete Streets Plan, which aims to reimagine the street as a safer, more transit-oriented thoroughfare. Ms. Rose contributed by evaluating existing street conditions, analyzing relevant statewide, regional, and local policies, and helping to formulate six major goals and eight strategies for the conversion. Her efforts culminated in a comprehensive presentation at San Jose City Hall, where she presented the plan to city council members, DOT staff, and SJSU faculty. This

## CARLINA ROSE ENVIRONMENTAL PLANNER



presentation was crucial in communicating the plan's vision and securing support for its implementation.

### Policy Analysis and Recommendations for Freight Emissions Reduction, San Jose, California

Transportation has become the highest producer of greenhouse gas emissions, driving climate change, with freight transportation accounting for a significant portion of those emissions. Recognizing the urgency of this issue, Ms. Rose contributed to this project prior to joining LSA, which aims to enhance the knowledge base of San Jose policy makers regarding viable strategies for reducing freight emissions. By employing three research methods, her analysis identifies potential routes for emissions reductions. Specifically, she provided insights into the need for policies that increase existing knowledge of freight emissions, develop innovative last mile delivery solutions, promote higher commercial and residential density, and incentivize the transition to electric vehicles. These recommendations are designed to equip policy makers with actionable strategies to address the freight sector's environmental impact effectively.

#### **CEQA**

### San Jose State University Campus Master Plan, San Jose, California

Prior to LSA, Ms. Rose assisted San Jose State's Senior Director of Real Estate with the initiation of the tribal engagement element for the Environmental Impact Report associated with the 2023 Campus Master Plan. This involved a comprehensive range of tasks, including meticulous record-keeping, in-depth research, and data management to ensure accurate and effective documentation. Additionally, she facilitated meetings between various stakeholders, both on and off campus, to ensure inclusive and constructive dialogue. This engagement was crucial in integrating tribal perspectives into the campus planning process, fostering a collaborative approach to development that respects and acknowledges indigenous communities.

### **AMY E. FISCHER**

### PRESIDENT / AIR QUALITY AND CLIMATE CHANGE PRINCIPAL





### **EXPERTISE**

- CEQA/NEPA
- Air Quality Analysis
- GHG Emissions Analysis
- Climate Change Analysis
- Noise Analysis
- Transportation Planning
- Health Risk Assessment

### **EDUCATION**

B.S., Environmental Policy Analysis, minor in Geography University of Nevada, Reno, 1998

## PROFESSIONAL CERTIFICATIONS

San Joaquin Valley Air Pollution Control District Regulation VIII – Certified Dust Control Plan Preparer, May 19, 2015

## PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals (AEP) – Director, Central Valley Chapter, 2016–2022

AEP – VP of Programs, Central Valley Chapter, 2011–2015

American Planning Association (APA)

### PROFESSIONAL RESPONSIBILITIES

With 26 years of experience in environmental studies, Ms. Fischer has performed principal-level review or conducted more than 200 CEQA/NEPArelated and/or stand-alone air quality and greenhouse gas (GHG) impact studies for community plans, development projects, and infrastructure improvements. She is experienced with the models and methods used to assess both air quality and GHG impacts. As the Director of LSA's Air Quality Services, she monitors State and federal standards, case law, and scientific research to make sure that LSA's analyses reflect the rapid changes in this evolving field. In keeping with LSA's commitment to senior-level management, as the Principal in Charge, Ms. Fischer maintains substantive involvement with projects as a means of ensuring high-quality products and balanced professional consultation. She works closely with Project Managers and clients, and provides input on and monitors the scope, budget, and scheduling of specific projects. Ms. Fischer is ultimately responsible for the quality of all project work, and reviews all in-house prepared text, tables, and graphics before these materials are presented to the client.

## PROJECT EXPERIENCE CEQA/NEPA

Ms. Fischer serves as principal air quality, climate change and noise analyst for CEQA/NEPA and planning documents. She has a comprehensive knowledge of the CEQA requirements for air quality districts throughout California. Her experience is in assessing both plan- and project-level air quality impacts ranging from criteria pollutant analysis to dispersion modeling and health risk assessments using the latest air quality modeling tools. She is skilled in air quality assessment models including the California Emissions Estimator Model (CalEEMod), Emission Factor models (EMFAC/OFFROAD), the Road Construction Estimator Model (RoadMod), and Line Dispersion Models (CALINE). She designs emission reduction strategies to reduce project-specific air quality impacts.

Ms. Fischer recently provided principal-level review for the topical CEQA analyses for the following projects:

- Air Quality Impact Analysis Land Use and Urban Design Elements, City of Long Beach, California
- Kaiser Permanente Baldwin Park Medical Center Parking Structure Expansion and Medical Office Building MND, Kaiser Permanente
- Air Quality and Greenhouse Gas Analysis for the Operations Center and Site Consolidation Project, Moulton Niguel Water District
- West Alton Parcel Development DEIR Air Quality and Greenhouse Emissions Technical Appendices Peer Review

Ms. Fischer also contributed to the *Greenhouse Gas Emissions Reduction Strategy* for the City of Hope Campus Plan. In addition, she served as the primary author of the Air Quality, Greenhouse Gas, and Noise sections of the *San Francisco General Hospital Rebuild Project EIR*, as well as the *Children's Hospital and Research Center Oakland Campus Master Plan EIR*.

### **AMY E. FISCHER**

### PRESIDENT / AIR QUALITY AND CLIMATE CHANGE PRINCIPAL



Since 2012, LSA has held an on-call environmental services contract with the City of Porterville. The City is in the midst of a significant number of public and private improvement projects and sought the assistance of LSA to prepare environmental documents and technical studies. Ms. Fischer administers the contract and also serves as Project Manager. To date, LSA has prepared the CEQA documentation for numerous roadway improvements projects, infrastructure projects, and residential development projects. Ms. Fischer has managed the preparation of Mitigated Negative Declarations for the Summit Estates project, a subdivision of 192 units and the Gibbons Avenue Reconstruction project, for the City of Porterville.

### SPECIFIC PROJECT EXPERIENCE

### Georgia-Pacific Site Restoration, Long Beach, California

The Port of Long Beach is proposing a site restoration of one of their properties leased by Georgia-Pacific before the termination of their lease to restore the project site to a safe and stable condition that is suitable for future developments and improvements by others. Ms. Fischer is the Air Quality Specialist for the project and is preparing the air quality analysis in support of an Initial Study/Mitigated Negative Declaration (IS/MND).

### Navy Drive Bridge Replacement Project, Stockton, California

Built between 1940 and 1941, the Navy Drive Bridge was located at the southeast corner of the base, connecting Rough and Ready Island with the City of Stockton across the San Joaquin River. This project included the demolition of Navy Drive Bridge, a bridge that has been previously determined to contribute to the significance of an existing historic district: the Naval Supply Annex Stockton Historical District on Rough and Ready Island. Working with Parsons and the Port of Stockton, Ms. Fischer was the Air Quality Specialist for the project and prepared the air quality analysis in support of the environmental documents.

### California Department of General Services, DMV Field Replacement Project, Santa Maria, California

Ms. Fischer was the Air Quality Specialist for the new Department of Motor Vehicles (DMV) office in Santa Maria. The air quality analysis identified potential criteria pollutant and GHG emissions associated with the proposed 13,500 square feet DMV office at 2850 Santa Maria Way. The new field office will be approximately 13,700 square feet and will be developed on a 3-acre site that is currently owned by the State of California. The project will be part of the Zero Net Energy (ZNE) pilot program. The IS/MND was approved in April 2019.

## Air Quality and Greenhouse Gas Analysis for the Proposed Arctic Cold Storage and Packaging Project, Santa Barbara County, California

Ms. Fischer was the Air Quality Specialist for a proposed cold storage and packing project at 1750 East. Betteravia Road near Santa Maria in northern Santa Barbara County. Ms. Fischer conducted an assessment of project construction and operation-period air quality emissions, and an assessment of GHG emissions associated with the project. Ms. Fischer identified measures to reduce or eliminate air quality impacts.

### Greenhouse Gas Analysis for the Lineage Logistics Project, Santa Maria, California

Ms. Fischer conducted an assessment of GHG emissions associated with the project at 1315 South Blosser Road at the southwest corner of the intersection of South Blosser Road and West Stowell Road in Santa Maria.

### Orcutt Marketplace Project, Santa Barbara County, California

Ms. Fischer was the Air Quality specialist for the Orcutt Marketplace Supplemental EIR. Ms. Fischer prepared a thorough Peer Review Memorandum of the Air Quality study prepared for the project to ensure the study was consistent with relevant guidelines and to ensure methodologies and conclusions were accurate and defensible.

### **JESSICA CORIA**

### ASSOCIATE / DIRECTOR OF AIR QUALITY AND CLIMATE CHANGE SERVICES





### **EXPERTISE**

- CEQA/NEPA
- Air Quality Analysis
- GHG Emission Analysis
- Climate Change Analysis
- Air Pollution Control Measures
- GHG Mitigation Measures
- Health Risk Assessment

### **EDUCATION**

M.S., Environmental Science and Policy, Johns Hopkins University, Baltimore, 2019

B.A., International Relations: Global Environment, Health, and Natural Resources, University of California, Davis, 2015

## PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals (AEP)

Central Chapter AEP Board of Directors

### RECENT PRESENTATIONS

APA Conference 2023: Climate Action Planning for Water Utilities

### PROFESSIONAL RESPONSIBILITIES

With a decade of experience, Ms. Coria served as a Regional Program Manager at the San Joaquin Valley Air Pollution Control District (SJVAPCD) and as a consulting Senior Scientist prior to her current position at LSA. Her expertise includes regulatory compliance, air quality impact analysis per CEQA requirements, conducting health risk assessments, air dispersion modeling, sustainable project design, air pollution control measures, and GHG emission mitigation. She has extensive experience in project management, staff mentoring, and client relationships as well as comprehensive knowledge of CEQA requirements for air districts throughout California. Ms. Coria is experienced with the models and methods used to assess both air quality and GHG impacts. Her CEQA experience includes conducting technical evaluations and overseeing the preparation of air quality, GHG, and energy analysis for Specific Plans, General Plans, Climate Action Plans, and Housing Element Updates as well as mixed-use, commercial, residential, and industrial warehouse projects.

### PROJECT EXPERIENCE

Ms. Coria conducts and oversees the preparation of air quality, GHG emissions and energy analyses that quantify the impacts of project-related construction and operational emissions and evaluate project impacts related to regional air pollution thresholds and global climate change. The reports describe the existing setting and regulatory context, quantify impacts, and recommend mitigation measures as appropriate.

## City of Berkeley, Gilman Gateway Environmental Impact Report, Berkeley, California

Ms. Coria oversaw the preparation of the Air Quality and Greenhouse Gas Emissions impact analysis for the proposed Gilman Gateway Project in the City of Berkeley. The proposed project consists of (1) rezoning of the entire 10.64-acre Project site to a new zoning district; and (2) development of an approximately 9-acre portion of the project site with a maximum of approximately 890,000 square feet of Research and Development (R&D) or Office uses. The rezoning would create a new zoning district that would allow development of the project site with a variety of uses, including office, industrial and heavy commercial, laboratory, manufacturing, and research and development that would be subject to the permit thresholds of the current Mixed-Use Light Industrial (MU-LI) district. The site is currently surrounded by a mix of manufacturing, warehouse, office, and commercial uses. Residential uses are located to the northeast and southeast.

### Peer Review of IMTT Terminal Tank Project, Richmond, California

LSA is currently preparing the environmental impact assessment for the IMTT Terminal Tank Project, which involves the replacement and addition of several storage tanks at a bulk terminal facility in Richmond. Ms. Coria conducted a peer review of the technical studies related to air quality and climate change

for the proposed project, including the criteria pollutant and GHG emissions analysis conducted for this project.

### JESSICA CORIA

### ASSOCIATE / DIRECTOR OF AIR QUALITY AND CLIMATE CHANGE SERVICES



### Stoneridge Mall Apartments Project Environmental Checklist, Pleasanton, California

Ms. Coria helped to prepare the environmental checklist for the PUD-136 – Stoneridge Mall Residential Project in Pleasanton, California. The project consists of 360 multifamily apartment units and related site improvements, including a new parking structure. As the Lead Air Quality Scientist, Ms. Coria led the air quality and GHG emissions modeling, reviewed and conducted the air quality and GHG emissions technical analyses, prepared the HRA used in the air quality analysis, oversaw and assisted in preparation of the energy analysis, and prepared the air quality and GHG emissions sections of the EIR.

## General Plan Update, Zoning Code Amendments, and Climate Action Plan Program EIR, South San Francisco, California

Ms. Coria was part of the team that provided environmental services for the City of South San Francisco General Plan Update, Zoning Code Amendments, and Climate Action Plan Program EIR. The General Plan Update is a forward-looking document that will serve as the blueprint for the City of South San Francisco's vision through the year 2040. The General Plan Update anticipates approximately 14,324 net new housing units and approximately 13,344 net new employment opportunities by 2040. The proposed General Plan Update will replace the 1999 General Plan and inform updates to the City's Zoning Ordinance. The Climate Action Plan includes a communitywide inventory of GHG emissions and identifies strategies and measures to reduce GHG emissions generated by existing and future uses in South San Francisco to achieve State-mandated targets. Ms. Coria performed the air quality and GHG emissions analysis.

### Giovannoni Logistics Center EIR, American Canyon, California

Ms. Coria was part of the team that prepared an EIR for the Giovannoni Logistics Center project on 255.1 acres in American Canyon. The applicant (Buzz Oates Construction, Inc.) proposes to develop a 2.4-million-square-foot logistics center on approximately 208 acres, with the remaining 47.1 acres preserved as open space. Devlin Road and the Napa Valley Vine Trail would be extended through the project site to close the gap in these transportation facilities. The Giovannoni Logistics Center will cater to clients and customers in the e-commerce, wine, and food industries. Environmental issues include biological resources, cultural resources, air quality/GHG emissions, transportation, and noise. Ms. Coria performed the air quality and GHG emissions analysis.

### Central Southeast Planning Area Specific Plan and Program EIR, Fresno, California

Ms. Coria helped prepare a Program EIR for the Central Southeast Planning Area Specific Plan in Fresno. The City of Fresno adopted a new General Plan that identifies priority infill areas for new investment and redevelopment. Over the next 4 years, the City will complete seven Specific Plans, including the Central Southeast Area Specific Plan (CSASP). The CSASP area is within the Roosevelt Community Plan Area, which was last updated in 1992 and was developed with primarily industrial and suburban land uses along several high-capacity transportation corridors, including Highway 180 East and Highway 41 South. Ms. Coria performed the air quality and GHG emissions analysis.

### Barber Yard Specific Plan Project EIR, Chico, California

Ms. Coria was part of the team that prepared an EIR and supporting technical analyzes for the potential environmental effects of the proposed Barber Yard Specific Plan (BYSP), a comprehensive planning document that would establish specific guiding principles and strategy for development of a 133-acre area in Chico, as well as off-site improvements, including a stormwater detention pond and associated storm drain alignments and outfall in unincorporated Butte County. Formerly occupied by the Diamond Match Factory (1906–1975) and Louisiana-Pacific Corporation (1984–1989), the site is bounded by existing residential neighborhoods, the Union Pacific Railroad, and rural residential and agricultural uses. Ms. Coria performed the Air Quality and GHG Emissions Analysis.

### **CARA CUNNINGHAM**

SENIOR AIR QUALITY / GREENHOUSE GAS SPECIALIST





#### **EXPERTISE**

- CEQA Document Preparation Environmental Analysis
- Air Quality Analysis
- Greenhouse Gas Emission Analysis
- Energy Analysis
- Land Use Planning

### **EDUCATION**

B.S., City & Regional Planning, minor in Real Property Development, California Polytechnic State University, San Luis Obispo, June 2015

## PROFESSIONAL EXPERIENCE

Associate/Senior Environmental Planner, LSA, Fresno, California, 2014– Present

Other Companies: 2013-2014

## SPECIALIZED TRAINING

CEQA Case Law Update, 2016

Advanced CEQA Workshop, 2016

NEPA Essentials Workshop, 2016

The Challenge of Greenhouse Gas Reduction Planning by Local Governments in California, 2016

Section 404 Permitting Process and Compensatory Mitigation Program, 2016

### PROFESSIONAL RESPONSIBILITIES

Ms. Cunningham is an Associate/Environmental Planner with a growing roster of experience. At LSA, she provides project management and technical assistance on a variety of planning and environmental documents including environmental assessments, initial studies, and environmental impact reports. At LSA, Ms. Cunningham has been involved in residential and commercial development projects, road improvement projects, and program-level plans. Ms. Cunningham has a strong foundation in land use planning and is well versed in addressing impacts to air quality, greenhouse gas emissions, and energy. Ms. Cunningham is proficient with the use of air quality models, including the California Emissions Estimator Model (CalEEMod) and the Roadway Emissions Estimator Model (RoadMod).

### PROJECT EXPERIENCE

### City of Menlo Park, 111 Independence Drive EIR, Menlo Park, California

Ms. Cunningham prepared the Air Quality, Greenhouse Gas, and Noise sections of the EIR for the proposed project, which would result in the demolition of existing office space and redevelopment of the project site with an approximately 145,350-gross-square foot (gsf), eight-story multifamily apartment building with approximately 105 dwelling units and an approximately 712-square foot potential commercial space, as well as associated open space, circulation and parking, and infrastructure improvements.

### City of Menlo Park, Menlo Uptown Project EIR, Menlo Park, California

Ms. Cunningham prepared the Air Quality, Greenhouse Gas, and Noise sections of the EIR for the proposed project. The project resulted in the redevelopment of the project site with a maximum of 441 multifamily rental units and 42 for-sale townhomes, totaling 471,986 square feet of residential use and 2,940 square feet of office space, as well as associated open space, circulation and parking, and infrastructure improvements.

### City of Menlo Park, Menlo Portal Project EIR, Menlo Park, California

Ms. Cunningham prepared the Air Quality, Greenhouse Gas, and Noise sections of the EIR for the proposed project. This project involved the redevelopment of a site with a 326,581-gross-square-foot, seven-story multifamily apartment building with 335 dwelling units and a 34,868-gross-square-foot commercial office building, which would include approximately 1,600 gross square feet of childcare space, as well as associated open space, circulation and parking, and infrastructure improvements.

## G4 Architecture/City of Foster City, Foster City Recreation Center Replacement Project IS/MND, Foster City, California

Ms. Cunningham is preparing the air quality, energy, and greenhouse gas analyses for this project. The City proposes to redevelop the existing William E. Walker Recreation Center (Recreation Center) located within Leo J. Ryan Park. The proposed project will include: (1) complete demolition of the existing Recreation Center; (2) construction of a new building that would be two stories in height and approximately 50,000 square feet in size on an approximately 6-acre site; (3) a building program that would include multipurpose spaces, a large event space, and food/beer garden; (4) a park

### **CARA CUNNINGHAM**





program that would include a meadow, event plaza, and indoor/outdoor performance plaza; and (5) approximately 250 parking spaces and a new midblock crossing.

### City of Redwood City, 1548 Maple Street Project, Redwood City, California

Ms. Cunningham prepared the Air Quality, Energy, and Greenhouse Gas sections of the EIR for the redevelopment of an industrial site to include 131 three-story townhomes, open space, circulation and parking, infrastructure, soil remediation, and grading improvements. She also analyzed the possible impacts of related off-site improvements involving an extension of the San Francisco Bay Trail on approximately 8 acres along Redwood Creek.

### City of Belmont, 2 Davis Drive Office/R&D Project EIR, Belmont, California

Ms. Cunningham prepared the air quality, energy, and greenhouse gas analyses for this project. The proposed project includes demolition of the existing warehouse building and construction of a new approximately 71,000-square-foot, four-story (approximately 57-foot-tall) building with office and research and development (R&D) uses as well as associated surface parking and landscaping improvements.

### City of Foster City, 388 Vintage Park Drive Life Sciences Project EIR, Foster City, California

Ms. Cunningham prepared the air quality, energy, and greenhouse gas analyses for this project, which included the design, construction, and operation of a life science campus consisting of two new buildings with hotel and life science uses atop a shared podium and parking garage; new common and public outdoor recreational space; and associated circulation and infrastructure improvements.

### City of San Bruno Recreation and Aquatic Center Project EIR, San Bruno, California

On the basis of a preliminary Initial Study prepared by LSA, it was determined that a Focused EIR would be required to further evaluate the potentially significant impacts of the project. Ms. Cunningham assisted with the preparation of the Air Quality, Greenhouse Gas, and Noise sections of the EIR.

## City of Burlingame/Group 4 Architecture Research + Planning, Inc., Burlingame Community Center Project IS/MND, Burlingame, California

The City Council approved the replacement of the existing structure with a new facility of approximately 35,700 square feet. The proposed project would include three components: (1) redevelopment of the Burlingame Community Center; (2) improvements to the playground, outdoor basketball court, picnic area, and site; and (3) improvements to allow for more parking area. Group 4 Architects prepared a master plan for the new community center, and LSA prepared the IS/MND on the master plan. Ms. Cunningham prepared the air quality and greenhouse gas analyses for the project.

### City of Millbrae Community Center Categorical Exemption, Millbrae, California

Ms. Cunningham prepared the Air Quality, Greenhouse Gas, and Noise sections of the IS/MND. LSA prepared a Categorical Exemption for the new Millbrae Recreation Center Project. The former facility burned down in 2016, and the City sought to rebuild a new center. The proposed project qualified for a CEQA Exemption as an Infill Development Project (Class 32), consistent with the provisions of CEQA Guidelines Sections 15332 and 15300.2. LSA prepared a memorandum and completed the analysis to inform the Environmental Checklist.

### **JOHN T. (J.T.) STEPHENS**

PRINCIPAL / NOISE AND VIBRATION SPECIALIST





#### **EXPERTISE**

- Noise and Vibration Analysis
- Interior Acoustics

### **EDUCATION**

B.S., Acoustical Engineering, Minor in Communications, Purdue University, West Lafayette, Indiana, 2004

## PROFESSIONAL EXPERIENCE

Executive Vice President / Principal / Senior Acoustical Specialist, LSA, Point Richmond, California, March 2012–Present

Other Companies: 2005–2012

## PROFESSIONAL CERTIFICATIONS

E.I.T. License No. ET30504764 (2005)

## PROFESSIONAL AFFILIATIONS

Member, Institute of Noise Control Engineering (INCE)

## SPECIALIZED TRAINING

- AutoCAD
- SoundPLAN
- FHWA RCNM
- FHWA TNM 2.5
- Insul
- Microsoft Office

### PROFESSIONAL RESPONSIBILITIES

Mr. Stephens is a Principal Noise and Vibration Specialist with 20 years of experience and part of LSA's environmental technical staff. He is primarily responsible for the preparation of noise and vibration studies for a variety of projects. Mr. Stephens is proficient in the use of various traffic noise models, the Roadway Construction Noise Model (RCNM), the Aviation Environmental Design Tool (AEDT), SoundPLAN Noise Prediction Software, and INSUL, a noise prediction software for building façades and partitions. Mr. Stephens is also responsible for performing noise and vibration monitoring surveys using a variety of Larson-Davis sound level meters and accelerometers. Mr. Stephens has supported numerous controversial studies, some of which requiring Non-Disclosure Agreements, and has attended public meetings as a professional expert.

### **PROJECT EXPERIENCE**

## City of Foster City, 388 Vintage Park Drive Life Sciences Project EIR, Foster City, California

Mr. Stephens served as the Noise Resources Specialist for this project, which included the design, construction, and operation of a life science campus consisting of two new buildings with hotel and life science uses atop a shared podium and parking garage; new common and public outdoor recreational space; and associated circulation and infrastructure improvements.

## FF Realty III LLC., 200 Airport Boulevard Project Environmental Consistency Analysis, San Mateo County, California

Mr. Stephens assisted with the preparation of the Noise and Vibration Study for the proposed project. The proposed project involved the demolition of the existing buildings and the construction of a seven-story mixed-use building with ground floor commercial in South San Francisco. The project site is designated as Downtown Transit Core (DTC) in the South San Francisco Downtown Station Area Specific Plan (DSASP). LSA prepared a memorandum and checklist for the proposed project that relied on the DSASP EIR, which provided a program-level analysis of development within the area encompassing the project site.

## City of Hayward, 29212 Mission Boulevard Infill Residential Development Project, Hayward, California

LSA prepared the Categorical Exemption and Infill Environmental Checklist (CE/IEC) for the 29212 Mission Boulevard Project in Hayward. In support of the CE/IEC, Mr. Stephens prepared a technical noise and vibration analysis for the proposed project and identified potential impacts as compared to the previously completed City of Hayward General Plan EIR and the South Hayward BART/Mission Blvd. Form-Based Code Draft Supplemental Program Environmental Impact Reports, which are documents providing programmatic policies and standards. Specific tasks completed include gathering ambient noise measurements in the project vicinity, an assessment of both temporary and permanent noise and vibration impacts, and identification of appropriate standard conditions of approval.

### **JOHN T. (J.T.) STEPHENS**

PRINCIPAL / NOISE AND VIBRATION SPECIALIST



## Tenderloin Neighborhood Development Corporation, 500 Turk Street Project IS/MND, San Francisco, California

Mr. Stephens assisted in the completion of the Noise section for the proposed project, which involves the demolition of an existing onsite building and associated surface pavements and construction of a new eightstory, 79-foot-tall residential with ground floor commercial building and associated improvements.

### City of Berkeley, 1900 Fourth Street Project EIR, Berkeley, California

Mr. Stephens served as Noise Resources Specialist. The project proposed the demolition of an existing structure and redevelopment of the site with 135 residential units and 33,080 square feet of retail and restaurant space, as well as parking and open space. The site is located entirely within the boundary of the West Berkeley Shellmound, a historical resource under CEQA and a local City Landmark.

### City of Concord, Clayton Road Townhomes Environmental Checklist, Concord, California

Mr. Stephens prepared the Technical Noise and Vibration Analysis for the Clayton Road Townhomes Project in Concord. The proposed project consists of 70 residential townhouse units on 3.86 acres, located at 3512 Clayton Road between Roslyn Drive and Barbis Way.

### City of Antioch, Deer Valley Estates Project EIR, Antioch, California

Mr. Stephens prepared the technical noise and vibration analysis for the Deer Valley Estates Project in Antioch. The project involves the construction of 121 single-family homes located north of the existing Kaiser Permanente Antioch Medical Center.

### City of Richmond, 205 Cutting Boulevard Project, Richmond, California

Mr. Stephens served as Noise Resources Specialist. As part of LSA's on-call contract with the City of Richmond, LSA prepared supporting technical documents and a Categorical Exemption under Section 15332 of the CEQA Guidelines for the proposed Barnof Holdings Self-Storage Facility. LSA prepared technical analyses related to biological and cultural resources, traffic, air quality, and noise to support the findings that implementation of the proposed project would result in no potentially significant impacts. LSA also prepared a memorandum to support the Categorical Exemption, documenting how the proposed project met the conditions identified in Section 15332 of the CEQA Guidelines.

### City of Oakland Lake House Commons EA/FONSI, Oakland, California

Mr. Stephens served as Senior Acoustical Specialist. LSA prepared an Environmental Assessment, in compliance with HUD, 24 CFR Parts 50.4, 58.5, and 58.6, for the Lakehouse Commons Affordable Apartments Project on the corner of East 12th Street and Second Avenue in Oakland. The project applicants proposed to construct two distinct buildings, one of which would contain 91 affordable housing units; the other would provide 270 residential units. To support the environmental analysis, LSA prepared technical reports for acoustics and cultural resources and conducted CalEEMod emission estimates and used existing studies to address potential issues related to hazards and hazardous materials

## BART, Hayward Maintenance Complex Phase 2 and Northern Mainline Connector Project, Hayward, California

Mr. Stephens is preparing the Noise and Vibration Impact Assessment for the proposed BART Hayward Maintenance Complex (HMC) Phase 2 – Northern Mainline Connector Project. The Phase 2 project site consists of approximately 16 acres of undeveloped land in the northeast quadrant of the HMC property, on the east side of the mainline BART tracks north of the existing maintenance and engineering facility and rail storage yard. The Noise and Vibration Impact Assessment is being prepared to evaluate the existing noise conditions at sensitive receptors, the proposed construction and operations related noise and vibration impacts, and potential mitigation measures necessary for compliance with the Federal Transit Administration Manual. Additionally, LSA staff continues to meet with BART staff and the project team throughout the process to efficiently achieve desired outcomes.

### **MOHAMMAD ABUSHANAB**

MECHANICAL NOISE ENGINEER





#### **EXPERTISE**

- Noise Modeling and Analysis
- Vibration Analysis

### **EDUCATION**

M.Eng., Mechanical Engineering, University of Ottawa, Canada, 2018

B.A.Sc., Mechanical
Engineering, with Engineering
Management and
Entrepreneurship Minor,
University of Ottawa, Canada,
2016

## PROFESSIONAL EXPERIENCE

Mechanical Noise Engineer, LSA, Point Richmond, California, April 2022–Present

Acoustics and Vibration Specialist, Wood Environment & Infrastructure Solutions, Oakville, Canada, May 2021– April 2022

Acoustics, Noise and Vibration Engineer In Training, Golder Associates Ltd., Mississauga, Canada, August 2019–May 2021

Instructor, Canadore College, Mississauga, Canada, October 2018–May 2019

CAD Technician, BluMetric Environmental Inc., Ottawa, Canada, May 2017–December 2017

### PROFESSIONAL RESPONSIBILITIES

Mr. Abushanab is an acoustics and vibration specialist with 4 years of experience in the fields of acoustics, noise, and vibration. He has experience in noise modeling and assembling data for analysis and presentation in reports. He develops solutions related to noise and vibration issues, and his expertise spans the areas of construction, transportation, industrial, and residential buildings. He is experienced in noise modeling using CadnaA and SoundPLAN, and he is familiar with regulations and guidance with respect to noise and acoustics. Mr. Abushanab is also responsible for performing noise monitoring surveys using a variety of Larson-Davis sound level meters.

### PROJECT EXPERIENCE

## ALPA Construction, Inc., Emergency Generator at San Jose Behavioral Health – Phase II Campus Expansion, San Jose, California

Mr. Abushanab prepared the technical noise assessment memorandum for the proposed emergency generator at San Jose Behavioral Health in San Jose. The assessment evaluated the existing noise levels in the project vicinity and the noise contribution from potential emergency generator operations.

## City of Brisbane, Sierra Point Towers Redevelopment Project EIR, Brisbane, California

Mr. Abushanab prepared the noise section for the Sierra Point Towers Redevelopment Project EIR in Brisbane. The project involves the addition of new life science building space, consisting of offices, labs, and research and development (R&D) spaces, within two new office towers at the northeastern corner of the project site.

## City of Pleasant Hill, Operation of Rooftop Mechanical Equipment at the John Muir Pleasant Hill Medical Office Building, Pleasant Hill, California

Mr. Abushanab prepared the technical noise assessment memorandum for operation of rooftop mechanical equipment at the John Muir Pleasant Hill Medical Office Building. The project involves conducting noise measurements and assessment of the heating, ventilation, and air conditioning (HVAC) equipment operations to determine whether the HVAC equipment operations exceed the City's noise level standards.

## EPD Solutions, Inc., Alessandro Walk Residential, Moreno Valley, California

Mr. Abushanab prepared the technical noise and vibration analysis for the Alessandro Walk Residential Project in Moreno Valley. The project involves the construction of 236 single-family homes located between Morrison Street and Nason Street.

## EPD Solutions, Inc., Santa Ana and Live Oak Industrial Warehouse, Fontana, California

Mr. Abushanab prepared the technical noise and vibration analysis for the Santa Ana and Live Oak Industrial Warehouse Project in Fontana. The project involves the demolition of existing structures on the project site and construction of an approximately 317,970 sf high-cube warehouse inclusive of two 5,000 sf offices.

### **MOHAMMAD ABUSHANAB**





## PMB LLC, Noise and Vibration Impact Analysis for the Rehabilitation Center Project at 17931 Von Karman Avenue, Irvine, California

Mr. Abushanab prepared a noise and vibration impact memorandum for the project, which included analysis of construction noise and vibration impacts, project noise impacts, project design features, and land use compatibility.

### **EXPERIENCE PRIOR TO LSA**

## Technical Support for Acoustics, Port of Long Beach Architectural Design – Interactive Education Center, Acoustic Recommendations, Long Beach, California

For a previous employer, Mr. Abushanab provided technical support for the design considerations for the Interactive Education Center such that the acoustical quality of the space is conducive to the different activities to be conducted within while minimizing the potential for a noisy environment. This included preparation of an Acoustical Recommendations Report that identified expected noise levels in the facility and provided recommendations for acoustical elements to mitigate potential impacts expected as part of the project.

## Technical Support for Noise and Vibration, Brightline, Orlando International Airport to Tampa, Florida Florida

For a previous employer, Mr. Abushanab provided technical support for the preparation of a detailed analysis in accordance with the Federal Rail Administration (FRA) and Federal Transit Administration (FTA) manual in a post-Record of Decision (ROD) scenario. He evaluated rail corridor methodology and reviewed noise and vibration baseline data.

### Technical Support for Noise, Agnico Eagle Mines, Baseline Monitoring, Kirkland Lake, Ontario, Canada

For a previous employer, Mr. Abushanab provided technical support for the noise baseline monitoring of the Advanced Exploration Project. This included conducting fieldwork to gather data, analyzing data, and preparing a noise baseline report.

## Technical Support for Noise, Organic Waste Management, Acoustic Assessment Report, Brunner, Ontario, Canada

For a previous employer, Mr. Abushanab provided technical support for an Acoustic Assessment Report. The project involved the revision of an existing report for the facility in support of an application for an Environmental Compliance Approval. A detailed noise model was prepared representing the facility using the software package CadnaA. The results of the modeling were used to predict off-site noise levels and assess these against the criteria established within the Ontario Ministry of the Environment, Conservation and Parks guideline NPC-300. The detailed Acoustic Assessment Report was prepared to document the revised results of the site reconnaissance, noise modeling, and assessment.

### MICHAEL HIBMA

### ASSOCIATE / ARCHITECTURAL HISTORIAN / HISTORIAN





### **EXPERTISE**

- Architectural History
- History/California History
- HABS/HAER Photography

### **EDUCATION**

Certificate in Land Use and Environmental Planning, University of California, Davis Extension, 2012

M.A., History, California State University, Sacramento, 2007

B.A., History, Humboldt State University, Arcata, California, 2003

## PROFESSIONAL EXPERIENCE

Associate/Architectural Historian/Historian, LSA, Point Richmond, California, May 2007–Present

# PROFESSIONAL CERTIFICATIONS/ REGISTRATIONS

Directory of Public Historians (Office of Historic Preservation)

## SPECIALIZED TRAINING

36 CFR 61 Qualified Historian and Qualified Architectural Historian; Oral Historian; HABS/HAER; Regional Historian; Genealogist; Historic Preservation; Preservation Planning

### PROFESSIONAL RESPONSIBILITIES

Michael Hibma is an architectural historian with more than 17 years of experience in cultural resources management. Mr. Hibma holds an M.A. in History from California State University, Sacramento and meets the Secretary of the Interior's Professional Qualifications Standards as an architectural historian and historian (48 CFR 44716). Mr. Hibma conducts historical research and field studies, and he authors historical sections of cultural resource reports, Initial Studies, and EIRs. He documents and evaluates historical built environmental cultural resources in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) and local designation. He also conducts studies to address Section 106 of the National Preservation Act, as well as compliance with State and local regulations, and prepares cultural resource documents in accordance with California Department of Transportation requirements. Mr. Hibma also conducts third party per reviews and prepares Historic American Buildings Survey and Historical American Engineering Record (HABS/HAER) photodocumentation and recordation of built environment cultural resources such as buildings and bridges to National Park Service requirements. He has documented and evaluated hundreds of residential and commercial buildings, structures, and objects and has worked on cultural resource studies in the San Francisco Bay Area, Central Valley, Sierra Nevada, the North and Central Coasts, southern California, and western Nevada.

### PROJECT EXPERIENCE

## City of Menlo Park, 389 El Camino Real Project, Menlo Park, San Mateo County, California

Mr. Hibma served as Architectural Historian for this project and prepared an Architectural Eligibility Evaluation. Mr. Hibma prepared a preliminary analysis as phase one of a two-phase environmental review process to identify the next step in determining whether to prepare an IS/MND or a Focused EIR pursuant to CEQA. The architectural study consisted of a literature review, a records search, archival research, review of County Assessor/Recorder records, consultation with potentially interested parties, and a field survey. The background research and field survey resulted in the identification of two cultural resources, a single-family home built c. 1910-1925 located at 612 Partridge Avenue, and a multi-family residential triplex built in 1948 at 603-607 College Avenue. The resources were evaluated and recorded on DPR 523 forms. The study determined that despite the relatively high level of architectural integrity, the two resources were not eligible for listing in the California Register of Historical Resources for their lack of historical significance and association.

### City of San Bruno, War Memorial Community Center and San Bruno Park Pool Facility Project, San Bruno, San Mateo County, California

Mr. Hibma prepared a Historical Resource Evaluation (HRE) of two built environment properties, the War Memorial Community Center building (Community Center) and the San Bruno Park Pool Facility (Pool Facility), located within San Bruno City Park. The project would demolish the Community and the Pool Facility to construct a new San Bruno Recreation Center and Aquatics Center in the same general area. The HRE assessed the status of the Community Center and the Pool Facility to determine if they qualify as historical resources under California Public Resources Code (PRC)

### MICHAEL HIBMA

### ASSOCIATE / ARCHITECTURAL HISTORIAN / HISTORIAN



§21084.1. Mr. Hibma reviewed the results of a cultural resource record search by the Northwest Information Center, conducted background map, aerial photograph, literature, archival and online research, as well as a field survey to document existing conditions. Mr. Hibma recorded and evaluated the Community Center and the Pool Facility in accordance with the requirements of CEQA and for their eligibility for NRHP and CRHR eligibility. The HRE found the Community Center building individually eligible for inclusion in the NRHP and CRHR at the local level of significance under criteria A/1 (events) and C/3 (architecture). The Pool Facility did not appear eligible for inclusion in either the NRHP or CRHR due to a lack of historical significance. The results of the HRE were presented in a technical report. LSA's HRE was peer reviewed by a third party who concurred with LSA's findings.

## G4 Architecture/City of Foster City, Foster City Recreation Center Replacement Project IS/MND, Foster City, California

Mr. Hibma is currently serving as the Architectural Historian for this project. The City proposes to redevelop the existing William E. Walker Recreation Center (Recreation Center) located within Leo J. Ryan Park. Mr. Hibma prepared California State Department of Parks and Recreation Series 523 (DPR 523) form record that contained a CRHR-based eligibility evaluation. Background research and field survey found the Walker Community Center, built in 1974, is associated with the early growth of Foster City and for its general architectural characteristics of Second Bay Tradition. However, the building did not appear eligible due to a lack of integrity as a result of subsequent alterations in 1998 and 2002. Accordingly, the Recreation Center did not appear eligible for inclusion in the CRHR due to a lack of significance and does not appear a historical resource for the purposes of CEQA.

### Historical Resource Evaluation for the Alexandria Center for Life Science Project, Millbrae, California

Mr. Hibma prepared the HRE for this project. At the request of the City of Millbrae Planning Manager, Mr. Hibma conducted background research, a field survey, and consultation for the 4.3-acre project site that contains six buildings over 50 years of age built from 1955 to 1963 in the "Millsdale Industrial Park", a 500+ acre mid-20th century commercial and industrial tract connecting Millbrae and neighboring Burlingame between the former Southern Pacific Railroad tracks and the Bayshore Highway/U.S. 101. Mr. Hibma conducted background research, a pedestrian field survey, and evaluated the buildings for inclusion in the CRHR as part of a potential historic district for its collective general characteristics of Modern and Midcentury Modern architecture. The HRE found the Millsdale Industrial Park District, including the portion in the HRE, does not appear eligible for inclusion in the CRHR or for local designation due to a lack of significance and not a CEQA historical resource.

### City of Walnut Creek, Heather Farm Aquatic/Community Center Project, Walnut Creek, California

Mr. Hibma is currently serving as the Architectural Historian for this project. The City proposes to demolish the existing Community Center (built 1971) and Clarke Memorial Swim Center (built 1973) and redevelop the 4.7-acre area within the 107-acre Heather Farm Park with a combined aquatic/community center. Mr. Hibma conducted background research, archival research, and a pedestrian field survey to prepare an HRE with a DPR 523 to contain a combined NRHP and CRHR-based eligibility evaluation.

### City of Milpitas, 1724 Sunnyhills Court Project IS/MND, Milpitas, California

Mr. Hibma served as Architectural Historian and prepared the HRE required by CEQA. The HRE determined that the entire apartment complex appeared to be eligible for listing on the CRHR. To determine whether the demolition of the existing leasing/community building, and construction of the new buildings would result in a substantial adverse change in the significance of the potential resource, he also prepared a Historical Resources Impact Assessment (HRIA). The HRIA determined that the project as proposed would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and demolition and construction would not result in a significant impact.

### **IVAN STRUDWICK, RPA**

ASSOCIATE / ARCHAEOLOGIST





### **EXPERTISE**

- Prehistoric Archaeology
- Prehistoric Artifact and Marine Shell Identification
- Circular Shell Fishhooks
- Cultural Resource Management

### **EDUCATION**

M.A., Anthropology, Specializing in Archaeology, Magna Cum Laude, California State University, Long Beach, California, 1986

B.A., Anthropology, California State University, Long Beach, California, 1981

## PROFESSIONAL EXPERIENCE

Associate/Archaeologist, LSA, Irvine, California, 1994– Present

Other Companies: 1983-1994

# PROFESSIONAL CERTIFICATIONS/ REGISTRATIONS

Register of Professional Archaeologists (RPA No. 10350)

Professionally Listed Archaeologist for the Counties of Orange, Riverside, San Diego, and Santa Barbara

40-Hour Hazardous Waste Operations and Emergency Response Trained

Railroad Education Certified

### PROFESSIONAL RESPONSIBILITIES

Mr. Strudwick has 42 years of archaeological experience throughout California. He has conducted and managed all phases of archaeological projects, including fieldwork, laboratory analysis, research, and report writing. His duties include project design and proposal preparation for surveys, testing, and data recovery mitigation; personnel supervision; and report write-up, resource evaluation, and recommendations. Mr. Strudwick also serves as LSA's primary field and laboratory director and has directed excavations with field crews of over 80 individuals. Additionally, Mr. Strudwick has worked as the Native American coordinator for extensive multiyear projects. During a professional career spanning four decades, Mr. Strudwick has conducted archaeological projects in Alameda, Del Norte, Humboldt, Imperial, Kern, Lake, Los Angeles, Mendocino, Monterey, Napa, Orange, Riverside, San Diego, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, San Bernardino, Santa Clara, Santa Cruz, Tehama, and Ventura Counties, as well as on three of the Channel Islands (Santa Catalina, San Clemente, and San Nicolas). Mr. Strudwick was the field director and primary report author for the first cultural resource management project ever awarded for San Clemente Island. Additionally, he has numerous professional publications in peer-reviewed scientific journals. The extent of Mr. Strudwick's experience with fieldwork, report preparation, and managing both small and large groups of archaeologists and coordinating with Native Americans gives him unique perspective and ability in relation to cultural resource management.

### PROJECT EXPERIENCE

## Trammell Crow Residential, Alexan Anaheim—Uptown CEQA Project, Anaheim, California

In 2017, Mr. Strudwick directed on-call CEQA-level archaeological and paleontological monitoring for Trammell Crow's 4.3-acre residential project in downtown Anaheim. Historic material found included residential debris showing the area to have been near the center of the original Anaheim colony. The southeast portion of the project area was identified on both 1907 and 1911 Sanborn Insurance Maps as Anaheim's Chinatown, which existed from the 1870s until 1924. The findings were presented at the 2018 Society for California Archaeology meetings and later at several other venues including the Orange County Historical Society and the main Anaheim Public Library.

## Lewis Management Corp., Santa Barbara-Chino Mixed-Use Project, Chino Hills, California

Mr. Strudwick directed monitoring and prepared the site form and final report pursuant to CEQA for this project. From July 2016 to January 2018, LSA conducted cultural resource monitoring of the 27-acre Santa Barbara-Chino Project located on Pomona-Rincon Road for Lewis Management Corp. The project was a large multiuse development with residential units, restaurant space, and commercial retail space. Mr. Strudwick also worked directly with the Gabrielino Tongva Nation, PNACRM, field-directed by Mr. Sam Dunlap, who subcontracted to LSA. One archaeological monitor and one Native American monitor were present for all ground-disturbing construction activities. Monitors found impressed bricks made and used at the Higgins Brick Company's Chino Hills Plant, which operated at this location from 1963 until 2011.

### **IVAN STRUDWICK, RPA**

ASSOCIATE / ARCHAEOLOGIST



Research showed that when the Chino Hills Plant was built in 1963, it was one of the most technologically advanced plants in the country and was the largest plant west of the Mississippi River. During nearly 50 years of operation, the Chino Hills Plant produced 4.5 billion bricks. A site form and report describing the Plant and the history of brick making was prepared by Mr. Strudwick.

## Level (3) Long Haul Fiber Optic Project, San Luis Obispo, Santa Barbara, and Ventura Counties, California

Mr. Strudwick was the project's Certified Archaeologist, coordinating cultural resource monitoring and investigations for the 205-mile-long San Luis Obispo-Santa Barbara-Ventura county portion of the Level (3) Long Haul Fiber Optic Project's worldwide fiber line. The alignment followed the Union Pacific Railroad, streets and roads, and crossed Vandenberg Air Force Base. The CEQA Lead Agency was the California Public Utilities Commission. Federal-level work on Vandenberg AFB was reviewed by the Base Archaeologist per Section 106. During the entire year-long project, Mr. Strudwick coordinated 30 teams of B.A.–level archaeologists each working with a Native American. Mr. Strudwick wrote survey and testing reports, one human re-burial report, and updated/recorded nearly 60 prehistoric resources. Work was conducted with three Native American groups, requiring a good working relationship. Mr. Strudwick also co-authored the final report.

### Centex Homes, Fairfield Ranch—Survey and Test Excavation, Chino Hills, California

Mr. Strudwick conducted a record search, a 161-acre survey, and archaeological test excavation of two resources adjacent to the Prado Flood Control Basin. The project was conducted for Centex Homes' Fairfield Ranch residential development pursuant to the *State CEQA Guidelines*. Two new resources, an isolated core (P-36-64202) and a historic water irrigation system (SBR-9895H), were recorded and four resources—two prehistoric sites (CA-SBR-4212 and CA-SBR-5245) and two historic sites (Dan Durkee Ditch and Kramer Farm)—were updated. Archaeological testing of the two previously recorded prehistoric sites was conducted. No trace of CA-SBR-4212 was found during testing. Site CA-SBR-5245 was found to be a small temporary camp with limited habitation debris. Collected material included flaked and ground stone artifacts, as well as some bone. One obsidian pressure flake was also found during testing. Studies showed that the obsidian originated in the Coso Volcanic field and was created 1,600 to 2,500 years ago. The sites were determined to be not important per CEQA, and the work was documented in a survey/test report.

## California Department of Parks and Recreation, El Morro Elementary School Expansion Project, San Joaquin Hills, California

As part of a land swap between the State Department of Parks and Recreation and the Irvine Company, Mr. Strudwick directed a cultural resource survey and archaeological site testing at Crystal Cove State Park in the San Joaquin Hills for the proposed expansion of El Morro Elementary School. The California Department of Parks and Recreation donated 5 acres along Pacific Coast Highway near El Morro Elementary School in Laguna Beach for the school expansion in exchange for 35 acres along the crest of the San Joaquin Hills, south of the SR-73 Toll Road. The project surveys of both parcels and a boundary test of previously recorded site CA-ORA-280, near the school. Previously unrecorded site CA-ORA-1482 was found during the survey of the 5-acre parcel, resulting excavation of backhoe trenches, shovel test pits, and 1- x 1-meter (3.3 x 3.3 ft) units. Work was conducted with Juaneño Native American Monitor, Joyce Perry, who was present during all excavation.

### South Shores Church Monitoring Project, Dana Point, Orange County, California

Mr. Strudwick was the Qualified Archaeologist for this project and completed all record searches and reporting for the project. The initial work for this project was conducted during a period from 2010 to 2013, when a CEQA-level record search and survey of the approximately 6-acre South Shore Church project area was conducted. The project area was located at 32712 Crown Valley Parkway in the hills of Dana Point, near South Laguna. No resources were identified within the project area, but the proximity to known sites led the City of Dana Point to require a Cultural Resource Monitoring Plan (CRMP). In 2017, a CRMP was prepared to avoid impacts to unrecorded cultural resources within the project area during demolition of existing church buildings and construction of new church buildings on the property. The CRMP outlined procedures to follow during ground-disturbing construction activities in case of unanticipated discoveries of cultural resources or human bone.

### JOHN L. KUNNA

ASSOCIATE / BIOLOGIST



#### **EXPERTISE**

- Field Biology
- Special-Status Species Surveys and Monitoring
- Preparation of Permit Applications
- Preparation of Biological Resources Section of CEQA Documents

### **EDUCATION**

B.A., Biology, Rutgers College, Rutgers University, New Brunswick, New Jersey, 1998

## PROFESSIONAL EXPERIENCE

Associate/Senior Biologist, LSA, Point Richmond, California, June 2015–Present

Other Consulting Companies: 2005–2015

Amphibian Survey Crew Leader, U.S. Forest Service, Sonora, California, 2004

## SPECIALIZED TRAINING

Wildlife Restraint and Handling Workshop, Sonoma Wildlife Rescue Center, Petaluma, California, April 2018

CLE Endangered Species Act Conference, San Francisco, California, October 2016

### PROFESSIONAL RESPONSIBILITIES

Mr. Kunna is an Associate Biologist with over 20 years of wildlife biology experience. He conducts construction site monitoring and surveys for special-status species, including California tiger salamander, foothill yellow-legged frog, California red-legged frog, San Francisco garter snake, western pond turtle, Lange's metalmark butterfly, salt marsh harvest mouse, San Joaquin kit fox, American badger, burrowing owl, Ridgway's rail, and nesting migratory birds. He also writes CEQA documents and prepares technical documents and permit applications for submittal to regulatory agencies, including the USACE, CDFW, RWQCB, and USFWS.

### PROJECT EXPERIENCE

## City of Belmont: 2 Davis Drive Office/R&D Project EIR, Belmont, California

Mr. Kunna conducted site visits as part of a technical peer review of an existing biological technical report. He then wrote the Biological Resources section of the EIR and responded to comments.

## City of Redwood City, 1548 Maple Street Project, Redwood City, California

Mr. Kunna conducted a site assessment and prepared the Biological Resources section for an EIR for a proposed residential development located adjacent to Redwood Creek and San Francisco Bay Conservation and Development Commission jurisdictional areas; he integrated the findings from a tree inventory and wetland delineation and drafted mitigation measures.

City of Brisbane, Sierra Point Life Sciences/Hotel EIR, Brisbane, California Mr. Kunna prepared the Biological Resources section of the draft EIR.

# **City of Hayward, 3890 and 3898 Depot Road Projects, Hayward, California** Mr. Kunna assessed the potential presence of special-status species and other protected resources on the site. The analysis formed the basis of the Biological Resources section of the IS/MND.

## Hayward Area Recreation District. East 14<sup>th</sup> Street Park Project, San Leandro, California

Mr. Kunna prepared a biological resources analysis for the Hayward Area Recreation and Park District's development of a community park in Ashland.

### City of Berkeley, 600 Addison Street Project, Berkeley, California

Mr. Kunna served as Lead Biologist for this project, assisting with the preparation of an Initial Study for the redevelopment of underutilized blocks of an industrial site with a mix of residential, office, and research and development and/or commercial uses.

### Gordon Prill, Inc., 48401 Fremont Boulevard, Fremont, California

Mr. Kunna prepared a biological resources assessment for a proposed project adjacent to the Don Edwards National Wildlife Refuge that would involve converting an existing vacant warehouse to an industrial semiconductor research & development lab facility. He also conducted a preconstruction nesting bird survey.

### JOHN L. KUNNA ASSOCIATE / BIOLOGIST



### City of Fremont, Villas of Irvington Project, Fremont, California

Mr. Kunna assessed the potential of a property to support special-status species; he prepared a memorandum documenting that the site conditions warranted preparation of a Categorical Exemption as the CEQA document for the proposed development.

### Cemex USA, Clayton Quarry Project, Contra Costa County, California

Mr. Kunna prepared a Biological Assessment for a quarry reclamation plan and analyzed impacts to Alameda striped racer, California red-legged frog, and steelhead; and prepared an analysis of impacts to biological resources comparing original and amended mining reclamation plans. He managed updating a Biological Resources Assessment and Long-Term Revegetation Monitoring Plan in response to a planned expansion of a slide repair work area. He provided expertise on California red-legged frog for the CEQA lead agency for the ADEIR.

### Hayden Land Company LLC., Cavallo Highlands, Hayward, California

Mr. Kunna developed a biological constraints analysis for a ranch in the Hayward Hills proposed to be subdivided and developed; assisted the certified arborist with inventory and valuation of protected trees on the property; managed wetland delineation and verification; and prepared the Biological Resources section of the IS/MND. He prepared permit applications for fill to waters of the U.S. and State. He wrote a Biological Assessment that addressed Alameda striped racer and California red-legged frog.

### City of Novato, Hanna Ranch Project, Novato, California

Mr. Kunna prepared a biological resources memorandum identifying new impacts, potential mitigation measures, and new wildlife study requirements, in preparation of an Addendum to an existing EIR.

## East Bay Regional Park District, Bay Area Ridge Trail - Fremont to Garin Regional Park, Alameda County, California

Mr. Kunna conducted special-status species literature and field research and served as lead author of the Biological Resources section of the Mitigated Negative Declaration. He prepared a Biological Resources Assessment that discussed potential impacts to resources and identified mitigation measures to reduce potential impacts to less-than-significant levels. He prepared the Pre-Construction Notification for the USACE Nationwide Permit, Water Quality Certification application for the RWQCB, and Lake and Streambed Alteration Agreement for the CDFW. He documented western burrowing owl on the site and reported the findings to the California Natural Diversity Database.

### DAMIAN STEFANAKIS | SENIOR PRINCIPAL PLANNER



### **EDUCATION**

- Graduate Degree Engineering (GDE), University of the Witwatersrand, Johannesburg, South Africa
- BS Civil Engineering, University of the Witwatersrand, Johannesburg, South Africa

## YEARS OF EXPERIENCE 39

### **AFFILIATIONS**

 Institute of Transportation Engineers, Member

Damian Stefanakis has more than 39 years of experience in transportation planning and travel demand forecast modeling. He specializes in the development and application of travel demand models for highway and transit projects using many types of software, including EMME, TRANPLAN, UTPS, MINUTP, and CUBE/Voyager. He also has experience with application of regional MPO models in California, Houston, Cleveland, and Florida. Damian has considerable experience with local MPO and Countywide models, including the MTC Regional model, Marin TAM, CCAG-VTA and Alameda CMA Countywide Models for regional transit and highway studies. He also provides oncall support and model training to clients in the use of EMME/2 and CUBE/TP+/ VOYAGER. In addition, Damian has experience developing goals and policies for General Plans, Circulation Elements, Housing Elements, and other planning documents, conducting VMT analysis per SB 743, and utilizing his experience to establish implementable and forward-thinking approaches to complex transportation issues.

### PROJECT EXPERIENCE

Transportation Impact Studies/Environmental Impact Reports. Damian has managed a number of transportation impact studies and environmental impact reports (EIR) that involved the analysis of traffic operations, on-site access and circulation, parking, VMT, and impacts on alternative modes. Projects include transit-oriented developments, large-scale mixed-use projects, general plans, station area plans, and traffic impact studies.

- General Plans: Pacifica, Belmont, East Palo Alto, Hayward, San Leandro, Livermore, San Carlos, San Mateo.
- Housing Elements: Marin County, San Carlos, Belmont, San Mateo, San Leandro, Hayward.
- Large-Scale Mixed-Use Plans and Specific Plans: San Leandro Shoreline Specific Plan/EIR, Alameda Point Reuse EIR, Kaiser San Leandro Mixed-Use EIR, El Charro Specific Plan EIR (Livermore), South Hayward BART Specific Plan EIR, Mission Blvd. Specific Plan EIR (Hayward), West Oakland Specific Plan, Fairview Specific Plan.
- Transit-Oriented Developments: Oakland Lake Merritt BART Station Area Plan, San Leandro Bay Fair BART Transit Village Transit-Oriented Development Specific Plan, Livermore Isabel BART Station Area Plan
- K-12 Schools: Hayward High School Access Study, Cherryland Elementary School Relocation and Expansion, Harder Elementary School Expansion, Fremont Thornton School, Fremont Centerville School.
- Modeling On-Calls: Marin TAM, Alameda CTC, CCTA, C/CAG-VTA, Sonoma TA.



On-Call Modeling and Training Programs. Damian has supported many agencies with on-call modeling services, including San Mateo C/CAG, BART, Marin TAM, Alameda CTC, Alameda County, CCTA, Kern County, Livermore, and Hayward. He has developed and led training programs in travel forecasting, forecasting software, traffic impact analysis and computer applications. Clients have included California Department of Transportation, Alameda County, Kern County, City of Livermore and Oregon Department of Transportation. Kittelson is one of the authorized on-call consultants to advise and support CCTA, Alameda CTC, C/CAG and Marin TAM.

Travel Demand Forecasting. Damian has led and worked on many travel demand modeling studies, including development and adaptation of the MTC Regional Model (MTCFCAST and BAYCAST), Alameda Countywide model, San Mateo C/CAG model, Marin TAM model, City of Livermore model, City of Hayward model, City of Alameda model, KERN COG model, Fresno COG model, Boise model, PSRC model, Orlando FDOT model, Washington DC model, and HGAC Houston model.

Menlo Park Transportation Master Plan and Transportation Impact Fee Program Update; Menlo Park, CA. Damian was the project manager and the key task leader for preparation of travel forecasts for Kittelson's work (as a subconsultant to W-Trans) for the City of Menlo Park toward preparation of a transportation master plan. Kittelson applied the model developed for the ConnectMenlo General Plan to the CSA trip distribution assumptions update that the City uses for its traffic studies (previously developed by Kittelson staff). Kittelson conducted modeling to update the trip distribution percentages for Menlo Park. Kittelson summarized all AM and PM peak hour trips by TAZ and city jurisdictions within Menlo Park by city jurisdictions within San Mateo County and by county jurisdictions outside of San Mateo. As part of a second task order, Kittelson is preparing travel forecasts for the Bayfront grade separation and Dumbarton Rail scenarios using assumptions from the Dumbarton Transportation Corridor Study (DTCS).

El Camino Real Corridor Study; Menlo Park, CA. Damian was project manager for Kittelson's work (as a subconsultant to W-Trans) related to travel demand forecasts to improve circulation and safety along El Camino Real. Using the San Mateo County C/CAG Travel Demand Model, Kittelson developed 2040 travel demand forecasts using the Citywide ConnectMenlo model for a number of multimodal alternatives, including the addition of a third through-travel lane on El Camino Real and improved bicycle/pedestrian connections. The modeling results included both link and turning movement volumes. Kittelson also provided additional computational results to support the environmental review report.

Commonwealth Building 3 Project CEQA Review; Menlo Park, CA. Damian was project principal for Kittelson's work (as a subconsultant) related to traffic and transportation analysis as part of the CEQA clearance for a proposed expansion of the City of Menlo Park's Commonwealth Corporate Center to include a third office building encompassing 320,000 sq. ft. Kittelson prepared a transportation impact analysis (TIA) that served as the transportation section of the environmental document. Kittelson used the ConnectMenlo model to evaluate up to 31 intersections for existing, near-term, and cumulative conditions. Outputs included VMT for SB 743 and greenhouse gas analysis.



## DHAWAL KATARIA, AICP, RSP<sub>1</sub> | SENIOR PLANNER



### **EDUCATION**

- Master of City & Regional Planning, University of Texas at Arlington
- Bachelor of Planning,
   School of Planning &
   Architecture, India

## YEARS OF EXPERIENCE 7

### **CERTIFICATIONS**

- American Institute of Certified Planners (#33594)
- Certified Road Safety
   Professional (Level 1),
   Transportation
   Professional Certification
   Board (#868)

### **AFFILIATIONS**

- Board of Directors, APA Northern California
- Institute of Transportation Engineers

Dhawal Kataria is passionate about multimodal transportation and creating healthy, sustainable, and safe communities. He is experienced in transportation and land use planning from both the public and private sectors. Due to his interest in urban design and planning, he is involved in preparing conceptual designs, conducting research and data analysis, and drafting policy documents. Dhawal is a certified planner and an active member of the APA and ITE, which keeps him abreast of the latest best practices in transportation planning. Dhawal also holds a certification in GIS from the University of Texas at Arlington, and he has presented at conferences on *Climate Change and Design for All* concepts.

### **PROJECT EXPERIENCE**

City of Menlo Park 2705 Haven Ave Menlo Park, CA. Kittelson is collaborating with David J. Powers & Associates to conduct a comprehensive transportation impact study for a proposed eight-story residential development comprising 112 residential units replacing an existing 10,361-square-foot single-story commercial building. Dhawal, as the project manager representing Kittelson, is spearheading the transportation analysis and responsible for preparing the transportation impact study.

### City of San Mateo 1855 S. Norfolk St. (Fish Market) TIA; San Mateo,

CA. Kittelson is collaborating with David J. Powers & Associates to conduct a comprehensive transportation impact study for a proposed mixed-use development comprising 260 residential units and 1200 square feet of leasable commercial space. Dhawal, as the project manager representing Kittelson, is spearheading the transportation analysis and responsible for preparing the transportation impact study.

City of San Mateo Rail Crossing Quiet Zone TIA; San Mateo, CA. As project manager, Dhawal took charge of evaluating the transportation facilities at and near the at-grade crossings on Villa Terrace and Bellevue Avenue as part of the City's ongoing rail quiet zone initiative. To assess the effects of railroad crossing closures, an origin-destination analysis was conducted using StreetLight Data. In addition to operational analysis, the study encompassed VMT assessment and examined the impact on bicycle and pedestrian routes. Detailed maps and schematic designs showcasing proposed changes were also developed. Furthermore, to make an informed decision, planning level cost estimates were developed for each alternative.



City of San Mateo Nazareth Vista Mixed-Use TIA; San Mateo, CA. Kittelson prepared the transportation impact study for the proposed mixed-use development which includes 48 apartment units and 9,199 sq. ft. of commercial space. Dhawal assisted with the technical analysis and preparation of the TIA report.

City of San Francisco Stonestown Galleria TIA; San Francisco, CA. Dhawal assisted in the development of the Transportation Impact Study (TIS) for the Stonestown Galleria EIR in southwest San Francisco, consisting of approximately 2,900 residential units and additional uses including retail and community amenity space. He assisted with travel demand estimates and transit delay analysis.

City of Livermore Transportation Impact Fee Update; Livermore, CA. Dhawal is managing Kittelson's work to update the city's transportation impact fee (TIF) to respond to new development plans in sections of the city. Kittelson is updating the land use inventory to determine how much development has occurred since the last TIF update and revising the development forecast in conjunction with the pending General Plan update. Kittelson is also reviewing capital improvement projects to determine if new projects are needed or if any projects can be deleted from the CIP.

Alameda CTC Central County Comprehensive Multimodal Corridor Plan; Alameda County, CA. As a project manager, Dhawal managed the day-to-day project activities and coordination with the consultant team and Technical Advisory Committee (TAC) members. The corridor runs through areas within the cities of Oakland, San Leandro, and Hayward and unincorporated Alameda County (communities of Ashland and Cherryland). It focused on multimodal transportation analysis addressing traffic, transit, safety, bicycle, pedestrian, and goods movement. Additional analyses focused on equity and sustainability. The CACCMCP was successful in obtaining \$39 Million in funding from the Solutions for Congested Corridors Program (SCCP). A key element of this project is equity-focused engagement, where the project team partnered with four community-based organizations (CBOs) to engage hard-to-reach and transportation disadvantaged populations.

City of Palo Alto 2023 Bicycle/Pedestrian Transportation Plan; Palo Alto, CA. Dhawal is serving as a deputy project manager for a comprehensive update to the City of Palo Alto 2012 Bicycle and Pedestrian Transportation Plan (BPTP) update. The objectives of the BPTP Update are to seek robust community feedback; reevaluate implementation progress from previous plans to adjust recommendations for new policies, facilities, and programs; and to determine appropriate criteria and metrics to prioritize recommendations and network routes. The Plan is expected to be completed and adopted in the Fall of 2025.

City of Clovis VMT Implementation; Clovis, CA. Kittelson is currently assisting the City of Clovis with its SB 743 approach and transportation impact study guidelines. This includes developing VMT metrics, thresholds, screening criteria, and other elements, as well as researching VMT mitigation measures that would be effective in Clovis.







Years in the Industry

20+

### DAVID DOEZEMA

Mr. Doezema is a Senior Principal in Keyser Marston Associates' Berkeley office. He joined KMA in 2002.

### **Key Role**

Mr. Doezema focuses on affordable housing nexus, successor agency finance, fiscal impact analysis, and financial analysis and modeling.

### **Affordable Housing Nexus**

Mr. Doezema has experience with more than 15 affordable housing nexus analyses in support of affordable housing requirements on residential and non-residential development and was lead principal on KMA's recent residential nexus assignment for the City of San Jose. Other examples include San Diego, San Francisco, Seattle, Mountain View, Emeryville, Daly City, Newark, Fremont, and Rancho Cordova. Affordable housing analyses for specific projects include the Facebook Campus in Menlo Park and the Stanford Medical Center expansion in Palo Alto.

### Successor Agency Finance

Mr. Doezema assists cities and counties in relation to redevelopment dissolution including preparation and review of recognized obligation payment schedules, cash flow analyses, and fiscal consultant reports for refinance of tax allocation bonds. He has been responsible for on-going pass through calculations for all 13 successor agencies in San Mateo County on behalf the County Controller's Office.

### Fiscal Impact Analysis

Mr. Doezema has experience preparing fiscal impact analyses on projects throughout California, spanning a wide variety of land uses including master planned communities, military base reuse plans, medical facilities, and mixed-use projects.

### **Sports Facilities**

Mr. Doezema had a key role in KMA's services to the City of Santa Clara on the Levi's Stadium project and negotiations with the San Francisco 49ers. Mr. Doezema was involved from the initial concept through stadium opening and was responsible for analyzing numerous aspects of the project including construction finance, funding of on-going operations of the Stadium Authority, public financing, fair market rent for the City's land, and fiscal and economic impacts.

### **Professional Credentials**

Mr. Doezema holds a master's degree in urban planning and a bachelor's degree in civil and environmental engineering from the University of Michigan, Ann Arbor.





# Andree (Johnson) Lee Vice President

Ms. Lee, Vice President and One Water Practice Area Lead at EKI, has over 18 years of experience supporting agencies and public sector clients with water resources projects. She specializes in working across entities to achieve collaborative solutions to complex water supply challenges and has managed significant regional water planning efforts throughout California. She has led the development of Water Supply Assessments (WSAs), Urban Water Management Plans (UWMPs), Water Shortage Contingency Plans (WSCPs), and Annual Water Supply and Demand Assessments (AWSDAs) for more than 60 water suppliers. Ms. Lee has worked closely with agencies throughout California on water demand forecasting, water supply development and reliability analysis, and water use efficiency planning. She also provides statewide water policy leadership as the Chair of the Urban Water Institute.



- City of Menlo Park. Annual Water Supply and Demand Assessments for 2023 and 2024. Ms. Lee led the preparation of the City's 2023 and 2024 AWSDAs consistent with the California Water Code (CWC) §10632.1 and the Assembly Bill (AB)-1668/Senate Bill (SB)-606 requirements. The primary purpose of this assessment is to determine if, under assumed drought conditions: (1) the supplier is likely to face water shortages, and (2) how the supplier plans to address any water shortage conditions.
- Golden State Water Company (GSWC). Water Supply Assessments. Ms.

  Lee oversaw the development of SB 610-compliant WSAs in support of the 10950 Washington Boulevard and 5757 Upland Way developments. The purposes of the WSAs were to evaluate whether sufficient water supplies were available to meet all future demands within the GSWC Culver City service area, including demands associated with the proposed Project, during normal, single dry, and multiple dry hydrologic years for a 20-year time horizon. The WSAs were based primarily on the 2020 UWMP prepared for the GSWC Culver City service area, except where updated with relevant water demand and supply reliability and other information from sources including the Santa Monica Basin Groundwater Sustainability Plan (GSP).
- Multiple Water Suppliers. Water Supply Assessments. CA. Ms. Lee has led preparation of SB 610-compliant WSAs for various developments throughout California as well as planning updates. Several WSAs were prepared as support documents for the development of Environmental Impact Reports. The developments include a variety of land uses, including residential, office/research and development, hotel, transit center, and other commercial uses. Using a water demand estimation method that incorporates development details in land use, population, and conservation efforts. These WSAs evaluate the availability of water supplies under various levels of hydrologic conditions and the potential impacts to the water suppliers' supply availability that may result from implementation of the proposed developments.
- California Water Service Company (Cal Water). Annual Water Supply and Demand Assessments, Water Supply Assessment, and Reliability Studies. Ms. Lee led the development of more than 20 WSAs for Cal Water districts. She oversaw Cal Water's AWSDAs for its 25 California Districts in 2023 and 2024. She also supported multiple Reliability Studies, assisting in quantifying water supply and demand, analyzing resulting gaps under various forecasting scenarios, and developing a plan for additional supply and demand



### **Education**

 B.A., Geography and Environmental Studies University of California, 2006

### **Affiliations**

- Urban Water Institute,
   Board Chair (2022 –
   present)
- Urban Water Institute, Board Secretary (2020-2022)

### Andree (Johnson) Lee



management options. She is currently leading the development of a statewide Groundwater Rechange, Banking, and Transfer Strategic Plan.

- Bay Area Water Supply and Conservation Agency (BAWSCA). Urban Water Management, Drought Response, and Conservation Planning. Ms. Lee has led multiple water planning and water use efficiency efforts for BAWSCA and its 26 agencies, including: the reliability analysis and common language for UWMPs; the Conservation Strategic Plan to address AB 1668 and SB 606 requirements; the Long-Term Water Supply Strategy; the Drought Report; and the Drought Allocation Plan. Ms. Lee has also prepared multiple UWMPS, WSCPs, and WSAs for the BAWSCA agencies.
- Valley Water. Conservation Portfolios for Water Supply Master, Santa Clara County. Ms. Lee led the
  development of a water conservation targets and program portfolios for Valley Water's Water Supply
  Master Plan 2050, which included detailed analysis of remaining water savings potential, anticipated future
  passive savings, identification of potential long-term water conservation targets, development of potential
  water conservation measures, cost-benefit analysis, and preparation of conservation portfolios to meet
  potential savings targets.
- Water Supply Study. Various Clients in California. Technical Lead. Led a joint study among Eastern Municipal
  Water District (MWD), Western MWD, Elsinore Valley MWD, and Rancho California Municipal Water District.
  Developed water supply concepts that were identified in an initial board brainstorming session. Establish a
  framework for comparing these concepts. Facilitated workshops with agency management to seek input and
  recommend next steps.
- Water Project Reliability Study. Inland Empire Utilities Agency, Arvin, California. Project Manager. Ms. Lee is the Project Manager for the State Water Project Reliability Analysis (SWPRA) for the IEUA service area. This project proactively identifies potential Metropolitan Water District (MWD) water supply shortfalls for the IEUA member agencies, focusing on reliability and water supply impacts from State Water Project (SWP) conditions under range of hydrologic and regulatory scenarios. This initial effort focuses on SWP/MWD supply availability, identification of water supply gaps, assessment of indirect impacts of MWD/SWP supply gaps to IEUA recycled water, and initial identification of indirect impacts of supply gaps to IEUA member agencies. Future steps may include additional evaluation of the indirect water quality and supply impacts of the SWP/MWD water supply gaps to IEUA member agencies.
- Water Shortage Contingency Plan. Purissima Hills Water District, California. Project Manager. Managed the
  preparation of two Technical Support Services (TSS) application on behalf of the Indio Subbasin Groundwater
  Sustainability Agencies (GSAs) and Mission Creek Subbasin GSAs. Coordinated with DWR on application
  requirements and strategy. Developed application and supporting technical materials. Facilitated
  coordination and meeting with GSAs to prioritize monitoring wells for the applications and review
  application materials.
- Regional Water Supply Reliability Study. California Water Service Company, California. Technical Advisor. Assisted in identifying sources of water supply and demand, analyzing resulting gaps under various forecasting scenarios, including climate change, and developing a plan to implement additional supply and demand management options to meet the defined water resource need for Bay Area Districts.
- Technical Support Services Application. Coachella Valley Water District, California. Project Manager.
  Managed the WSCP development. Calculated available water supply and associated cutback requirements
  for a range of potential near-term and long-term hydrologic conditions and regulatory scenarios and
  evaluated the effects of potential water supply and demand management actions to improve future
  reliability. Facilitated Board workshops to share technical analysis and reach consensus on shortage
  response actions.



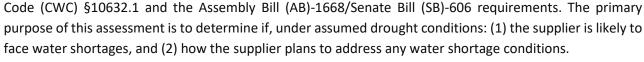
## Anona L. Dutton, PG, CHG

### Vice President / Principal-in-Charge Director of Water Resources & Engineering Practice

Ms. Dutton has over twenty years of professional experience managing water resources projects. She has managed multi-million dollar efforts to secure reliable water supplies for water agencies and developers, including leading the technical efforts to minimize the water footprint of new and existing development, assessing groundwater and surface water supply yields and augmentation options, securing water transfer options, and evaluating the feasibility of developing new water supply sources such as recycled water, desalination water, and other non-potable sources. Ms. Dutton is deeply involved in implementation of the Sustainable Groundwater Management Act (SGMA) throughout the State, including provision of strategic and technical support for Groundwater Sustainability Agency (GSA) formation, basin boundary adjustments, Groundwater Sustainability Plan (GSP) development and implementation, and securing grant funding. Her work to support public sector clients includes Water Supply Assessments (WSAs), Water System Master Plans, Urban Water Management Plans (UWMPs), and Water Conservation Plans.



• City of Menlo Park. Annual Water Supply and Demand Assessments (AWSDAs) for 2022, 2023, and 2024 and Urban Water Management Plan (UWMP) for 2015 and 2020. Ms. Dutton oversaw preparation of the City's 2020 and 2015 UWMPs and Water Shortage Contingency Plans and development of an understanding of the City's water supply and water demand projections. She also oversaw the preparation of the City's AWSDAs for 2022, 2023, and 2024 consistent with the California Water



• Golden State Water Company (GSWC). Water Supply Assessment for the Crossings Campus Building 1 Culver City Service Area, Culver City and Los Angeles, CA. Ms. Dutton oversaw the development of a SB 610-compliant WSA in support of the Building 1 portion of the proposed Crossings Campus development. The WSA evaluated the availability of sufficient water supplies to meet all future demands within the GSWC Culver City service area, including demands associated with the proposed project, during normal, single dry, and multiple dry hydrologic years for a 20-year time horizon. The WSA was based primarily on the 2020 UWMP prepared for the GSWC Culver City service area, except where updated with relevant water demand and supply reliability and other information from sources including the Santa Monica Basin GSP.



### **Education**

- M.S., Hydrogeology, Stanford University, 2000
- B.S., Environmental Sciences, Stanford University, 1998

### **Registrations/Certifications**

- Professional Geologist in California (#7683)
- Certified Hydrogeologist in California (#841)
- LEED Green Associate
- Water Use Efficiency Practitioner – Grade 1



- BNSF Railway and GSWC Barstow. Water Supply Assessment for the Barstow International Gateway, Barstow, CA. Ms. Dutton oversaw the development of the WSA for the project in conjunction with GSWC Barstow. This WSA addressed the projected demand and supply of a several thousand-acre industrial project that is planned to be annexed into the GSWC Barstow service area. The water supplies include a combination of private groundwater rights held by the project proponent and GSWC Barstow groundwater rights and pumping allowance as prescribed in the Mojave Basin adjudication judgment.
- California Water Service Company (Cal Water). Water Supply Assessments and Water Supply Reliability Studies. CA. Ms. Dutton led the preparation of multiple local and regional water supply reliability studies (WSRS) for Cal Water Districts throughout California, using integrated resource planning processes to create a long-term supply reliability strategy through 2050. These studies address challenges from changing water supply reliability conditions, new regulatory requirements, growth in water demands, and insufficient diversity in existing water supply sources. The reliability studies include supply and demand forecasts through the 2050 planning horizon, an evaluation of supply reliability gaps, identification, evaluation, and assessment of potential water supply alternative options to address supply gaps and preferred water supply options, and an implementation plan for the preferred options. This WSRS work extends from EKI's work with Cal Water since 2015 related to assessing the impacts of the SGMA, development of its 25 2020 UWMPs, preparation of multiple SB-610 compliant WSAs, and analysis of groundwater and local surface water production potential.
- Multiple Clients. Water Supply Alternative Studies. CA Ms. Dutton has performed assessments of water supply alternatives for proposed new large-scale, master-planned communities located throughout California. She has led and prepared projections of the water demand, estimated historic water use at the project sites, and evaluated the potential water supply, transport, and treatment options, including quantifying the volume of water available from each water source, its reliability during design drought scenarios, and the political and technical constraints associated with development of each water source. Source water reliability evaluations have been conducted for groundwater and the State Water Project, Central Valley Project, Stanislaus River, Russian River, Semitropic and the Hetch-Hetchy systems. For example, as part of a WSA analysis, Ms. Dutton assessed the water demand and water supply alternatives for a proposed large-scale development the Tejon Mountain Village. She evaluated the potential to locally develop groundwater as a water supply source for the Project, as well as assisted in the evaluation of surface water conveyance options. As part of the groundwater basin safe yield analysis, performed by Ms. Dutton, she led the installation of several deep groundwater wells and conducted aquifer pump tests. The resultant water level and aquifer property data were used, along with local streamflow, historic groundwater use, and precipitation data to develop a water balance, groundwater model, and safe yield estimate for the basin.
- Sonoma & Marin County Agencies. Various Water Resources Projects. Sonoma and Marin Counties, CA. Ms. Dutton oversaw the development of water demand projections and evaluated water conservation opportunities for nine Sonoma and Marin County water agencies that purchase water from the Sonoma County Water Agency (SCWA) in support of their 2020 UWMPs and other planning efforts. Following that effort, Ms. Dutton oversaw the development of UWMPs and/or WSAs for several Sonoma and Marin County entities. Ms. Dutton continues to actively support these agencies with a variety of water resources tasks including securing grants, augmenting their water supply portfolio with groundwater and Aquifer Storage and Recovery (ASR) wells, and developing strategic water conservation plans.



# **Appendix B: Housing Needs Assessment Scope of Work** (Optional Task)

## Scope of Services to Prepare a Housing Needs Assessment for the 80 Willow Road Project

The following scope of services is for preparation of a Housing Needs Assessment ("HNA") addressing the 80 Willow Road Project ("Project"). The HNA will address the following major housing-related topics, to the extent possible:

- 1) Net impact on housing supply and housing need by income level considering:
  - a. Housing supply added by the Project;
  - b. Net impact on worker housing need from removal of the existing building from the Project site and replacement with new office, hotel, retail, and pre-school uses; and
  - c. Added worker housing need associated with off-site services to residents of new residential units, such as retail, education, and health care.
- 2) Estimated geographic distribution of housing needs by jurisdiction; and
- Qualitative evaluation of potential influence on the regional housing market and potential to cause or contribute to the displacement of existing residents in nearby communities that are vulnerable to displacement.

These housing-related impacts are not required to be analyzed under CEQA but may be of interest to decision-makers and/or the public in evaluating the merits of the Project. The HNA scope and methodology will be generally consistent with HNAs for prior projects in Menlo Park.

### Task 1 – Project Initiation and Data Collection

The purpose of this task is to identify the availability of data necessary to complete the HNA, identify key analysis inputs and assumptions, and refine the approach to the assignment. As part of this task, KMA will:

- (1) Provide a list of data needs to complete the HNA and work with the prime consultant and the City's project team to gather the necessary data.
- (2) Meet with City staff, its consultants, and the project sponsor team to: (a) discuss data and analysis alternatives (b) review technical methodology and approach (c) discuss and agree on schedule.

### Task 2 – Net impact on housing supply and housing need by income category

KMA will quantify, by affordability level, the net impact on housing supply and housing demand associated with the Project. The analysis will address the following:

- a. Housing Supply Addition by Income Level The 665 residential units to be added to the housing supply by the Project will be summarized based on the income level(s) applicable to the Below Market Rate (BMR) affordable units and the estimated income level(s) applicable to the market rate units. The income level(s) for market rate units will be estimated based on an analysis of market rents for comparable units, as adjusted to reflect high-rise view premiums.
- b. Net Impact to Worker Housing Demand The net impact to worker housing demand will be based on the estimated net change in employment levels from removal of the existing commercial building and construction of the new office, hotel, retail, and preschool. Worker housing demand by income level will be estimated using a methodology consistent with other recent HNAs prepared for the City. The analyses utilize a combination of Bureau of Labor Statistics, Census, and California Employment Development Department data to estimate worker housing demand by income level.
- c. Housing Demand for Off-site Jobs Supported by Residential Development of new residential units adds to the demand for services such as retail, restaurants, healthcare and education. KMA will prepare an analysis to estimate housing demand by income for workers associated with off-site services to residential units. The analysis will follow a series of steps linking the estimated incomes of residents living in the new units, their demand for goods and services, the number of jobs associated with providing these services, and the housing need by income level of the workers who fill those jobs. Multiplier effects will be considered as part of the analysis.
- d. Net Housing Demand / Supply Effect The net housing supply / demand effects will be computed by combining the findings of the above analyses.

#### Task 3 – Commuting and Geographic Distribution of Housing Supply / Demand Effects

The prior task determines the total housing supply and demand effects irrespective of geography. In this task, the geographic distribution is estimated. The new housing units will be located in Menlo Park while the net change in worker housing needs will reflect the locations where workers live. Estimates of geographic distribution of housing demand effects will be based upon data on commute patterns available through a special tabulation of the U.S. Census.

# Task 4 – Relationship to Regional Housing Market and Potential to Contribute to Displacement

Lower income communities in the Bay Area have become increasingly vulnerable to displacement of existing residents. Employment growth, constrained housing production, and rising income inequality are among the factors that have contributed to increased displacement pressures, especially within lower income communities in locations accessible to employment centers where many households are housing-cost burdened. In this task, KMA will draw on the





# Appendix C: Phase I Environmental Site Assessment Scope of Work



# Proposal for Phase I Environmental Site Assessment 80 Willow Road, Menlo Park, California

Prepared for LSA – April 8, 2025

#### Introduction

Baseline Environmental Consulting (Baseline) will perform a Phase I Environmental Site Assessment (ESA) for the property located at 80 Willow Road in Menlo Park, California (Site). We understand that the approximately 6.68-acre Site was previously the headquarters of Sunset Magazine from 1951 to 2015, and there is a proposal to demolish the existing one-story commercial structure and redevelop the Site with four new buildings containing a mix of residential and nonresidential uses.

### Scope of Work

Baseline will prepare a Phase I ESA that evaluates available information regarding the potential for hazardous materials and waste to be present at the Site. The following scope of work would be conducted in accordance with ASTM Standard E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

- Obtain the latest information from federal, state, local, and tribal environmental databases to identify hazardous materials sites that could potentially affect the Site;
- Review readily available historical land use records, including fire insurance maps, topographic maps, and aerial photographs to identify any previous land uses associated with hazardous materials at or adjacent to the Site;
- Review previous environmental investigations prepared for the Site, if available;
- Conduct a field reconnaissance of the Site and adjoining areas to identify any potential hazardous materials concerns at or near the Site; and,
- Conduct an interview with a person knowledgeable about the Site (e.g., owner or manager), if such a person is available.

The Phase I ESA would identify recognized environmental conditions and provide an opinion regarding further action warranted at the Site, if any. We assume that there are no environmental liens on the Site (a lien/title search is not included in the scope of work), previous environmental investigations of the Site (if available) would be provided for review, and access to the Site would be made available upon request. All document submittals will be in electronic format.



#### Cost

The cost to perform the scope of work above is \$9,995, as shown in the attached cost breakdown table. This project will be billed on a time and materials not to exceed basis, with monthly billings.

We look forward to assisting you on this project. If you have any questions or comments, please contact us at your convenience.

Sincerely,

Cem Atabek

Senior Environmental Engineer



# **Appendix D: Transportation Impact Analysis Scope of Work**



Project #31518 April 8, 2025

Florentina Craciun, AICP 157 Park Place Pint Richmond, CA 94801 510.236.6810

Cc: Karin Keogh, LSA

RE: Menlo Park 80 Willow Road Development - Transportation Impact Analysis - Kittelson Scope

Dear Florentina:

Attached is our proposed scope of work to prepare a transportation impact analysis (TIA) report for the 80 Willow Road mixed-use development in the City of Menlo Park (City). Per the RFP, City has requested a TIA, which evaluates vehicle miles traveled (VMT) associated with the Project for consistency with the City's VMT thresholds to ensure that a thorough transportation analysis occurs under CEQA and in conformance with the City's General Plan. This scope was developed based on our discussions with you, our experience in performing CEQA VMT assessments, the review of Preliminary Transportation Assessment prepared by Fehr and Peers, and our familiarity with the City of Menlo Park.

We estimate the total cost to complete the scope of work described above shown in Table 2 below at \$123,366, which includes two optional tasks (\$11,052) and direct costs for traffic counts and travel (\$3,672). The cost without optional tasks is estimated at \$112,314. An optional contingency task is included for \$5,236 should there be additional analysis or meetings beyond those identified in the scope. We propose to conduct the work on a time-and-materials basis and invoice monthly based on our attached standard billing rates.

Dhawal Kataria will be our day-to-day project manager, and I, Damian Stefanakis, will serve as Project Principal providing senior review and quality assurance. Any questions of a technical or contractual nature can be directed to Damian Stefanakis.

Please review this proposal at your earliest convenience. Thank you for the opportunity to propose on this project. If you have any questions, please call us at 510-433-8083.

This proposal (scope of work, budget, and timeline) is effective for sixty days.

Sincerely,

KITTELSON & ASSOCIATES, INC.

P. Stefr.

Damian Stefanakis Senior Principal Planner Dhawal Kataria, AICP, RSP1 Senior Planner

I hawal Katania

# SCOPE OF WORK

# BACKGROUND

On May 24, 2024, the Applicant (Willow Project LLC) submitted a formal development application for a Project requesting the demolition of the existing one-story commercial building on an approximately 6.68-acre site (commonly referred to as the former *Sunset* magazine headquarters) at 80 Willow Road to construct a new mixed nonresidential and residential development with the following approximate programming:

- Building 1: 336,065 square feet office and 11,700 square feet retail; 301 feet tall
- Building 2: 231 residential units and 130 hotel rooms (190,534 square feet hotel); 461 feet tall
- Building 3: 434 residential units and 17,540 square feet retail; 397 feet tall
- Building 4: 2,670 square feet Montessori private preschool; 22 feet tall
- Total residential: 665 units (99.5 dwelling units per acre density) and 959,644 square feet (3.30 floor area ratio)
- Total non-residential: 336,065 square feet office, 29,240 square feet retail, 190,534 square feet hotel, and 2,670 square feet Montessori private preschool, for an overall total of 558,509 square feet (1.92 floor area ratio)

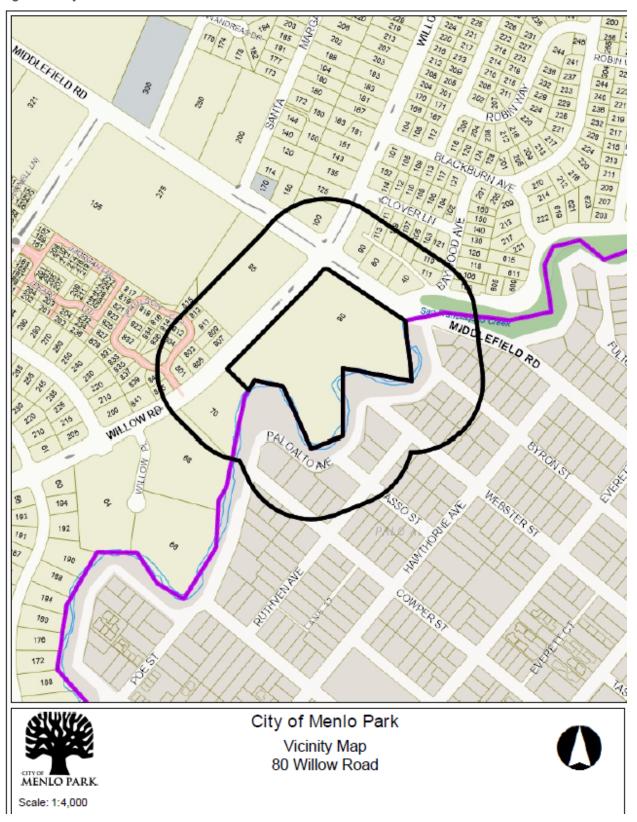
The project vicinity is shown in **Figure 1**. The overall aerial view is shown in **Figure 2**, and the preliminary site plan in **Figure 3** shows the circulation.

Based on a preliminary review of the site location, the project is situated between El Camino Real and US 101, both major north-south thoroughfares. Willow Road and Middlefield Road provide direct access to the site, while Bayshore Expressway serves as a key connector to East Bay. Project-related traffic is expected to impact nearby residential streets such as Alma Street and Laurel Street. Furthermore, the Project traffic will impact roadways and intersections in Palo Alto, given the close proximity to the City of Palo Alto.

The site is approximately one mile from both the Menlo Park and Palo Alto Caltrain stations, with Dumbarton Express offering a connection to the Union City BART station. Additionally, several grocery stores are located along El Camino Real, about a mile from the project site.

Kittelson & Associates, Inc Page: 2 of 19

Figure 1: Project Location



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Figure 2: Project Renderings



Kittelson & Associates, Inc Page: 4 of 19

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Figure 3: Project Site Plan

Source: SCB Architecture, 05-24-2024

The City has requested the preparation of an Environmental Impact Report (EIR) and TIA and associated documentation for the aforementioned Project.

# **Transportation Scope**

The Project site is occupied by an existing single-story commercial building. Potential impacts to the City's existing transportation system, including cumulative impacts, will represent a key item for consideration associated with the proposed Project. The City understands that the EIR consultant will manage all parts of EIR development, including selection and supervision of a qualified sub-consultant, if needed, to develop a transportation impact analysis (TIA). Consistent with Senate Bill 743, the project level TIA must evaluate the vehicle miles traveled (VMT) associated with the Project for consistency with the City's VMT thresholds. While the EIR must use the VMT to assess potential transportation impacts and potential mitigation measures, the TIA must also continue to analyze the level of service (LOS) under the City's TIA Guidelines to

Kittelson & Associates, Inc Page: 5 of 19

determine whether the proposed Project follows the applicable general plan goals, policies and programs.<sup>1</sup>

Also, it is anticipated that the Project will require a Transportation Demand Management (TDM) plan. For scoping purposes, the TDM plan is included as an optional task as the Project Applicant may choose to prepare the TDM Plan internally. In that case, the transportation sub-consultant may be requested to peer review the Applicant's TDM proposal, which will need to be incorporated into the analysis prepared for the FIR

The following presents Kittelson & Associates, Inc.'s (KAI) understanding of the Project, and proposed scope of work for assisting in the completion of the TIA/Transportation Section that will meet the needs and requirements of the City of Menlo Park, Caltrans, as well as City/County Association of Governments of San Mateo County (C/CAG).

Kittelson & Associates, Inc Page: 6 of 19

<sup>&</sup>lt;sup>1</sup> City of Menlo Park. Transportation Impact Analysis Guidelines (November 2022). Retrieved from <a href="https://menlopark.gov/files/sharedassets/public/v/2/public-works/documents/transportation/transportation-projects/tia-guidelines-modifications-approved.pdf">https://menlopark.gov/files/sharedassets/public/v/2/public-works/documents/transportation/transportation-projects/tia-guidelines-modifications-approved.pdf</a>

# TASK 1: PROJECT MANAGEMENT/MEETINGS

KAI will attend a kickoff meeting with City and LSA to refine the transportation scope and schedule. During the kickoff meeting, Kittelson will prepare the initial list of data needs for the City staff and discuss the list of study intersections and roadways.

KAI will attend up to four (4) meetings. These meetings can be project meetings to discuss the work, review interim products, and address any issues that may arise or public hearings. Additional meetings will be considered out-of-scope work and will be accommodated on a time-and-materials basis.

#### **Deliverables**

- Attend a kickoff meeting and up to four (4) project related meetings
- Meeting materials and notes
- Project management/Monthly invoicing

# TASK 2: VMT/CEQA ASSESSMENT

#### 2.1 VMT ASSESSMENT

In accordance with SB-743, KAI will prepare a VMT assessment per City of Menlo Park TIA Guidelines. KAI will determine if this project screens out for VMT or if it has a significant VMT impact. KAI will review the land uses in the model Traffic Analysis Zone (TAZ) to ensure it adequately represents the Project for VMT. If not, then Kittleson will add the project components (household, population and jobs) into the TAZ and run the model to extract VMT. For mixed use projects, all land use components are analyzed independently against the appropriate thresholds.

KAI will document the VMT assessment in a technical memo to LSA and City for inclusion in the Transportation Section of the EIR.

#### 2.2 TDM MITIGATION

If the project is impacted for VMT, then KAI will recommend TDM measures pursuant to C/CAG's TDM Checklists for Non-Residential (Office, Industrial, Institutional) (Large Project), Residential Multi Family (Large Project), and Medical & Lodging (Large Project) for the proposed hotel. C/CAG TDM policy requires 35 % TDM reduction for large projects that generate more than 499 daily trips. We have provided an optional Task (2.10) to prepare a TDM plan. However, if the applicant conducts their own plan, then Kittelson will peer review the applicants TDM plan for adequacy as part of Task 2.10.

### 2.3 CEQA SECTION DOCUMENTATION

Kittelson will evaluate the four CEQA transportation criteria from Appendix G, including conflicts with local plans, VMT impacts, contributions to hazards and emergency access. Kittelson will summarize the results of the VMT assessment and other CEQA transportation checklist questions in a technical memorandum and

Kittelson & Associates, Inc Page: 7 of 19

submit it to the city staff and LSA for review. Kittelson will address one round of non-conflicting comments and submit a final memorandum to be referenced for the EIR.

#### **Deliverables**

- Draft VMT/CEQA Memorandum
- Final VMT/CEQA Memorandum

# TASK 3: LOCAL TRAFFIC IMPACT ANALYSIS

#### 3.1 PROJECT DESCRIPTION

This section will include a brief description of the existing use on the Project site, the current land use, and a summary of the proposed Project. A graphic representation of the Project area and the planned location for the Project will be provided.

Data to be obtained from the City and/or LSA:

- Final Project description
- Final Project site plan
- Additional information relevant to the Project
- Recent traffic counts from prior studies from City (if available)
- Any Travel demand model files (City sent Kittelson the model in 2024, so we will confirm to ensure it is the latest model that represents the General Plan, Adams Court and/or Willow Village EIR's
- Most current Menlo Park Traffic Analysis and VMT Guidelines
- Any recent VISTRO models
- A list of projects (under construction, approved but not yet constructed, proposed) to be
  included in the Near Term and Cumulative scenarios. The information provided by the City
  should include trip generation, trip distribution and trip assignment information for these
  approved projects.
- A list of roadway system improvements associated with the developments to be included in each of the Near Term and Cumulative scenarios.
- The City's parking requirement for the various land use types

#### 3.2 DATA COLLECTION

KAI proposes collecting new traffic counts that reflect post-Covid conditions. KAI will analyze up to 25 key intersections inside and outside the City of Menlo Park (may include cities of Atherton and Palo Alto). Per Menlo Park's TIA guidelines, the LOS study boundary should include intersections where the project is expected to add 10 or more peak-hour trips per travel lane and roadway segments likely to experience project-related impacts based on existing demand. The study locations will be finalized in consultation with City engineering staff, and any additional counts would require a cost amendment. Given the project's proximity to Palo Alto and Atherton, some study intersections may be included within its boundaries. The final list of intersections will be determined following the City's approval of the project travel demand assumptions memorandum. This scope assumes new counts will be collected at up to 10 locations, with the rest of the counts provided by Menlo Park, Atherton and Palo Alto. Kittelson will need to confirm the counts

Kittelson & Associates, Inc Page: 8 of 19

represent post-Covid conditions, so the results are not impacted by the economic slowdown. Typical costs for counts are \$160 per time period (AM or PM peak), so the typical unit cost per intersection is \$320.

#### 3.3 EXISTING CONDITIONS

KAI will document the existing traffic, transit, bicycle, and pedestrian components of the transportation system within the study area. KAI staff will conduct a field visit during the AM and PM peak periods on a typical weekday in the immediate study area to observe:

- Traffic patterns and circulation in the site vicinity
- Study intersection lane geometrics
- Traffic control
- Pedestrian circulation and facilities/amenities
- Bicycle circulation and facilities/amenities
- Proximity of public transit service
- Sight distance issues at study intersections
- Potential access issues

### Roadway, Transit, Bicycle, and Pedestrian

KAI will describe the existing roadway network, transit services, bicycle facilities and pedestrian facilities in the study area. KAI will also prepare the following figures:

- Map of all study intersections illustrating existing counts, existing lane configurations and signal control.
- Map of transit services within the study area;
- Map of bicycle facilities in the study area;
- Map of pedestrian facilities in the study area;

#### Intersections

KAI will determine and report the existing intersection level-of-service (LOS) conditions for up to 25 study intersections during the weekday AM and PM peak hours.

Study intersections will be analyzed using the VISTRO software package and the Highway Capacity Manual (HCM 2010 or HCM 7) Operations Methodology. It is assumed the City will provide the most updated Existing Year VISTRO model files from prior studies that would include the existing AM and PM signal timing information for all signalized study intersections or signals timing sheets. The City will assist in obtaining signal timings for intersections in Atherton, Palo Alto, or Caltrans intersections.

The existing traffic volumes for all study intersections will be illustrated in a figure. The resultant LOS will be summarized in a table format, and to the extent relevant, they will be compared against the Existing LOS as reported in the ConnectMenlo General Plan (or more recent EIR's). For two-way stop controlled intersections, the LOS will be reported for the worst approach movement. Signal warrant analysis will be performed for unsignalized study intersections.

Kittelson & Associates, Inc Page: 9 of 19

#### Routes of Regional Significance – CMP Segments

If the proposed project generates more than 100 weekday Average Daily Trips (ADT) on the CMP network, then the proposed project will be subject to review by the San Mateo County Congestion Management Program (CMP) and its requirements. As such, KAI will evaluate the nearby Routes of Regional Significance, including freeways, arterial and ramps.

#### 3.4 DEVELOPMENT OF NEAR-TERM CONDITIONS

The Near-Term Conditions (Existing plus Approved Developments) will include traffic projections of all the approved but yet-to-be constructed developments in the study area, as identified by the City. Near Term Conditions will also include selected roadway system improvements associated with the approved developments. The Project site is assumed to remain as current conditions under the Near Term Conditions.

The City will provide the latest VISTRO file and KAI will update the file as necessary. KAI will review whether the City's VISTRO model already includes development projects representing the near-term condition. If not, then KAI will need to update the City VISTRO model with a list of relevant near-term projects to be obtained from the City staff.

Traffic projections for US 101 will be developed by adding traffic from the approved but not yet constructed developments to the existing traffic counts.

#### Intersections

KAI will determine the intersection LOS analysis for the 10 study intersections during weekday AM and PM peak hours for the Near-Term Conditions using the same methodology as presented under the Existing Conditions. KAI will perform signal warrant analysis for any unsignalized study intersections.

#### 3.5 DEVELOPMENT OF CUMULATIVE NO PROJECT CONDITIONS

The Cumulative No Project Conditions will be represented by Year 2040 conditions which include traffic projections from all cumulative future development projects in the study area. The Cumulative No Project Conditions will also include roadway system improvements as identified in the ConnectMenlo General Plan and/or the recent studies for El Camino Real and Downtown Specific Plan, Adams Court or Willow Village. Recently, Kittelson had received an updated model from the City for the Haven Avenue residential project that includes all the recent studies in the cumulative scenario. The Project site is assumed to remain as current conditions under the Cumulative No Project Conditions. This scope assumes that the majority of information on cumulative development is already included in the ConnectMenlo VISTRO model to be provided by the City.

Traffic projections for US 101 will be developed from freeway forecasts using the City model.

#### Intersections

KAI will determine the intersection LOS analysis for up to 25 study intersections during weekday AM and PM peak hours for the Cumulative No Project Conditions using the same methodology as presented under the Existing Conditions. KAI will perform signal warrant analysis for any unsignalized study intersections.

Kittelson & Associates, Inc Page: 10 of 19

#### 3.6 PROJECT TRIP GENERATION

KAI will compute project trip generation using the latest Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition. This will be determined for the weekday Daily, AM, and PM peak hours. KAI will review both the average rates and fitted regression curve rates and use the most appropriate for the analysis. Kittelson will use the most appropriate land use categories for the project, including mixed use residential, office and commercial categories. Appropriate mixed use internal capture will be computed using the methodology from NCHRP Report 684 – Enhancing Internal Trip Capture for Mixed-Use Developments. Computing the mixed use internal capture, including potential pass by reductions is considered a required task in our scope. If the applicant or City informs Kittelson that the existing uses are still active at the time the counts are conducted (Spring 2025), then Kittelson will apply an existing trips credit. Note: Google maps is indicating the existing uses are shut down, but this will be verified before any credit is applied.

#### **Trip Generation Recommendations**

KAI will prepare a Trip Generation Memorandum which summarizes the rates and total trips generated by the project for Daily, AM and PM peak hours, including mixed use internal trip capture. This memorandum will also include the suggested list of study intersections and roadway segment for detailed traffic analysis. This will be submitted to the City for review prior to proceeding with traffic counts.

#### 3.7 PROEJCT TRIP DISTRIBUTION, AND ASSIGNMENT

KAI will review the City travel demand model to obtain appropriate trip distribution percentages. The vehicle trip distribution percentage will be adjusted based on the existing travel patterns and our understanding of the project area, such as potential employer distribution, various land uses, and the presence of trip generators and attractors. The Project trips will then be distributed and assigned through the study intersections based on the approved trip distribution percentages using the VISTRO model.

#### 3.8 PROJECT OPERATIONAL ANALYSIS

Traffic impacts or operational traffic deficiencies for the Project will be identified using City of Menlo Park General Plan and TIA guidelines.

#### Intersections

KAI will document the significance criteria representing project operational traffic deficiencies for intersections. KAI will then identify the transportation impacts associated with the Project. This assessment will document the proposed changes and potential impacts to the intersection LOS for the study intersections. The LOS will be calculated and presented for the following scenarios:

- Existing
- Near Term
- Near Term plus Project Conditions
- Cumulative
- Cumulative plus Project Conditions

Kittelson & Associates, Inc Page: 11 of 19

Impacts or operational deficiencies will only be identified for the plus project conditions. KAI will also prepare a signal warrant analysis for unsignalized study intersections.

All study intersections will be evaluated during the AM and PM peak hours using VISTRO software and the 2010 Highway Capacity Manual methodology or HCM 7th Edition (or more current HCM versions that the City may request). This traffic analysis will include estimates of average vehicle delays on all approaches. For any impact found to be significant, KAI will determine the traffic contribution from the proposed project. Any proposed operational improvements from other studies will be considered in the cumulative assessment.

All study scenarios will be evaluated based on existing intersection geometrics. Should significant impacts be determined with the proposed project development, appropriate operational improvement measures, which may include changes to signal optimization and intersection geometrics, will be recommended.

### **CMP Segments**

Evaluation of the CMP routes will be based on the most recently approved CMP Traffic Impact Analysis guidelines in the Land Use section of the CMP.

KAI will identify Project generated impacts to the transportation network under the Existing plus Project Conditions, Near Term plus Project Conditions, and 2040 Cumulative plus Project Conditions. KAI, in consultation with the City, will determine if significant Project-generated impacts could be mitigated using measures approved in the Menlo Park City General Plan EIR, or if they would require additional mitigation, or if they could not be mitigated and would thus be considered significant and unavoidable.

#### 3.9 OTHER TOPICS

#### **Pedestrian and Bicycle Facilities**

KAI will qualitatively discuss the Project's impacts to the pedestrian and bicycle network for the Existing plus Project, Near Term plus Project Conditions, and 2040 Cumulative plus Project Conditions. A figure illustrating any proposed improvements to the pedestrian and bicycle facilities will be prepared.

#### **Transit Facilities**

KAI will qualitatively discuss the Project's impacts to the transit network for the Existing plus Project, Near Term plus Project Conditions, and 2040 Cumulative plus Project Conditions. A figure illustrating any proposed improvements to the transit facilities will be prepared.

#### **Parking Assessment**

KAI will identify the City's parking requirement for the Project based on its land use type. KAI will also estimate the parking demand based on the Parking Generation (6th edition) reference published by the Institute of Transportation Engineers (ITE). A parking analysis will be performed by assessing the proposed number of parking spaces and comparing it to the City's parking requirement and the parking demand calculated using the ITE Parking Generation rates.

Kittelson & Associates, Inc Page: 12 of 19

#### **Site Circulation**

KAI will review the site circulation and identify any potential issues within the site, assuming the Project Sponsor would provide the site plan. EVA and truck turning templates will also be obtained from the applicant's architect and reviewed for adequate circulation.

#### **Emergency Access**

KAI will review the site plan and the roadways & driveways surrounding the Project site to identify any potential issues for emergency vehicle access.

#### **Air Traffic**

If necessary, KAI will assess the potential project impact to air traffic due to the increased number of trips generation by the Project. In addition, KAI will review site plans to determine if the height of any proposed building will interfere with flight operations at local airports.

#### Construction

KAI will qualitatively discuss how the Project's Construction might impact off-site circulation due to increased truck traffic to and from the Project site. In addition, KAI will also qualitatively discuss the impact on transit, pedestrian, and bicycle facilities during Construction.

#### C/CAG Transportation Demand Management Requirement

As part of the land use element of the CMP, all projects that generate 100 or more daily trips are required to implement TDM programs that have the capacity to reduce the demand for vehicle project trips.

KAI will also make recommendations on how the City could monitor the effectiveness of TDM measures.

# 3.10 TDM PLAN (OPTIONAL)

If requested, Kittelson will develop a TDM plan to comply with City and C/CAG requirements. Based on our recent experience with 3705 Haven Avenue, the City plans to align its TDM requirements to match C/CAG TDM Policy. C/CAG TDM policy requires 35 % TDM reduction for large projects that generate more than 499 daily trips.

The plan will propose a menu of TDM measures designed to reduce vehicle trips to achieve the reduction targets set in the C/CAG TDM Policy. Kittelson will utilize C/CAG's TDM Checklists for Non-Residential (Office, Industrial, Institutional) (Large Project), Residential Multi Family (Large Project), and Medical & Lodging (Large Project) for the proposed hotel. Furthermore, given the uniqueness of this project, Kittelson will refer to additional sources such as Handbook for Analyzing GHG Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity by CAPCOA and other best practices.

If the applicant prefers to set up their own plan, then Kittelson will conduct a peer review of the plan.

Kittelson & Associates, Inc Page: 13 of 19

#### 3.11 DOCUMENTATION

KAI will document all work assumptions, analysis procedures, findings, graphics, impacts and recommendations in an Administrative Draft TIA report. We understand that LSA will use the report to develop the ADEIR Transportation Chapter. The Traffic report will be submitted for review and comments by City staff and the environmental consultant. The report will also include:

- Description of new or planned changes to the street system serving the site, including changes in driveway location and traffic control, if any
- Future Project Condition Volumes (ADTs, a.m. peak hour, p.m. peak hour)
- Project trip generation rates
- Project trip distribution
- Discussion of impact of project trips on study intersections
- Levels of service discussion and table for each study scenario
- Comparison table of Project Condition and Existing LOS along with average delay and percent increases at intersections
- Impacts of additional traffic volumes on city streets
- CMP analysis
- **TDM**
- Intersection level of service calculation sheets (electronic format)

KAI has assumed preparation of one Administrative Draft Traffic Report and one Draft Traffic Report with applicable technical appendices. The appendix may include more detailed transportation analysis such as level of service calculations, technical memoranda that were developed as part of this proposal, and other supporting materials.

KAI will respond to one set of unified consolidated non-contradictory comments on each Administrative and Draft Reports and prepare a Final Report once public comments are received. The text, graphics and analysis will be modified as needed. KAI will provide both pdf and WORD versions of the TIA Report to the LSA, as well as intersection and roadway segment traffic data for use in air and noise analysis.

KAI will provide the LSA with all traffic related data for noise, air quality and GHG analysis.

Should the comments require additional analysis or effort not anticipated, KAI may request a budget amendment.

- Deliverable: Electronic Copy of Administrative Draft TIA (pdf, WORD)
- Deliverable: Electronic Copy of One Draft TIA (pdf, WORD)
- Deliverable: Electronic Copy of One Final TIA (pdf, WORD)

#### 3.12 COMMISSION MEETINGS

Kittelson has scope for preparation and attendance at one Planning Commission and one City Council Meeting.

# 3.13 CONTINGENCY (OPTIONAL)

A contingency task has been added in the event additional analysis or meetings are required.

#### **Scope Exclusions:**

Page: 14 of 19 Kittelson & Associates, Inc

- Any material modifications to the site plan, driveway locations or project description once KAI
  has begun the traffic analysis may constitute a change in work scope and/or budget.
- Should analysis of additional phases, scenarios, intersections, or roadway segments be requested, or more than one Administrative Draft report, or additional meetings, then a modification to this scope and budget will be requested.
- Should additional time be necessary to prepare the Final EIR beyond the budgeted hours (as it is unknown how many comments or the level of effort that will be required to respond to Draft EIR comments) we will request additional budget at that time, and proceed only after receiving written authorization for additional services.
- Any services not explicitly identified above are excluded.

# PROPOSED SCHEDULE & BUDGET

#### **SCHEDULE**

**Table 1** presents the schedule for TIA report. This schedule shall be equitably adjusted as the work progresses, allowing for changes in scope, character or size of the Project requested by you, or for delays or other causes beyond our reasonable control.

#### Table 1 TIA Schedule

Task	Task Description	Anticipated Duration of Completion
Initiation	Project Initiation and Scoping Meeting Kittelson provides a list of data needs	1 day
	City/LSA provides requested information/data	1 week
Travel Demand	Draft Trip Generation Memorandum	3 weeks of receiving data from the City
	Final Trip Generation Memorandum	1 week of receiving comments from the City on Draft memo
VMT Analysis	Draft VMT analysis	4 weeks of receiving data from the City
	Final VMT analysis	1 week of receiving comments from the City on Draft memo
Traffic Volumes	Data Collection (Kittelson will confirm the school schedule and actual day and dates with the City before conducting counts)	4 weeks after finalizing trip gen. memo
	Draft turning movement volumes - existing, baseline, cumulative for study intersections)	2 weeks of data collection

Kittelson & Associates, Inc Page: 15 of 19

	Final turning movement volumes (existing, baseline, cumulative), AQ and Noise (ADT Segment values)	2 weeks of receiving comments from the City on Draft volumes
LOS Analysis	Draft LOS analysis results	8 weeks after finalizing the turning movement volumes
	Final LOS analysis results	2 weeks after receiving comments from the City
Documentation	Draft Transportation Impact Analysis Report	4 weeks after finalizing the LOS results
	Final Transportation Impact Analysis Report	2 weeks after receiving the comments from the city staff

Kittelson will invoice monthly based on time and materials showing progress for that period until the project is completed. The maximum authorized budget will not be exceeded without a written signed amendment.

Should the project or City requirements change once the study has commenced that require a revision to the scope, then this will be addressed as a separate amendment to the project based on time and materials cost.

#### **BUDGET**

We propose to conduct the work on a time-and-materials basis at our standard 2025 billing rates. **Table 2** presents the detailed estimated labor hours and cost by task. The total cost to complete the scope of work described above will be \$123,366, which includes two optional tasks (\$11,052) and direct costs for traffic counts and travel (\$3,672). The cost without optional tasks is estimated at \$112,314. An optional contingency task is included for \$5,236 should there be additional analysis or meetings beyond those identified in the scope. Our standard 2025 staff billing rate schedule is attached. Kittelson will invoice monthly based on time-and-materials.

Note: The task budgets and staffing are estimates and KAI reserves the right to shift resources among subtasks as needed.

Kittelson & Associates, Inc Page: 16 of 19

Table 2: Kittelson Budget

		Staff	Stefanakis, Damian	Leahy, Amanda	Kataria, Dhawal	SL-2	Pavithran Balan	Sommerville, Jon	SUBTASK/ TASK HOURS	SUBTASK/ TASK COST
		Role							IASKIIOOKS	IASK COST
Task			DXS	ALL	DXK	SL-2	PVB	JKS		
1	project Management/Meet	ings								
	Mining Control				1 2				1 4 1	¢000
1.1	Kickoff Meeting		2		2		<b></b>		4	\$990
1.2	Meetings		<u>4</u> 2		6 4				10 6	\$2,377
1.3	PM/Invoicing				4				В	\$1,387
	Reimbursable Expense	Task 1 Total	8	0	12	0	0	0	20	\$0 \$4,754
2	VMT/ CEQA Assessment	Task I Total	0	U	12	U	U	U	20	<del>Т</del> ,/Э <del>Т</del>
	VMI/ CEQA ASSESSMENT	_								_
			T		·	T	•	·		
2.1	VMT Assessment		8		16	16	8	2	50	\$9,948
2.2	TDM Mitigation		2	4	16				22	\$4,791
2.3	CEQA Section Input		4		24		•		28	\$5,945
	Reimbursable Expense	T 10T11				16			400	\$0
		Task 2 Total	14	4	56	16	8	2	100	\$20,684
3	Local Traffic Analysis									
3.1	Review Project Description		2		4				6	\$1,387
3.2	Data Collection	***************************************	1	***************************************	2		6		9	\$1,614
3.3	Existing Conditions		4		10	4	40		58	\$10,015
3.4	Near Term Conditions		2		8	4	32		46	\$7,798
3.5	Cumulative No-Project		12		8	4	40		64	\$11,994
3.6	Trip Generation		2		8		8		18	\$3,407
3.7	Trip Distribution		8		8		8		24	\$5,188
3.8	Project Analysis		2		34	2	40		78	\$13,824
3.9	Other Topics		2		8		16		26	\$4,634
3.10	TDM Plan (Optional Task)		2	8	16				26	\$5,816
3.11	Documentation		8	2	60	4	8	16	98	\$19,383
3.12	Commission Meetings		8		8				16	\$3,961
3.13	Contingency (Optional Task)	***************************************	4		10	3	10		27	\$5,236
	Reimbursable Expense (Counts									\$3,672
		Task 3 Total	57	10	184	21	208	16	496	\$97,928
		TOTAL HOURS	79	14	252	37	216	18		
		LABOR RATE	\$296.92	\$256.23	\$198.24	\$177.54	\$153.37	\$166.48	TOTAL HOURS	TOTAL LABOR
		LABOR COST	\$23,457	\$3,587	\$49,956	\$6,569	\$33,128	\$2,997	616	\$119,694
	Note: All task budgets are estin							Ψ2/337	V	<del></del>
							. g. 22222		TOTAL REI	MBURSA BLES
										\$3,672
									TOTAL KAT BEES	(With No Optional)
									TOTAL RATTLES	\$112,314
									TOTAL KAI FEES	S (With Optional)
										\$123,366

Kittelson & Associates, Inc Page: 17 of 19

# KITTELSON & ASSOCIATES, INC. BILLING RATE SCHEDULE

Effective June 1, 2025

The current billing rates for Kittelson & Associates, Inc., staff are as follows and are subject to change:

Kittelson & Associates, Inc Page: 18 of 19



#### Menio Park Rate Schedule As of February 2025

Classification	Hourly
0 · D· · ID · /D	Billing Rate*
Senior Principal Engineer/Planner	\$309.62
Stefanakis, Damian	\$296.92
Principal Engineer/Planner	\$273.80
Associate Engineer/Planner	\$256.23
Senior Engineer/Planner	\$204.45
Kataria, Dhawal	\$198.24
Engineer/Planner	\$177.54
Transportation Analyst	\$153.37
Technician I	\$113.19
Technician II	\$151.34
Senior Technician	\$166.48
Associate Technician	\$199.17
Office Support	\$107.56
Data Analyst / Software Technician	\$162.20
Senior Data Scientist/Developer	\$237.52

<sup>\*</sup>Average classification rates are shown above along with actual rates for key personnel. These rates were developed using Kittelson's audited overhead of 205.03%, 10% profit and escalated to cover the duration of the project. Actual wage rates will be invoiced with a standard multiplier for all time and material efforts.

Kittelson & Associates, Inc Page: 19 of 19



# **Appendix E: Additional Information**

This section presents additional pertinent information relevant to this assignment, including relevant project experience and the firm's efforts to provide an inclusive workplace.

# Relevant Project Experience

The LSA Team possesses the breadth and depth of experience required to complete this assignment. As the City is aware, LSA recently prepared four focused EIRs for mixed-use residential and office projects located within the Bayfront Area of the City, as described below. LSA will use this experience and relevant documentation to inform the analysis of the currently proposed project, to the extent practicable.



LSA is currently undertaking or has successfully completed numerous environmental documents, including comprehensive and focused project- and program-level EIRs, supplemental and subsequent CEQA documents, IS/MNDs, technical reports, and planning documents for projects with characteristics comparable to the services that are required for this assignment. The projects on the following pages highlight our experience with redevelopment activities occurring within existing commercial and industrial settings that in some cases consist of large multi-block sites or campus environments. The topics of visual resources, hazards, transportation, air quality, greenhouse gas emissions, and noise were common areas of focus for most of the projects described below. Ms. Wallace provided oversight for all of these projects and represented the LSA Team at all internal meetings and public hearings.

## City of Menlo Park Focused EIRs for Residential and Office Mixed-Use Projects

The City of Menlo Park certified the ConnectMenlo Final EIR in 2016. The ConnectMenlo Final EIR provided a program-level analysis of the development potential envisioned for the entire City, including within the Bayfront Area, where the Facebook campus is located. As individual development projects are proposed, each project is subject to additional environmental review and the analysis tiers from the ConnectMenlo Final EIR, as appropriate. LSA recently prepared Focused EIRs for three residential and mixed-use projects within the Bayfront Area, which are described below. For each project, LSA prepared an Initial Study to identify the potential project-specific impacts that warrant additional analysis in the EIR. For each project, the Focused EIRs evaluated the following topics:

- Population and Housing
- Transportation and Circulation
- Air Quality
- Greenhouse Gas Emissions
- Noise



### 111 Independence Drive EIR

The proposed project includes development of an approximately 145,679-square-foot, eight-story multifamily apartment building with 105 dwelling units and associated improvements. The existing 15,000-square-foot single-story office building would be demolished as part of the proposed project.

The EIR evaluated project-specific impacts related to the topics described above and, on the basis of the technical evaluations, determined that all impacts of the project could be reduced to a less than significant level with implementation of project-specific mitigation measures and mitigation measures identified in the ConnectMenlo Final EIR. This is the first environmental document in Menlo Park that evaluated transportation impacts according to the Vehicle Miles Traveled (VMT) metric and applied the City's newly adopted Transportation Impact Analysis (TIA) Guidelines to the analysis. LSA worked closely with the City and the applicant team to identify a range of feasible project alternatives, which included the base level and maximum buildout potential of the project site. The Final EIR was certified in April 2021.

#### **Menlo Uptown EIR**

The proposed project would result in redevelopment of the project site with a maximum of 441 multifamily rental units and 42 for-sale townhomes, totaling approximately 471,986 square feet of residential use and approximately 2,940 square feet of office space, as well as associated open space, circulation and parking, and infrastructure improvements. The project site is currently developed with two single-story commercial office buildings and a single-story industrial building totaling approximately 110,356 square feet. The Final EIR was certified in June 2021.



#### **Menlo Portal EIR**

This project proposes the redevelopment of the project site with an approximately 326,581-gross-square-foot, seven-story multifamily apartment building with approximately 335 dwelling units and an approximately 34,868-gross-square-foot commercial office building, which would include approximately 1,600 gross square feet of childcare space, as well as associated open space, circulation and parking, and infrastructure improvements. The site is currently developed with two singlestory office buildings and one warehouse/industrial building with a small office component totaling approximately 64,832 square feet in size. The Final EIR was certified in July 2021.





#### **Menlo Flats EIR**

proposed project would include redevelopment of an approximately 1.38-acre site located at 165 Jefferson Drive in Menlo Park. The site is located within the City's Residential Mixed Use-Bonus (R-MU-B) zoning district. The project includes demolition of the existing office building on the site and construction of one eight-story, 158-unit mixeduse building with 14,442 square feet of ground floor commercial space, as well as improvements. A total of 21 residential units (15 percent) would be dedicated below market rate units. A total of 138 vehicular parking spaces would be provided in a three-level podium parking garage. The Final EIR was certified in March 2022.



### Gilman Gateway Rezone EIR, City of Berkeley



This proposed project in the City of Berkeley consists of rezoning the entire 10.64-acre project site to a new zoning district and the development of approximately 9-acre portion of the site, with a maximum of approximately 890,000 square feet dedicated to research and development (R&D) or office uses. The rezoning would create a new zoning district that would development of the allow project site with a variety of uses,

including office, industrial and heavy commercial, laboratory, manufacturing, and research and development that would be subject to the permit thresholds of the current Mixed-Use Light Industrial (MU-LI) district. The site is currently surrounded by a mix of manufacturing, warehouse, office, and commercial uses. Residential uses are located to the northeast and southeast. LSA is currently preparing the Final EIR for this project, with certification hearings expected in March/April 2025.

## Northgate Redevelopment Project EIR, City of San Rafael

The Northgate Redevelopment Project will result in the redevelopment of the existing mall with a mix of uses through the demolition of most of the mall structures and ultimately two of the anchor buildings. The project consists of redevelopment of commercial spaces, the construction of new commercial pads, new structured and surface level parking facilities, development of approximately 800 multi-family dwelling units, and community open space amenities. The redevelopment of the project site is proposed to be completed in two phases pursuant to the proposed 2025 Master Plan and 2040 Vision Plan.



LSA prepared a comprehensive EIR to satisfy the requirements of CEQA. Tasks include peer review of applicant-prepared technical studies and preparation of all supplemental technical materials and reports. The EIR included a project-level analysis of the 2025 Master Plan and a program-level analysis of the 2040 Vision Plan (project buildout), to allow for future flexibility throughout the course of project implementation. The analysis conducted separately identified the impacts and mitigation measures of each of the two phases of development.



The EIR evaluated potential impacts associated with the proposed redevelopment, focusing on the following

environmental topics: land use and planning, population and housing, cultural resources, tribal cultural resources, geology and soils, hydrology and water quality, hazards and hazardous materials, transportation, air quality, greenhouse gas emissions, noise, public services and recreation, utilities and service systems, and energy. As the largest development project in San Rafael in many years, the project generated significant public interest. The Final EIR addressed over 800 discrete comments from public agencies, organizations, and members of the public. LSA responded to each individual comment on the Draft EIR and developed 10 master responses to address the most common themes of concern. The Final EIR was certified by the San Rafael City Council in December 2024.

### 1548 Maple Street Townhome Community Project EIR, City of Redwood City

The project applicant, Strada Development, proposed a townhome community on the waterfront that would create housing in an area rich in jobs but lacking in housing, and provide public recreation amenities via the Bay Trail, which would connect the downtown to the waterfront. The proposed project was comprised of 131 three-story units for sale, market-rate townhomes at a density of 17 units per acre, as well as associated open space, circulation and parking, infrastructure, and grading improvements. A variety of private and public open space opportunities would be included, along with 262 parking spaces.



The project site was located within the Inner Harbor area of the city, which is an approximately 99-acre area primarily developed with light industrial, office, marina-oriented, and institutional uses. LSA prepared an Initial Study and EIR for the proposed project. Issues examined in the EIR included land use and planning; biological resources; cultural resources; transportation and circulation; air quality; noise; hazards and hazardous materials; hydrology and water quality; and utilities and service systems.

The EIR examined a project variant for circulation and access improvements. The Final EIR was certified in May 2018. In 2020, LSA prepared an Addendum to the EIR to further evaluate refinements to the proposed site access and surrounding roadway configurations, which included a land swap agreement between Redwood City and San Mateo County and demolition of adjacent County-owned buildings.





# Diversity, Equity, and Inclusion

LSA's equitable hiring and inclusion efforts and policies are identified below.

#### LSA's Diversity, Equity, and Inclusion Policy and Committee

LSA is committed to attracting and retaining a diverse staff that reflects the work we do and creating an environment where every employee feels comfortable and valued. LSA has a Diversity, Equity, and Inclusion (DEI) Committee comprised of staff at all levels of the organization that works to promote greater diversity within LSA by recommending strategies to recruit, support, and retain staff from diverse backgrounds including ethnic minorities, persons with disabilities, those that have nonbinary gender identity, and more. We believe in and support the following goals:

- 1. Diversity: Unlocking innovation, challenging bias, and removing barriers
- 2. Equity: Providing a culture where everyone is given the resources, access, and opportunities to reach their full potential
- 3. Inclusion: Welcoming authenticity and cultivating a sense of belonging

In addition, LSA's DEI Committee strives to facilitate a culture where diversity, equity, and inclusion are respected and intentionally valued by implementing thoughtful, practical, iterative, and innovative strategies. The following targeted changes and practices reflect the promotion of such culture:

- Internal review of our firm's handbook and style guide for consistency with DEI goals.
- Continuing internal staff training on diversity, equity, and inclusion. To this end, all LSA staff recently
  completed a real-time virtual training program called Connecting with Respect. Additional trainings
  are planned in the near future.
- Continued internal education and use of digital stationery in recognition of Black History Month, Women's History Month, and Pride Month.

Targeted changes and efforts that are in process include:

- Inclusion of pronouns in onboarding exercises
- Removal of names from resumes/applications during the hiring process
- Development of a DEI-oriented scholarship program

### **LSA's Supplier Diversity Program**

LSA has been providing clients with comprehensive professional services since the founding of the company. Our success is due in part to our relationships with suppliers that are as diverse as the communities in which we work. LSA has current successful partnerships with qualified disadvantaged, small, minority-owned, woman-owned, and disabled veteran-owned business enterprises (DBE/SBE/MBE/DVBEs) and whenever possible encourages their growth and expansion within each teaming opportunity. LSA's program focuses on:

- Goal Measurements: Understanding and meeting its clients' goals in a way that supports LSA's overall diversity strategy.
- Tracking and Reporting: Monitoring and reporting its results in achieving its supplier diversity goals, with a strong emphasis on continuous improvement.

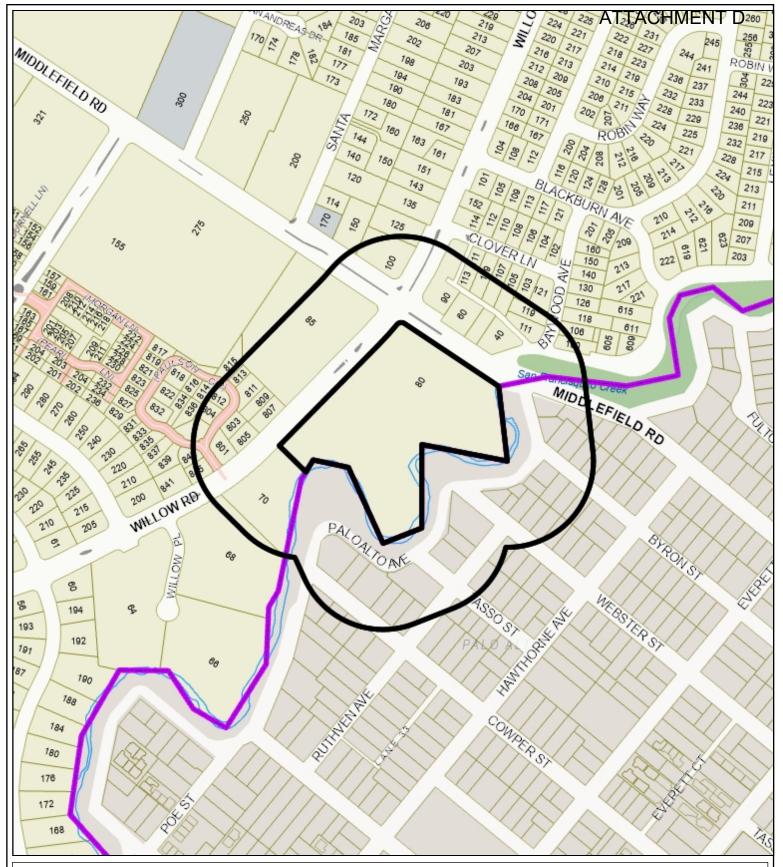
# PROPOSAL FOR EIR PREPARATION FOR THE PROPOSED 80 WILLOW ROAD PROJECT





• Training and Education: Helping to ensure that employees in decision-making positions throughout the LSA organization understand its supplier diversity principles and commitment.

We continue to seek diverse suppliers through active involvement with small, women-owned, and minority-owned business development organizations and participation in various networking events.





City of Menlo Park
Vicinity Map
80 Willow Road



Scale: 1:4,000

Page J-4.139

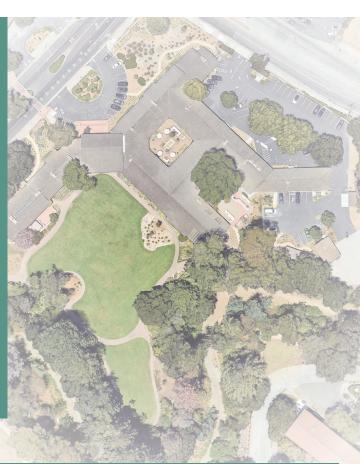
# **Proposal**

Prepared for

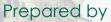


City of Menlo Park Community Development Department

701 Laurel Street Menlo Park, CA <u>94025</u>



Proposal for Environmental Impact Report Preparation for the **80 Willow Road Mixed Use Project** 





February 2025

# David J. Powers & Associates, Inc.





A.	C	Lover Letter with Contact Information	1
1		DJP&A Qualifications	1
2		Subconsultants Qualifications	2
В.	Р	Project Team	2
1		Organizational Chart	2
2		Team Member Names, Qualifications, and Resumes	5
C.		Detailed Statement	9
1		General Approach	9
2		Proposed Work Plan	10
3		Project Schedule and Milestones	22
4		Rate Schedule	24
5		Necessary Program Components	27
D.	Ρ	Pricing Proposal	29
1		Time and Materials	29
2		Contingency Fee	30
E.	S	Signature	31
F.	R	Recommendation - Diversity, Inclusion, and Equity Statement	32

Appendix A: DJP&A Resumes

Appendix B: Subconsultant Resumes

# David J. Powers & Associates, Inc.

### A. Cover Letter with Contact Information



February 28, 2025

Calvin Chan
City of Menlo Park
701 Laurel St.
Menlo Park, CA 94025
Attn: Calvin Chan, Senior Planner

Sent via email to: cchan@menlopark.gov

RE: Request for Proposal – 80 Willow Road Mixed-Use Project

Dear Calvin Chan,

David J. Powers & Associates, Inc. (DJP&A) is pleased to offer this proposal in response to the City of Menlo Park's Request for Proposals (RFP) to prepare an Environmental Impact Report (EIR) for a mixed-use non-residential and residential development at 80 Willow Road. For over 50 years, DJP&A has provided professional consulting services to public agencies in all areas of environmental planning. We have built a strong team tailored to successfully provide the services requested in the RFP. DJP&A, alongside our trusted technical subconsultants, have the expertise needed to complete the project's required California Environmental Quality Act (CEQA) analysis in an efficient, defensible manner. Our team's qualifications and experience are detailed below.

### 1. DJP&A Qualifications

DJP&A will be the prime environmental consultant for this project. Our focused leadership and organizational structure delivers high quality, cost-effective, and timely environmental review. Through the cumulative experience of our principals and professional staff, DJP&A staff possesses a knowledge base of CEQA and National Environmental Policy Act (NEPA) that provides our clients with objective and thorough research, analysis, and service. Our goal is to create a comprehensive environmental document that not only helps decision makers make effective policy, but also helps members of the public understand the environmental review process and environmental issues pertinent to a proposed project. We are known for preparing clear, easy to understand documents that are legally defensible and useful to decision makers and the public.

### 2. Subconsultants Qualifications

We have included the subconsultants on our team to provide technical expertise pertaining to the below listed resource areas. Brief firm qualifications for our subconsultants are also provided below.

- Air Quality/Greenhouse Gas and Noise/Vibration: Illingworth & Rodkin, Inc. (I&R) has provided air quality, greenhouse gas (GHG), and acoustical consulting services for over 5,000 projects since 1987. I&R's goal is to provide clients with the benefit of their expertise and experience with an emphasis on objective and thorough analyses of issues, timeliness, teamwork, and practical solutions.
- **Biological Resources:** *H.T. Harvey & Associates*, founded in 1970, consists of highly trained ecologists and professionals that deliver exceptional consulting services to public agencies, private entities, and nonprofit organizations. The expertise of H.T. Harvey's staff encompasses a wide range of biological and design disciplines required to perform high-quality work on ecological projects. They apply their expertise in wildlife ecology, restoration ecology, plant ecology, fish and aquatic ecology, and landscape architecture in pursuit of their mission to create ecologically sound solutions to complex natural resource challenges.
- Cultural Resources: Archaeological/Historical Consultants (A/HC), founded in 1976, provides
  archaeological, historical, and architectural history studies; archaeological testing,
  monitoring, and data recovery excavations; public interpretation; design and
  implementation of mitigation plans; and forensic historical research in support of
  environmental cleanup litigation services. A/HC has a strong record of public agency
  collaboration both as direct clients and as part of teams led by prime consultants.

Basin Research Associates, Inc. (Basin Research Associates), founded in 1980, specializes in the preparation of cultural resources compliance documents to meet the requirements mandated by historic preservation laws and regulations. For over 40 years, Basin Research Associates has worked with federal, state, and local agencies and environmental consulting firms to provide the cultural resources research, field investigations and analyses necessary to meet the mandates of NEPA and CEQA as well as local city and county historic preservation requirements.

Page & Turnbull has provided full-service architecture, design, planning, and preservation services since 1973. Page & Turnbull consists of architects, planners, architectural historians, and conservators that work to build new structures or imbue new life into existing structures by adapting them to meet contemporary needs.

• Transportation: Hexagon Transportation Consultants, Inc. (Hexagon), founded in 1998, provides services in all major aspects of transportation planning and traffic engineering. Hexagon staff members have prepared thousands of studies, both large and small, over their professional careers. Hexagon provides quality, professional transportation consulting services to private and public entities.

Water Resources: EKI Environment & Water, Inc. (EKI), founded in 1989, provides
comprehensive water resources and engineering services to public and private sector
clients. EKI has worked with the City of Menlo Park on numerous water resource planning
projects, including the 2020 and 2015 Urban Water Management Plans (UWMPs) and Water
Shortage Contingency Plans, 2022 and 2023 Annual Water Supply and Demand Assessments
(AWSDAs), and multiple Water Supply Assessments for developments within the City.

At DJP&A, we truly believe *Quality Environmental Review Makes a Difference*. The quality of our environmental review documents has always been the focus of the firm and DJP&A has a proven track record of delivering projects in a timely and cost-effective manner.

Please feel free to contact me or our Project Manager, Desiree Dei Rossi (email: <a href="mailto:ddeirossi@davidjpowers.com">ddeirossi@davidjpowers.com</a>, direct: 510-902-5853, if you have any questions regarding our proposal. Thank you for your consideration, we are excited for the opportunity to work with the City of Menlo Park.

Sincerely,

Kristy L. Weis

Kristy L. Weis Vice President & Principal Project Manager 1871 The Alameda, Suite 200 San José, CA 95126 Direct: (408) 454-3428

kweis@davidjpowers.com

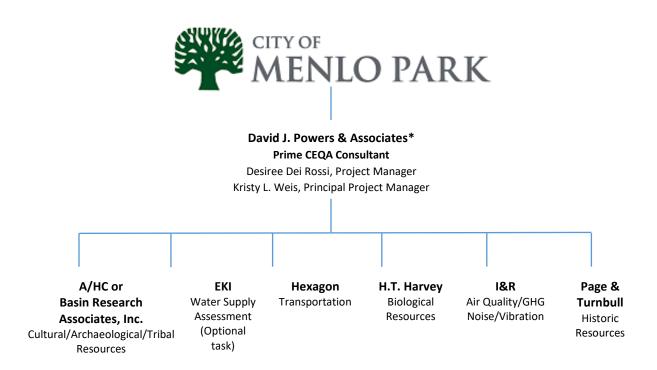
# David J. Powers & Associates, Inc.





# 1. Organizational Chart

The following organizational chart includes the firm names and DJP&A key staff who will be leading the project team. Qualifications of key project team members who will directly participate in the project are provided on the following pages.



<sup>\*</sup>DJP&A staff includes five additional Principals, 11 additional Project Managers, and one Assistant Project Manager that can assist Ms. Dei Rossi and Ms. Weis as needed to ensure commitments to the City are met.

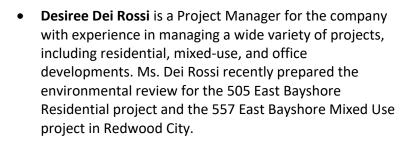
# 2. Team Member Names, Qualifications, and Resumes

#### David J. Powers & Associates, Inc.

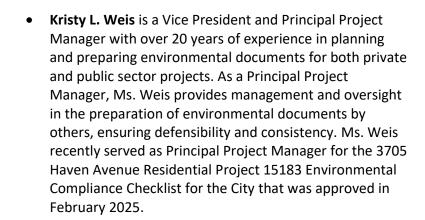
DJP&A will be the prime environmental consultant for the project. The key DJP&A staff for this project are Ms. Dei Rossi and Ms. Weis. Their brief qualifications are provided below and their resumes are included in Appendix A. Additional support staff, including an Assistant Project Manager and Graphic Artist, will assist as needed.



ddeirossi@davidjpowers.com (510) 902-5850



As Project Manager, Ms. Dei Rossi would act as the primary point of contact for the project and be responsible for all aspects of the environmental review process for the project from beginning to end. For example, Ms. Dei Rossi would be responsible for the preparation of all documents and management all necessary subconsultants, while ensuring that the project remains on schedule and within budget.



As Principal Project Manager, Ms. Weis would support Ms. Dei Rossi and provide general oversight in the preparation of the EIR to ensure defensibility and consistency.



kweis@davidjpowers.com (408) 454-3428

#### **DJP&A Subconsultants**

Our subconsultants were selected based on their expertise, familiarity with the project area, and/or experience with similar type projects. The key subconsultant staff with their brief qualifications are provided below. Subconsultant resumes are included in Appendix B.

#### A/HC Key Staff:

- Daniel Shoup is a Principal with 25 years of experience in archaeology and cultural resources management. He has managed over 200 CEQA and NEPA projects in the San Francisco Bay Area. He has prepared archaeological survey reports, archaeological testing plans, and EIR sections.
- Molly Fierer-Donaldson is a Staff Archaeologist with over 20 years of experience in archaeology and cultural resources management. She has prepared archaeological surveys, archaeological sensitivity assessments, excavation monitoring, burial recovery, and historic architectural evaluations throughout the San Francisco Bay Area.

#### **Basin Research Associates Key Staff:**

- Christoper Canzonieri is a Lead Archaeologist with 24 years of experience in cultural resource assessment/management and NEPA and CEQA regulatory compliance. He is an experienced archaeologist with expertise in prehistoric and historic California.
- Colin Busby is a Principal/Manager with 50 years of archaeological experience. His cultural
  resources management experience has involved all aspects of NEPA and CEQA assessment
  and regulatory compliance. Specialties include Native American consultation, public liaison
  and regulatory agency coordination, research design development, and SB 18 and AB 52
  assistance.
- Donna Garaventa is a Senior Research Scientist with 42 years of professional experience
  with archaeological compliance projects on federal, state, and local levels. Her extensive
  work with cultural material, combined with her fieldwork and collections management
  skills, brings an interdisciplinary, conservation-minded approach to cultural resource
  projects.

#### **EKI Key Staff:**

 Andree (Johnson) Lee is a Vice President and Lead with over 18 years of experience supporting agencies and public sector clients with water resources projects. She specializes in working across entities to achieve collaborative solutions to complex water supply challenges and has managed significant regional water planning efforts throughout California. She has developed the WSAs, UWMPs, Water Shortage Contingency Plans (WSCPs), and AWSDAs for more than 60 water suppliers. Anona L. Dutton, PG, CHG is a Vice President and Principle-in-Charge with over 20 years of
professional experience managing water resources projects. She has managed multi-million
dollar efforts to secure reliable water supplies for water agencies and developers, including
leading the technical efforts to minimize the water footprint of new and existing
development, assessing groundwater and surface water supply yields and augmentation
options, securing water transfer options, and evaluating the feasibility of developing new
water supply sources.

#### **Hexagon Key Staff:**

Ollie Zhou, T.E. is a Vice President and Principal Associate at Hexagon with over 11 years of
experience in transportation planning and traffic engineering. Ollie has managed a large
variety of projects throughout the greater San Francisco Bay Area, mainly including travel
demand model validation and application, vehicle miles traveled (VMT) analysis, general
plan updates and area plans, and traffic impact studies. Ollie is experienced in managing
large-scale projects and areawide plans with prolonged schedules and complicated work
scopes.

#### H.T. Harvey Key Staff:

- **Kelly Hardwicke, PhD** is a Principal and head of botany. She has over two decades of experience. Her strong research and botanical background gives her the skills necessary to determine the potential for a site to support special-status species, and analyze habitat requirements of rare plant species.
- Jane Lien, BS is a Senior Wildlife Ecologist and Project Manager with more than 14 years of
  experience in both the public and private sectors, providing biological and regulatory
  compliance support. Her knowledge of the regulatory requirements for species and their
  habitats allow her to effectively manage complex client projects requiring CEQA/NEPA
  project review, resources agency permitting, bird-safe design assessments, special-status
  species surveys and monitoring, nesting bird and raptor surveys and monitoring, and
  construction implementation and permit compliance.
- Robin J. Carle, MS is a Wildlife Ecologist with 17 years of experience working in the natural
  areas of greater San Francisco Bay Area. Robin has an in depth knowledge of regulatory
  requirements for special status species, CEQA, U.S. Fish and Wildlife Service (USFWS) and
  California Department of Fish and Wildlife (CDFW) permitting, and both the Federal and
  California Endangered Species Act.

#### **I&R Key Staff:**

- James Reyff is a Principal at I&R with over 28 years of experience. His expertise includes
  meteorology, air quality emissions estimation, transportation/land use air quality studies,
  air quality field studies, health risk assessments, GHG studies, and environmental noise
  studies. He has prepared air quality technical reports for over 20 major Caltrans highway
  projects, in addition to over 300 air quality analyses for other land use development
  projects.
- Michael Thill is a Principal with 24 years of professional experience in the field of acoustics. His expertise includes performing field research, analyzing data, and noise modeling and he has worked on technical noise reports for various land use proposals including residential, commercial, educational, and industrial developments. In addition, he has prepared numerous field surveys in a variety of acoustical environments to quantify airborne noise levels, groundborne vibration levels, and hydro-acoustic noise levels.

#### Page & Turnbull Key Staff:

- Christina Dikas is Principal of Page & Turnbull with over 18 years of experience. With her
  extensive expertise in surveying, researching, and evaluating historic properties, Christina
  stands out for her exceptional communication skills and keen sensitivity to clients' needs,
  prioritizing flexibility and open dialogue.
- Jennifer Hembree is a Cultural Resources Planner with over 20 years of experience. Jennifer
  is well-versed in conducting historic research and preparing Historic Resource Evaluations
  (HREs) and State of California Department of Parks and Recreation (DPR) historic survey
  forms.

# David J. Powers & Associates, Inc.

### C. Detailed Statement



# 1. General Approach

The primary contact person for the project will be Ms. Dei Rossi, who will be directly responsible for daily project coordination and administration, and maintaining close communication with the City staff, gathering and compiling project and site information, managing subconsultants, and preparing the environmental documents.

Having a single Project Manager is a fundamental element of DJP&A's quality assurance and quality control process because it vastly reduces the potential for inconsistencies in grammar, style, and clarity. It also ensures that the person writing the document is fully aware of all the environmental issues associated with the project, which is critical to the quality of the analysis given the interrelated nature of environmental issues. We believe that this method effectively preempts many of the pitfalls that can arise from having too many people involved in separate, discrete tasks for a project, without having one person managing the whole process. Our project and schedule management techniques include:

- Setting appropriate expectations and deadlines;
- Attending kick-off meetings and mapping out the project schedule with the City and project team;
- Maintaining regular communications and updates;
- Bringing potential problems to the project team's attention as soon as possible; and
- Returning telephone calls and emails within eight business hours (if not sooner).

These techniques reinforce our commitment and availability to our clients and our work, and have ensured timely, accurate environmental review time after time. Our goal is to create a comprehensive environmental document that not only helps decision makers make effective policy, but also helps members of the public understand the environmental issues pertinent to a proposed project.

DJP&A teams with technical specialists to provide the exact technical information that is required for each particular project. In this respect, we differ from some other environmental consulting firms. We can select the best subconsultant for a job, based on their familiarity with the project location and the specific issues that are pertinent to that project. We have worked closely with many of our subconsultants for over 30 years and they act as an extension of our firm. We feel this approach provides the highest level of work using the most up to date analysis techniques and mitigation strategies, and reduces overhead costs.

Our work plan is outlined below and aligns with the City's requested tasks with alternative approaches and optional tasks as noted.

# 2. Proposed Work Plan

DJP&A proposes to prepare an EIR for the 80 Willow Road Mixed-Use project. Our work plan includes the following tasks:

- A. Kick-Off Meeting and Site Visit
- B. Review of City Documents and Data Collection
- C. Preparation of Environmental Impact Report Documents
- D. Project Management
- E. Technical Studies
- F. Traffic Impact Analysis and Tribal Consultation
- G. Initial Study
- H. Environmental Impact Report
- I. Public Agency Review
- J. Attend and Present at Public Meetings
- K. Invoices

These tasks are described below.

#### Task A: Project Kick-Off Meeting and Site Visit

DJP&A will attend one project kick-off meeting with City staff. DJP&A will be prepared to discuss the EIR scope of work, discuss alternatives, and coordinate the scheduling and preparation of the EIR. In addition, DJP&A will attend a site visit following the kick-off meeting.

DJP&A Key Personnel	<b>Approximate Staff Hours</b>
Kristy L. Weis, Principal Project Manager	5
Desiree Dei Rossi, Project Manager	6

#### Task B: Review of City Documents and Data Collection

DJP&A will review the Municipal Code, General Plan, the Zoning Code and other relevant documents (e.g., 2030 Climate Action Plan, ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update Final Environmental Impact Report [ConnectMenlo EIR], and City of Menlo Park Housing Element Update Final Subsequent Environmental Impact Report) applicable to the environmental analysis. DJP&A will coordinate with City staff and any relevant agencies (e.g., school districts) for data collection.

DJP&A Key Personnel	Approximate Staff Hours	
Kristy L. Weis, Principal Project Manager	5	
Desiree Dei Rossi, Project Manager	15	

#### **Task C: Preparation of Environmental Impact Report Documents**

#### **Project Description**

DJP&A will prepare a project description pursuant to CEQA and provide it to the City/applicant electronically in Word to review for accuracy. The project description will be based on project information to be provided by the applicant to the City. A preliminary list of necessary program components is included on pages 27-28 of this work plan. This scope assumes two rounds of review of the project description and that DJP&A will be provided a consolidated, vetted set of comments in track changes each review round. DJP&A will finalize the project description based on comments received.

#### **CEQA Notices**

Once the project description is finalized, DJP&A will prepare the Notice of Preparation (NOP) in compliance with CEQA and City of Menlo Park requirements. Comments received on the circulated NOP will be incorporated into the EIR, as appropriate. In addition to the NOP, DJP&A will prepare the Notice of Completion (NOC), Notice of Availability (NOA), and Notice of Determination (NOD) in accordance with CEQA and City of Menlo Park requirements at the appropriate timeframe.

DJP&A will submit drafts of the above notices to the City in electronic format for review and comment. This work plan assumes one round of review of each notice by the City. DJP&A will finalize the notices based on City comments and coordinate with City staff for mailing and electronic posting of the CEQA Notices and EIR documents to public agencies and the State Clearinghouse. It is assumed that DJP&A will file the necessary notices and forms at the County Clerk's office and State Clearinghouse and that the City will be responsible for all other filings, mailings, and notifications.

DJP&A Key Personnel	Approximate Staff Hours
Kristy L. Weis, Principal Project Manager	14
Desiree Dei Rossi, Project Manager	33

#### **Task D: Project Management**

DJP&A will provide ongoing project management, including coordination with the subconsultants, City staff, other City consultants, consultants retained by the applicant, and outside regulatory agencies that would be involved throughout the EIR process. The DJP&A Project Manager will coordinate with the City on a regular basis using email, telephone communications, and/or brief, virtual check-in meetings. DJP&A will prepare for, and attend, meetings with City staff and other agencies. In addition, DJP&A will prepare meeting agendas and minutes for City review as appropriate.

Given the magnitude of the project and known controversy, we have include more than typical project management time.

DJP&A Key Personnel	Approximate Staff Hours
Kristy L. Weis, Principal Project Manager	75
Desiree Dei Rossi, Project Manager	160

#### **Task E: Technical Studies**

The following technical studies will be prepared under contract to DJP&A:

- Air Quality and GHG Assessment
- Biological Resource Assessment
- Character-Defining Features Memorandum, Historic Resources Technical Report,
   Preservation Alternatives Memorandum
- Noise and Vibration Assessment
- Sacred Lands File Search and AB 52 tribal consultation
- Transportation Impact Analysis (TIA) which includes a VMT analysis and a non-CEQA operational analysis

Refer to Tasks F and G below for a description of the scope for the above listed technical reports and Section D. Pricing Proposal for their estimated cost.

A list of other technical reports and/or data assumed to be provided by the applicant team to the City and DJP&A for use in preparing the EIR is included on pages 27-28 of this proposal and includes an Arborist Report and Disposition Plan, Cultural/Archaeological Sensitivity Analysis (including records search), Phase I/II Environmental Site Assessments, Preliminary Geotechnical Investigation, and Transportation Demand Management (TDM) plan. This scope assumes these technical reports and data will be adequate and complete for CEQA purposes and no peer reviews are required.

#### Task F: Traffic Impact Analysis and Tribal Consultation

Hexagon, under contract to DJP&A, will prepare a TIA. The analysis will include the following CEQA analysis:

- 1. VMT Analysis. The project is not located within ½ mile of the Menlo Park Caltrain station. Therefore, all land uses (e.g., office, commercial/retail, residential, hotel, private preschool) will require a VMT analysis.
- **2. VMT Mitigation.** If the VMT analysis identifies a significant VMT impact, Hexagon will work with City staff to identify the most appropriate mitigation strategies. This task assumes up to 20 hours of Hexagon staff time.
- **3.** *Site Access, On-Site Circulation and Parking*. A review of the project site plan will be performed to determine the overall adequacy of the site access and on-site circulation in accordance with generally accepted traffic engineering standards and to identify any access or circulation issues that should be improved.
- **4.** *Bicycle, Pedestrian, and Transit Facilities*. A qualitative analysis of the project's effect on transit service in the area and on bicycle and pedestrian circulation in the study area will be

included in the traffic report, as well as a discussion of the project's consistency with applicable programs, plans, ordinances, and/or policies addressing these facilities.

In addition to the CEQA analysis explained above, Hexagon will also complete a non-CEQA operational analysis. The non-CEQA operational analysis will determine the potential adverse traffic effects caused by the project on up to 25 key intersections, 2 freeway segments, and 4 freeway ramps in the vicinity of the site (both within the City of Menlo Park and the City of Palo Alto). It is assumed that intersection counts at most study intersections will be provided by City staff. Counts at unsignalized intersections may not be available from the City. This proposal includes collecting peak hour (7-9 AM, and 4-6 PM) turning movements counts at up to 10 locations. Pedestrian and bicycle counts will be included. Intersection level of service (LOS) analysis will be completed at the selected intersections to estimate project traffic conditions during the AM and PM peak hours under existing, background, background plus project, cumulative, and cumulative plus project conditions. The need for future signalization of any unsignalized study intersections will be evaluated on the basis of the Peak Hour Warrant in the California Manual on Uniform Traffic Control Devices.

Based on the results of the LOS calculations, operational issues of the site-generated traffic will be identified and described. Recommendations will be formulated that identify the locations and types of improvements or modifications necessary to alleviate the operational issues. Improvements could include street widenings, lane additions, changes in lane usage, or modifications to existing traffic signals.

Hexagon will conduct a comprehensive review of the applicant-provided TDM Plan.

The cost estimate for the TIA is provided in Section D. Pricing Proposal. Also refer to Task G for a description of what will be discussed in the environmental review document for transportation.

DJP&A's archaeological subconsultant will assist the City with Native American consultation under AB 52 by requesting a Sacred Lands File Search and a list of tribes that are traditionally and culturally affiliated with the geographic area of the project site from the Native American Heritage Commission. DJP&A and DJP&A's archaeological subconsultant will prepare a consultation letter and transmit those letters to Native American tribes. If tribal consultation is requested by a Native American Tribe pursuant to AB 52, DJP&A and DJP&A's archaeological subconsultant will attend the consultation meeting to support the City. This scope assumes the City will facilitate and lead the consultation. Any measures agreed upon by the tribe(s) and the City to mitigate or avoid significant impacts to tribal cultural resources would be incorporated into the EIR analysis. This scope of work includes DJP&A and DJP&A's archaeological subconsultant's participation in up to two consultation meetings with tribal representatives. Additional consultation meeting attendance can be provided on a time and materials basis.

<sup>&</sup>lt;sup>1</sup> The study intersections will be confirmed with the City during a kickoff meeting with City staff.

DJP&A's time to review the TIA is included in the estimates for Task G. DJP&A's time to review the draft consultation letter and preparation and participation for up to two Native American consultation meetings is provided below.

DJP&A Key Personnel	Approximate Staff Hours
Kristy Weis, Principal Project Manager	4
Desiree Dei Rossi, Project Manager	6

#### **Task G: Initial Study**

DJP&A will prepare an Initial Study pursuant to CEQA and address all environmental factors and checklist questions identified in Appendix G of the CEQA Guidelines. The Initial Study analysis will address all Appendix G checklist questions. It is assumed the Initial Study analysis will identify potentially significant and/or significant, unavoidable effects of the project, which will be further discussed in the EIR to for the project. The Initial Study will focus the EIR analysis and be attached as an appendix to the EIR. Refer to Task H below for a discussion of the focused EIR.

Based on our current understanding of the project and site, we anticipate the key environmental issues to include the following

- Aesthetics The environmental review will describe the existing visual setting and character
  of the project area and evaluate the project's potential impacts to scenic vistas, damage to
  scenic resources within state scenic highways, and conflicts with applicable zoning and
  other regulations governing scenic quality. The environmental review will discuss the
  project's zoning conflicts in relation to the builder's remedy provision of California Code
  65589.5(d)(5) of the Housing Accountability Act. The environmental review will also discuss
  possible light and glare impacts from the development.
- Air Quality Potential impacts related to air quality will be assessed based on an Air Quality and GHG Assessment prepared by I&R, under contract to DJP&A, and pursuant to the current 2022 Bay Area Air Quality Management District CEQA Air Quality Guidelines. The assessment will calculate and evaluate the project's construction and operational criteria air pollutant emissions, as well as community health risk given the proximity of existing sensitive receptors (including residences) within 1,000 feet of the project site. The analysis will specifically address whether the project would obstruct or conflict with an applicable air quality plan, result in cumulatively considerable net increases in any criteria pollutants for which the project region is in non-attainment, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.
- Biological Resources The site is developed and located in an urban area. The southeast
  property line is directly adjacent to the San Francisquito Creek. The primary biological
  resources on site are trees and riparian habitat from the adjacent creek. Potential impacts
  related to biological resources will be assessed based on a Biological Resource Report to be
  prepared by H.T. Harvey, under contract to DJP&A. As part of the Biological Resource

Report, H.T. Harvey will conduct a reconnaissance-level survey to characterize existing conditions on the project site. The environmental review will address the loss of trees on-site based on an Arborist Report and Disposition Plan provided by the applicant to the City/DJP&A.

• Cultural/Tribal Cultural Resources – According to the certified ConnectMenlo EIR, while future development would occur on developed or highly disturbed sites (such as the project site), there is potential for archaeological resources to exist.<sup>2</sup> The project's potential impacts to subsurface archaeological resources on the project site will be discussed based on a Cultural/Archaeological Resources Report to be provided by the applicant to the City/DJP&A. It is assumed the report will evaluate the likelihood of known and potential resources on-site and include (at minimum) a Record Search and an Archaeological Survey and Sensitivity Assessment. In the event a Cultural/Archaeological Resources Report is not provided by the applicant, this scope includes an optional task of providing that report.<sup>3</sup> The project's impacts to tribal cultural resources will be addressed based on the results of the Sacred Lands File Search and tribal consultation(s) described previously under Task F.

The existing commercial building on-site was the headquarters for Sunset Magazine. On December 6, 2024, a nomination for the site to be listed on the National Register of Historic Places was submitted via a registration form. The form stated that Sunset Headquarters is eligible under National Register Criteria A and C at the state level of significance. Whether the property is ultimately designated or officially determined eligible to the National Register of the SHRC, based on the form, it is eligible for listing on the California Register and, therefore, would be considered a historical resource according to CEQA Guidelines Section 15064.5(a).

As a cost and time saving measure, this proposal includes the completion of a Character-Defining Features Memorandum rather than a Historic Resource Evaluation (HRE) to be prepared by Page & Turnbull under contract to DJP&A. The Character-Defining Features Memorandum would rely on the National Register nomination as the documentation establishing the property's status as a historic resource for CEQA purposes, per category 1 of CEQA Guidelines 15064.5(a). As National Register nominations do not include a list of character-defining features, the Character-Defining Features Memorandum will provide the basis for understanding potential impacts of the project as well as the development and analysis of preservation alternatives.

While we understand the City is requesting a HRE be completed, we think our approach to prepare a Character-Defining Features Memorandum instead will be adequate and not

<sup>&</sup>lt;sup>2</sup> City of Menlo Park. *ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update.* June 1, 2016.

<sup>&</sup>lt;sup>3</sup> DJP&A had engaged A/HC to be on our team to provide a Cultural/Archaeological Resources Report. The City issued a memorandum dated February 20, 2025 that indicated that the applicant had retained A/HC. A/HC has communicated with us that they are NOT currently under contract to provide services for the project site. Given this contrary information, we have included preparation of a Cultural/Archaeological Resources Report in our proposal as an optional task.

result in duplicative analysis. However, should the City wish to proceed with an HRE (instead of the Character-Defining Features Memorandum), we have included preparing one as an optional, alternative task.

Whether a Character-Defining Features Memorandum or HRE is completed, Page & Turnbull will prepare a Historic Resources Technical Report (which would include analysis of project impacts and development of mitigation measures) and a Preservation Alternatives Memorandum (which would include the development of a no project alternative, a full preservation alternative, and up to three partial preservation alternatives).

This work plan assumes the applicant's team (e.g., architect) will work collaboratively with the City, DJP&A, and Page & Turnbull to develop a reasonable range of feasible preservation alternatives to the project. This proposal includes Page & Turnbull's attendance of one virtual kick-off meeting and four virtual coordination meetings.

- Geology and Soils The environmental review will describe the existing geologic and soil
  conditions at the project site and any potential effects (including seismic and seismic-related
  hazards and suitability of on-site soils) based on a Preliminary Geotechnical Investigation to
  be provided by the applicant to the City/DJP&A.
- Greenhouse Gas Emissions –. The environmental review will discuss the project's GHG emissions and evaluate the project's GHG impacts based on the Bay Area Air District (BAAD) CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects. One of the BAAD criteria for a less than significant GHG impact is for projects to be 100 percent electric. It is our understanding the project would potentially use natural gas. As a result, as part of the Air Quality and GHG Assessment to be prepared by I&R under contract to DJP&A, the project's GHG emissions from natural gas use would be quantified and mitigation will be identified to offset those emissions. Mitigation could include equivalent on- or off-site renewable energy production, additional VMT reductions, or off-site VMT reductions. The environmental review will also include a discussion of the project's consistency with applicable GHG reduction plans, policies, and regulations, including the City's 2030 Climate Action Plan.
- Hazards and Hazardous Materials The project's hazards and hazardous materials impacts will be discussed, in part, based on a Phase I Environmental Site Assessment (ESA) (and Phase II, if deemed required) to be provided by the applicant to the City/DJP&A. The Phase I/II ESAs will identify any potential hazardous materials contamination on or in the vicinity of the project site that may be impacted as a result of the project and any necessary remedial measures. The project's consistency with airport land use, emergency, and emergency evacuation plans will also be discussed in the environmental review, as well as any potential wildland fire threats.
- Land Use and Planning The environmental review will describe the existing land uses on and adjacent to the project site and discuss the project's land use impacts related to physically dividing an established community and its conformance with relevant land use

plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect.

- Noise and Vibration The project's noise and vibration impacts will be discussed based on a Noise and Vibration Assessment to be completed by I&R under contract to DJP&A. Given the site's proximity to sensitive land uses (i.e., residential and commercial uses), the assessment will evaluate the potential for project-generated traffic and other operational noise sources (such as HVAC systems) to increase ambient noise levels at sensitive receptors. In addition, construction noise and vibration impacts of the proposed project on surrounding land uses will be addressed.
- Population and Housing The environmental review will discuss the consistency of the
  project with planned growth within the area. This section will address whether the project
  would induce substantial unplanned population growth or displace substantial numbers of
  existing people or housing, necessitating the construction of replacement housing
  elsewhere. This work plan does not include a Housing Needs Assessment.
- Public Services The proposed project would increase the resident population of the City compared to existing conditions, which could result in an increased demand on public services, including schools, police and fire protection, libraries, and recreational facilities. The environmental review will address the availability of public services and the project's potential to result in adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives.
- **Recreation** The environmental review will describe the available recreational facilities in the project vicinity and discuss whether the project will require the expansion or construction of new recreational facilities and substantially accelerate the deterioration of existing facilities, consistent with Appendix G of the CEQA Guidelines.
- Transportation The project's impact on transportation will be based on the TIA to be completed by Hexagon under contract to DJP&A, as described under Task F. The environmental review will include a VMT analysis and an evaluation of the project's consistency with programs, plans, ordinances, or policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The analysis also will address whether the project would substantially increase hazards from geometric design features or incompatible use or result in inadequate emergency access to existing areas in the City. Site access, circulation, pedestrian, bicycle, and transit facilities and related safety elements will be addressed.
- Utilities and Service Systems Implementation of the proposed project could result in an
  increased demand on utilities and service systems compared to existing conditions due to
  the increase in development density. The EIR will analyze the project impacts on utilities and
  service systems, including the sanitary sewer and storm drainage systems, water supply,

and solid waste management, based on existing information, data provided by the applicant team to the City/DJP&A, and coordination with the City and appropriate agencies (e.g., West Bay Sanitary District, Menlo Park Fire Protection District). The analysis will address all Appendix G checklist questions for utilities and service systems.

This scope assumes a Water Supply Assessment (WSA) pursuant to SB 610 will be provided by the applicant to the City/DJP&A. Should the City wish to have the WSA completed under contract to DJP&A, we have included it as an optional task.<sup>4</sup>

The administrative draft Initial Study (ADIS) will be submitted along with the administrative draft EIR (ADEIR) electronically in Word format for the City's review. This scope of work assumes two rounds of review by the City of the ADIS and that DJP&A will be provided a consolidated, vetted set of comments in track changes each review round. DJP&A will finalize the Initial Study based on City comments. This scope includes providing up to 20 hard copies of the Initial Study to the City.

DJP&A Key Personnel	Approximate Staff Hours
Kristy Weis, Principal Project Manager	38
Desiree Dei Rossi, Project Manager	123

#### Task H: Environmental Impact Report

DJP&A will prepare a Draft EIR consistent with the requirements of CEQA. As explained under Task G, the Draft EIR will focus on the potentially significant and/or significant, unavoidable effects of the project identified via the Initial Study analysis. The Draft EIR will include the following sections described below.

- Introduction The introduction to the Draft EIR will describe the purpose of the EIR, provide a general overview of the CEQA process, and describe the public participation process and opportunities for input.
- **EIR Summary** A summary of the Draft EIR will include a brief description of the proposed project and identify the impacts of the project and proposed mitigation measures in tabular format. The summary will also briefly describe the project alternatives and address any known areas of public controversy.
- Project Description The project description will provide a detailed description of the
  proposed project, including the physical characteristics (maximum residential units,
  maximum building height, demolition, parking, landscaping, circulation, etc.) of the
  development. The project description will also include a list of project objectives, necessary

<sup>&</sup>lt;sup>4</sup> As an optional task, EKI (under contract to DJP&A) can prepare the WSA, which will evaluate whether sufficient water supplies are available to meet all future demands within the City's service area, including demands associated with the project during normal, single dry, and multiple dry hydrologic years for a 20-year horizon. The WSA will develop demand estimates for the project based on 1) Land use and project-specific information and 2) water demand factors identified in literature and other public sources for similar land uses.

discretionary actions, and decision-making agencies. Maps and graphics will be provided to illustrate the text. The project description would be drafted as part of Task C above.

• Environmental Setting, CEQA Checklist, and Mitigations – The Draft EIR will provide: 1) a detailed description of the existing environmental setting, generally based on the conditions that exist at the time the NOP is released, as well as the regulatory setting in which the project will be undertaken; 2) impacts that may result from the proposed project; and 3) feasible mitigation measures to avoid or reduce impacts to a less than significant level. A discussion of the project's consistency with applicable City Ordinances, ConnectMenlo, the Zoning Code, and other applicable plans and policies adopted to reduce environmental impacts will be included. As required by CEQA and CEQA Guidelines, particular attention will be given to inconsistencies with such plans and policies, if any are identified. Mitigation measures will be identified to reduce significant impacts as appropriate.

The Initial Study will serve as a tool to determine what significant environmental factors need to be studied in greater detail under the EIR and which environmental factors may not be significant or potentially significant. Based upon our current understanding of the project, the Draft EIR may focus on any of the key environmental issues outlined under Task G that are found to have significant, unavoidable impacts.

Pursuant to CEQA, the Draft EIR will also include a discussion of cumulative impacts, alternatives, growth inducing impacts, significant and unavoidable impacts, and significant irreversible environmental changes. The Draft EIR will also identify references and lead agency and consultants. At this point in time, only technical support by Page and Turnbull is included for the EIR alternatives. If technical support from other subconsultants is needed for the alternatives analysis, it can be provided on a time and materials basis (or as an amendment to our contract) upon authorization by the City.

Upon completion of the Administrative Draft EIR (ADEIR), DJP&A will submit an electronic copy of the document in Word to the City for review and comment. This work plan assumes up to two rounds of review by the City of the ADEIR and that DJP&A will be provided a consolidated, vetted set of comments in track changes each review round. DJP&A will finalize the Draft EIR based on comments received. This scope includes providing up to 20 hard copies of the Draft EIR to the City.

Upon completion of the 45-day Draft EIR public circulation period, DJP&A will prepare a Final EIR, which would contain the following:

- List of persons and agencies who commented on the Draft EIR;
- Copies of comment letters received on the Draft EIR;
- Responses to comments on the Draft EIR (i.e., the RTC prepared under Task i); and
- Modifications to the EIR text, as necessary.

The Final EIR will include responses to any substantive comments received about the environmental review. We have included more than typical hours to prepare responses to comments (45 hours of DJP&A Principal time and 80 hours of DJP&A Project Manager time) given the magnitude of the

project and known controversy. This work plan assumes technical assistance from subconsultants is not needed to prepare the Final EIR. If additional effort is required to respond to the comments and prepare the Final EIR than allotted, DJP&A and DJP&A subconsultants can provide the additional effort needed on a time and materials basis (or as an amendment to the contract) upon written authorization by the City.

Upon completion of the Administrative Draft Final EIR (ADFEIR), DJP&A will submit an electronic copy of the document in Word to the City for review and comment. This work plan assumes up to two rounds of review by the City of the ADFEIR and that DJP&A will be provided a consolidated, vetted set of comments in track changes each review round. DJP&A will finalize the Final EIR based on comments received. This scope includes providing up to 20 hard copies of the Final EIR to the City.

DJP&A Key Personnel	Approximate Staff Hours <sup>5</sup>
Kristy Weis, Principal Project Manager	103
Desiree Dei Rossi, Project Manager	208

While not identified as a required task in the RFP, DJP&A can prepare a draft Mitigation Monitoring and Reporting Plan (MMRP) for the project on a time and materials basis upon authorization.

#### **Task I: Public and Agency Review**

DJP&A will assist City staff in identifying any responsible and trustee agencies. DJP&A will distribute the EIR (which would include the Initial Study as an appendix) to any identified responsible and trustee agencies, and any other agencies that may be appropriate. DJP&A will complete all necessary submittals to the State Clearinghouse.

DJP&A Key Personnel	Approximate Staff Hours
Kristy Weis, Principal Project Manager	2
Desiree Dei Rossi, Project Manager	8

#### Task J: Attend and Present at Public Meetings

This work plan includes DJP&A time to prepare for and attend public meetings and hearings to answer questions regarding the CEQA review process and EIR. The public meetings could include the EIR Scoping meeting, a public meeting during the EIR public review period, Planning Commission hearing(s), and City Council hearing(s). DJP&A will coordinate with City staff on presentations for the public meetings or hearings. This work plan does not include attendance by DJP&A subconsultants at public meetings or hearings.

<sup>&</sup>lt;sup>5</sup> The hours to prepare the discussions for all the environmental resource areas are accounted for in Task G for simplicity.

DJP&A and DJP&A subconsultants can attend additional public hearings or meetings on a time and materials basis (or as an amendment to the contract), upon written authorization by the City.

DJP&A Key Personnel	Approximate Staff Hours
Kristy L. Weis, Principal Project Manager	25
Desiree Dei Rossi, Project Manager	45

#### **Task K: Invoices**

Our invoices will be submitted on a monthly basis. DJP&A provides regular, clear, and accurate invoices, in accordance with normal company billing procedures. The invoice will contain the billing period, serial progress identification, and task summary (including the name/position of persons doing the work, time spent by each person/position, and a brief description of work).

The estimated cost for this project (refer to pages 29-30) does not include special accounting or bookkeeping procedures, nor does it include preparation of extraordinary or unique statements or invoices. If a special invoice or accounting process is requested, the service can be provided on a time and materials basis (or as an amendment to the contract) upon written authorization by the City. Any fees charged to DJP&A for Client's third-party services related to invoicing, insurance certificate maintenance, or other administrative functions will be billed as a reimbursable expense.

DJP&A Key Personnel	Approximate Staff Hours
Kristy L. Weis, Principal Project Manager	5
Desiree Dei Rossi, Project Manager	14

# 3. Project Schedule and Milestones

DJP&A proposes the following optimal schedule for preparation of the EIR based on our experience with similar projects. DJP&A can commit to maintaining the schedule in the areas that are within our control. Completion of the EIR, as outlined in the schedule below, is based upon receipt of project information listed on the following page in accordance with the schedule. Delays in receiving requested information or responses by others will result in at least day-for-day delays in the overall schedule.

	Task	Duration of Task	Time Elapsed
1.	DJP&A receives authorization to proceed and requested project information, and starts reviewing project information provided (Task B)		1 week
2.	Major Milestone – Kick-off meeting and site visit (Task A)	1-2 days	2 weeks
3.	DJP&A submits TIA scope to the City for review and approval	2 weeks <sup>1</sup>	4 weeks
4.	DJP&A drafts EIR project description and submits to the City for review (Task C)	2 weeks	4 weeks
5.	City approves TIA Scope	2 weeks <sup>2</sup>	6 weeks
6.	City completes review of draft project description and provides comments to DJP&A (Task C)	2 week <sup>2</sup>	6 weeks
7.	Major Milestone – DJP&A finalizes project description (Task C)	1 week	7 weeks
8.	DJP&A prepares and submits Administrative Draft NOP (Task C)	1 week	8 weeks
9.	City completes review Administrative Draft NOP and provides comments to DJP&A (Task C)	1 week²	9 weeks
10.	DJP&A revises and finalizes NOP for circulation (Task C)	1 week	10 weeks
11.	Major Milestone – Planning Commission Public Scoping meeting (Task J)	1 day	12 weeks
12.	Major Milestone – 30-day NOP Public Circulation Period	4 weeks	14 weeks
13.	Major Milestone – DJP&A subconsultants complete Air Quality and GHG Assessment, Biological Resources Report, Sacred Lands File Search, Character-Defining Features Memorandum, Historic Resource Technical Report, Noise and Vibration Assessment, TIA (13 weeks after EIR project description is finalized and Traffic Scope is approved) (Tasks E, F)	13 weeks <sup>3</sup>	20 weeks
14.	<b>Major Milestone</b> – DJP&A reviews technical reports and meets with City to discuss and confirm project alternatives and obtains necessary information to evaluate the preservation alternatives	2 weeks	22 weeks
15.	<b>Major Milestone</b> – DJP&A subconsultant completes Preservation Alternatives Memorandum (Task E)	6 weeks	28 weeks
16.	<b>Major Milestone</b> – DJP&A completes and submits ADEIR, which would include the Initial Study in as an appendix (4 weeks after last technical report is received) to the City for review (Task H)	3 weeks	31 weeks
17.	City completes review of ADEIR and provides comments to DJP&A (Task H)	3 weeks <sup>2</sup>	34 weeks

Task	Duration of Task	Time Elapsed
18. DJP&A revises document and submits Screencheck ADEIR and draft NOC and NOA to the City for review (Tasks C, H)	3 weeks	37 weeks
19. City completes review of Screencheck ADEIR, NOC, and NOA and provides comments to DJP&A (Tasks C, H)	2 weeks <sup>2</sup>	39 weeks
<ol> <li>Major Milestone – DJP&amp;A finalizes and prints Draft EIR, NOA, and NOC for public distribution and circulation (Tasks C, H). AB 52 Consultation is completed.</li> </ol>	1 week	40 weeks
21. Major Milestone – 45-day Draft EIR Public Circulation Period	6.5 weeks	46.5 weeks
22. <b>Major Milestone</b> – DJP&A prepares and submits ADFEIR to the City for review (Task H)	4 weeks	50.5 weeks
23. City reviews ADFEIR and provides comments to DJP&A (Task H)	2 weeks <sup>2</sup>	52.5 weeks
24. DJP&A revises and submits Screencheck ADFEIR to the City for review (Task H)	2 weeks	54.5 weeks
25. City reviews Screencheck ADFEIR and provides DJP&A with comments (Task H)	2 weeks <sup>2</sup>	56.5 weeks
<ol> <li>Major Milestone – DJP&amp;A finalizes and prints Final EIR for public distribution and circulation (Task H)</li> </ol>	1 week	57.5 weeks
27. 10-day Final EIR Public Circulation Period	1.5 weeks	59 weeks
28. DJP&A prepares and submits NOD to the City for review, City reviews and provides comments on the NOD to DJP&A, DJP&A finalizes NOD (Task C)	1.5 weeks	59 weeks
Total		+/- 59 weeks
Major Milestone – Planning Commission hearing (Task J)		Tbd
Major Milestone – City Council hearing and filing of the NOD assuming project approval (Tasks C, J)		Tbd

**Notes:** <sup>1</sup> Assumes the traffic consultant will need up to two weeks to prepare the TIA scope including trip generation and distribution from Task 1.

<sup>&</sup>lt;sup>2</sup> The City's timelines are estimated and are to be confirmed by the City.

<sup>&</sup>lt;sup>3</sup> The Air Quality and Noise and Vibration Assessments are dependent on data in the TIA report. This work plan assumes Hexagon will have the traffic data needed for the air quality and noise analyses five weeks after the TIA scope is approved (draft trip generation would be provided to the City three weeks after the TIA scope is approved) and this schedule assumes two weeks for City review prior to sharing with I&R. Traffic counts cannot be completed when school is not in session, which could result in delays to the schedule.

### 4. Rate Schedule

DJP&A and our subconsultant rate schedules by title/position are provided below. Costs will be charged on a time and materials basis, commensurate with work completed, in accordance with the charge rate schedules below. Please note that the cost estimate shown below is a not-to-exceed total amount for all tasks combined. Within this not-to-exceed total, actual amounts spent on individual tasks/items may be more or less than the estimates. If DJP&A does not need all the time that has been budgeted, we will only bill for the time actually spent completing the work.

**DJP&A's Rate Schedule** 

DJP&A Staff Title	<b>Hourly Rate</b>
Senior Principal	\$350
Principal Project Manager	\$322
Senior Environmental Specialist	\$274
Senior Project Manager	\$251
Environmental Specialist	\$235
Project Manager	\$224
Associate Project Manager	\$197
Assistant Project Manager	\$165
Researcher	\$142
Graphic Artist	\$132

Notes: Materials, outside services, and subconsultants include a 15% administrative fee.

Mileage will be charged per the current IRS standard mileage rate at the time costs occur.

Subject to revision January 1, 2026.

#### **DJP&A Subconsultant Rate Schedule**

**Hourly Rate** 

A/HC Staff Title	
Principal	\$175
Archaeologist III	\$115
Archaeologist I	\$95
Basin Research Associates Staff Title	
Principal Investigator	\$180
Research Scientist	\$168
Graphic Artist	\$114
Clerical/Admin	\$79

### **Hourly Rate**

EKI Staff Title	
Officer and Chief Engineer-Scientist	\$355
Principal Engineer-Scientist	\$343
Supervising I, Engineer-Scientist	\$333
Supervising II, Engineer-Scientist	\$319
Senior I, Engineer-Scientist	\$306
Senior II, Engineer-Scientist	\$295
Associate I, Engineer-Scientist	\$283
Associate II, Engineer-Scientist	\$267
Engineer-Scientist, Grade 1	\$248
Engineer-Scientist, Grade 2	\$234
Engineer-Scientist, Grade 3	\$215
Engineer-Scientist, Grade 4	\$193
Engineer-Scientist, Grade 5	\$170
Engineer-Scientist, Grade 6	\$148
Project Assistant	\$139
Technician	\$133
Senior GIS/Database Analyst	\$175
CADD Operator/GIS Analyst	\$152
Senior Administrative Assistant	\$167
Administrative Assistant	\$132
Secretary	\$111
Hexagon Staff Title	
President	\$355
Principal	\$310
Senior Associate II	\$285
Senior Associate I	\$260
Associate II	\$235
Associate I	\$210
Planner/Engineer II	\$180
Planner/Engineer I	\$155
Admin/Graphics	\$130
Assistant Planner/Engineer	\$130
Technician	\$95

### **Hourly Rate**

H.T. Harvey Staff Title	
Principal	\$355-400
Senior Associate Ecologist	\$325
Associate Ecologist	\$296
Senior Ecologist 2	\$265
Senior Ecologist 1	\$233
Ecologist 2	\$204
Ecologist 1	\$178
Field Biologist 2	\$152
Field Biologist 1	\$127
Senior GIS Analyst	\$233
GIS Analyst	\$178
Technical Editor	\$155
Senior Technical Support	\$152
Technical Support	\$127
Clerical Support	\$100
I&R Staff Title	
Principal	\$250
Senior Consultant	\$225
Consultant	\$210
Staff Consultant	\$195
Technical/Admin Support	\$140
Page & Turnbull Staff Title	
Principal Project Manager	\$265
Senior Cultural Resources Planner	\$170

# 5. Necessary Program Components

Our scope and schedule assume we will receive the necessary program components below concurrent with the authorization to proceed. The below is a preliminary list of needed data. As mentioned earlier in the proposal, the analysis of preservation alternatives for the project is dependent on the City and applicant team (e.g., architect's) collaboration. Data needs for the preservation alternatives analysis is not included in the list below and will be clearly communicated and identified at a later date.

DJP&A must receive any and all revisions to the plan set/project description in a timely manner. If DJP&A completes work based upon an obsolete or inaccurate plan set/project description, the environmental review schedule and potentially DJP&A's budget may increase, due to additional time required to revise the document and the need for possible updates to technical reports.

Plans (in PDF)
Project plans, including landscaping plan, stormwater control plan, utility plan, grading plan and parking and circulation plan
Building elevations/cross-sections
Renderings (if available)
Conceptual site plans/renderings for project alternatives (once determined and confirmed)
Project Details
Written description of the project, including maximum development assumptions (e.g., maximum number of units and maximum building height) and discretionary approvals
Details on exterior, outdoor lighting
Construction details, including duration, maximum depth of excavation, and total amount o
cut/fill
Mechanical equipment locations and specification sheet (if applicable)
Construction air quality and noise worksheet (DJP&A to provide)
Utility and right-of-way improvements (if any)
Green building measures, LEED or Greenpoint certification details
Details on bird-safe design measures
List of Best Management Practices to conform to Provisions C.3 of the NPDES permit
Project objectives
Technical Reports <sup>6</sup>
Arborist Report and Disposition Plan
Cultural/Archaeological Sensitivity Analysis
Flood plain construction
Phase I/II ESA
Preliminary Geotechnical Investigation

<sup>&</sup>lt;sup>6</sup> This scope assumes these technical reports and data will be adequate and complete for CEQA purposes and no peer reviews are required.

- □ Preliminary Transportation Assessment (including TDM Plan)
- □ Sewer and other utility generation/demand calculations
- □ Waste Management
- □ Water Supply Assessment

# David J. Powers & Associates, Inc.

# D. Pricing Proposal



### 1. Time and Materials

The hourly rates of DJP&A and our technical subconsultants, as well as monthly invoicing practice, are provided in Sections C.4 and C.2.K. Based on our understanding of the project and technical reports required, the cost for preparation of the EIR (including the Initial Study and all other tasks identified in our work plan excluding the optional tasks) is estimated not-to-exceed **\$652,995**. A breakdown of the cost estimate is provided below. Please note that the cost estimate is a not-to-exceed total amount for all tasks combined. DJP&A will complete the EIR for the not-to-exceed total. Within this not-to-exceed total, actual amounts spent on individual tasks/items may be more or less than the estimates. If DJP&A does not need all the time that has been budgeted, we will only bill for the time actually spent completing the work. Our invoices will be submitted on a monthly basis and are payable upon receipt.

A. David J. Powers & Associates, Inc.			
Tasks A through K	\$232,452		
<ul> <li>Reimbursables (travel, printing, postage, etc.)*</li> </ul>	\$3,820		
B. Subconsultants (Tasks E, F)*			
<ul> <li>Archaeological Subconsultant (Sacred Lands File Search, AB 52 Consultation)</li> </ul>	\$13,463		
Hexagon (TIA)	\$276,000		
<ul> <li>H.T. Harvey (Biological Resource Assessment)</li> </ul>	\$40,320		
<ul> <li>I&amp;R (Air Quality/GHG and Noise/Vibration Assessments)</li> </ul>	\$44,275		
<ul> <li>Page &amp; Turnbull (Character Defining Memo, Historic Resources Technical Report, Preservation Alternatives Memo)</li> </ul>	\$42,665		
Total (A+B)	\$652,995		
C. Optional Tasks			
C. Optional Tasks			
Archaeological Subconsultant (Cultural/Archaeological Resources Report)	\$7,153		
Archaeological Subconsultant (Cultural/Archaeological Resources	\$7,153 \$31,050		

<sup>\*</sup> Subconsultant and select reimbursable expenses include our standard 15 percent administrative fee.

29

This scope assumes that no issues arise that would require any additional technical analysis or documentation. In the event additional technical analysis is required, we can complete that work on a time and materials basis (or as an amendment to the contract), upon City authorization. Project description changes after our notice to proceed is received may have schedule and budget implications.

# 2. Contingency Fee

We propose an approximate 10 percent contingency fee of \$65,300 that could be used to cover unanticipated tasks that may arise during the environmental review process and avoid potential delays related to contract amendments. Unanticipated tasks and their related cost/reimbursable expenses could include, but are not limited to, the need for:

- Additional project management hours,
- Completion of optional tasks,
- Additional effort to coordinate and develop preservation alternatives,
- Additional effort to address substantive/City attorney comments on draft documents,
- Additional effort to respond to a greater volume of public comments or more substantive comments on the Draft EIR,
- Additional technical analysis to support the EIR alternatives analysis, and/or
- DJP&A or DJP&A subconsultant attendance at additional project meetings and public meetings or hearings.
- Additional effort to identify appropriate VMT mitigation measures, if a significant impact is identified.

# David J. Powers & Associates, Inc.





This scope is valid for 90 days and assumes that no issues arise that would require any additional technical analysis or documentation. In the event additional technical analysis is required, we can complete that work on a time and materials basis, upon authorization. Project description changes after our notice to proceed is received may have schedule and budget implications.

Kristy L. Weis
Authorized Signatory
February 28, 2025
Date

# David J. Powers & Associates, Inc.

# F. Recommendation - Diversity, Inclusion, and Equity Statement



DJP&A is an equal opportunity employer with employment practices which do not discriminate against any employees or applicants. DJP&A complies with applicable provisions of federal, state, and local requirements regarding equal opportunity, affirmative action, and utilization of minority business enterprises. DJP&A is a certified Disadvantage Business Enterprise and Minority and Woman Owned Business Enterprise. We hire people whose competencies and abilities add value to our organization.

DJP&A is committed to fostering, cultivating and preserving a culture of diversity, equity and inclusion. Our human capital is the most valuable asset we have. The collective sum of the individual differences, life experiences, knowledge, inventiveness, innovation, self-expression, unique capabilities, and talent that our employees invest in their work represents a significant part of not only our culture, but our reputation and DJP&A's achievement as well.

We embrace and encourage our employees' differences in age, color, disability, ethnicity, family or marital status, gender identity or expression, language, national origin, physical and mental ability, political affiliation, race, religion, sexual orientation, socio-economic status, veteran status, and other characteristics that make our employees unique.

DJP&A diversity initiatives are applicable—but not limited—to our practices and policies on recruitment and selection; compensation and benefits; professional development and training; promotions; transfers; social and recreational programs; layoffs; terminations; and the ongoing development of a work environment built on the premise of gender and diversity equity that encourages and enforces:

- Respectful communication and cooperation between all employees.
- Teamwork and employee participation, permitting the representation of all groups and employee perspectives.
- Work/life balance through flexible work schedules to accommodate employees' varying needs.
- Employer and employee contributions to the communities we serve to promote a greater understanding and respect for diversity.

All employees of DJP&A have a responsibility to treat others with dignity and respect at all times. All employees are expected to exhibit conduct that reflects inclusion during work, at work functions on or off the work site, and at all other DJP&A-sponsored and participative events.

Any employee found to have exhibited any inappropriate conduct or behavior against others may be subject to disciplinary action. Employees who believe they have been subjected to any kind of discrimination that conflicts with the company's diversity policy and initiatives are encouraged to seek assistance from a supervisor.



### **EXHIBIT A**

**DJP&A Resumes** 

# **Desiree Dei Rossi**

### **Project Manager**

Direct: (510) 902-5803

Email: Ddeirossi@davidjpowers.com



1736 Franklin Street, Suite 300 San José, CA 94612 www.davidjpowers.com



#### **Education**

# B.S. Environmental Management and Protection

California Polytechnic State University San Luis Obispo (2017)

#### **Experience**

#### **Project Manager**

David J. Powers & Associates, Inc. August 2022 – Present

#### **Associate Project Manager**

David J. Powers & Associates, Inc. October 2020 – August 2022

#### **Assistant Project Manager**

David J. Powers & Associates, Inc. July 2018 – October 2020

#### **Watershed Protection Intern**

City of Palo Alto Summer 2016

#### **Environmental Science Teacher**

United Nations, Rome 2015

#### **Professional Organizations**

Association of Environmental Professionals

Desiree Dei Rossi is a Project Manager for the company. She works closely with other members of the staff researching and preparing documents for both private and public sector projects. Her experience includes CEQA compliance for commercial, mixed-use, residential, industrial development, public facilities and parks projects.

As a Project Manager, Ms. Dei Rossi:

- Prepares environmental documents including: Environmental Impact Reports (EIRs), Initial Studies (ISs), Categorical Exemptions (CEs) and Environmental Assessments (EAs), in conformance with the requirements of CEQA and NEPA.
- Provides detailed analysis of potential environmental impacts, identifies mitigation measures, and develops alternative solutions.
- Provides project coordination including maintaining close communication with client and/or agency staff, gathering and compiling project and site information, managing subconsultants, and project scheduling.

#### **Relevant Project Experience**

- 2305 Mission College Data Center Small Power Plant Exemption
- 505 East Bayshore Residential EIR (Redwood City)
- 557 East Bayshore Mixed-Use EIR (Redwood City)
- Alviso Hotel IS (San José)
- Graniterock Capitol Site Modernization EIR (San José)
- Los Altos High School Expansion Project Various Addendums
- San Carlos 611 Industrial Road Electronic Sign Initial Study
- San José Downtown Strategy 2040 Program EIR
- San José International Airport Master Plan Update EIR
- Trade Zone Park Data Center and Advance Manufacturing SPPE Application (San José)
- Veterans Memorial Senior Center/YMCA (Redwood City)

# Kristy L. Weis

### Principal Project Manager

Office: (408) 248-3500 x128 Direct: (408) 454-3428

Email: Kweis@davidjpowers.com



1871 The Alameda, Suite 200 San José, CA 95126 www.davidjpowers.com



#### **Education**

# Masters of Urban and Regional Planning

San José State University, 2009

# B.A. Environmental Studies

University of California, Santa Cruz, 2003

#### **Experience**

#### **Principal Project Manager**

David J. Powers & Associates, Inc. May 2019 – Present

#### **Senior Project Manager**

David J. Powers & Associates, Inc. 2016 – May 2019

#### **Project Manager**

David J. Powers & Associates, Inc. 2006 – 2016

#### **Assistant Project Manager**

David J. Powers & Associates, Inc. 2003 – 2006

#### **Professional Organizations**

Association of Environmental Professionals

Kristy L. Weis is a Principal Project Manager for the company, with over 20 years of experience in the environmental field preparing documents for both private and public sector projects. Her experience includes large urban infill projects, specific plans and master plans, streamlined environmental review, and specialty projects. Ms. Weis' strong organizational and project management skills enables her to effectively manage complex projects. She is extremely responsive and strives to provide excellent client service.

As a Principal Project Manager, Ms. Weis:

- Provides management and oversight in preparation of environmental documents by others, ensuring defensibility and consistency.
- Advises public and private sector clients on California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA)/U.S. Department of Housing and Urban Development (HUD) processes and procedures.
- Prepares environmental documents required under CEQA and NEPA including Environmental Impact Reports, Initial Studies/Mitigated Negative Declarations, and Environmental Assessments.

#### **Relevant Project Experience**

- 3705 Haven Avenue Residential 15183 Community Plan Exemption (Menlo Park)
- 749 W. El Camino Real Mixed Use (Mountain View)
- Downtown Specific Plan Amendments and Specific Development Project EIR (Sunnyvale)
- El Paseo & 1777 Saratoga Avenue Mixed Use Village EIR and Addenda (San José)
- Google Middlefield Park Master Plan EIR (Mountain View)
- Google North Bayshore Master Plan EIR (Mountain View)
- Great Oaks Place Residential (San José)
- Moffett Park Specific Plan EIR (Sunnyvale)
- Vallco Special Area Specific Plan EIR (Cupertino)
- Veterans Memorial Senior Center/YMCA (Redwood City)



### **EXHIBIT B**

**Subconsultant Resumes** 



# DANIEL SHOUP, RPA, PhD

Principal and Archaeologist



#### Experience

2013-2022 Principal, Archaeological/Historical Consultants

2010-2013 Postdoctoral Researcher, Dept of Management, University of Bologna 1998-2000 Staff Archaeologist, URS

#### **Education**

2008 PhD Archaeology, University of Michigan
 2006 Master of Urban Planning, University of Michigan

1998 BA Literature, UC Santa Cruz

#### **Registrations and Qualifications**

Registered Professional Archaeologist SOIS Prehistoric Archaeology, Historic Archaeology, & History

#### **Professional Affiliations**

Society for California Archaeology Society for American Archaeology Association of Environmental Planners

#### About

Dr. Shoup has 25 years of experience in archaeology and cultural resources management, 15 of them in California. He holds a PhD in Archaeology and Masters of Urban Planning from the University of Michigan. Since 2013, he has been Principal of Archaeological/Historical Consultants, where he has scoped and managed over 200 CEQA and NEPA projects in the San Francisco Bay Area, including over 50 for review by Caltrans Local Assistance. He has produced archaeological survey reports, archaeological testing plans, and EIR sections, and managed large and complex teams on mitigation excavations. His Alameda County experience includes archaeological surveys and testing for numerous local agencies, including ACTC, ACPWA, EBRPD, and Caltrans Local Assistance projects for the cities of Fremont, Hayward, Livermore, Oakland, and Union City. Dr. Shoup is the author of ten peer-reviewed academic publications on cultural heritage management.

#### **Selected Cultural Resources Projects**

- 2021 Mitigation Excavations at CA-ALA-11, Alameda, Alameda County. Project director for major CEQA data recovery excavation at a prehistoric shell midden. Project recovered 180 burials, 250 prehistoric features from a site dating from 4000 BCE to 500AD. For Alameda Marina LLC/City of Alameda.
- Aldercroft Heights Bridges Project, Santa Clara County BRLS 5937 (205, 206, 207). Prepared Archaeological Survey Report for three bridge replacements, for review by Caltrans District 4 Office of Local Assistance. For David J Powers and Associates/Santa Clara County Department of Roads and Airports.
- Garms Staging Area and Trail Connections Project, Pleasanton Ridge Regional Park. Prepared Archaeological Inventory Report for staging area and trails development project, for review by US Army Corps of Engineers. For East Bay Regional Park District.
- 2020 Miner Road Bridge Replacement, Orinda STPLZ 5444 (019). Prepared Archaeological Survey Report and ESA Action Plan for a bridge replacement project reviewed by Caltrans District 4 Office of Local Assistance. For Drake Haglan/City of Orinda Public Works.
- 2020 I-680 Express Lanes Project, Pleasanton, Alameda County. Cultural resources lead for road-widening project including archaeological survey, geoarchaeological analysis, historic structures evaluation, and archaeological testing for review by Caltrans District 4 Office of Cultural Resources Studies. For AECOM/Alameda County Transportation Commission.
- 2018 Highway 84 / I-680 Improvements Project, Sunol, Alameda County. Cultural resources lead for widening of Vallecitos Road between Sunol and Livermore. Directed archaeological survey, historic structures evaluation, geoarchaeological testing, and archaeological trenching for review by Caltrans District 4 Office of Cultural Resources Studies. For AECOM/Alameda County Transportation Commission.
- 2018 Adeline Corridor Specific Plan, Berkeley. Prepared Cultural Resources Technical Report in support of CEQA documents for planning efforts in South Berkeley. For Rincon Consultants/City of Berkeley.

#### **Selected Academic Publications**

- Zan, Luca and Daniel Shoup. "Professional Utopianism and Administrative Naiveté. Uncertainty and Archaeology in the Shipwrecks of Pisa." In Oxford Handbook of Public Heritage Theory and Method (New York: Oxford University Press).
- Bonini Baraldi, Sara and Daniel Shoup. "When Megaprojects Meet Archaeology: A Research Framework and Case Study from Yenikapi, Istanbul." *International Journal of Cultural Policy* 25(4), pp.423-444.
- 2015 Co-Author, Managing Cultural Heritage: An International Research Perspective (New York: Ashgate). ISBN 1317101804.
- Shoup, Daniel David and Luca Zan. "Byzantine Planning: Site Management in Istanbul." Conservation and Management of Archaeological Sites 15(2) 169–194.





#### Experience

2021-2023 Staff Archaeologist, Archaeological/Historical Consultants 2018-2020 Curator, Dublin Heritage Park and Museums 2014-2016 Curator and Archaeologist, Lost City Museum, Nevada 2013-2014 Curatorial Intern, Peabody Museum of

#### Education

Archaeology and Ethnology

2012 PhD Archaeology, Harvard University
 2005 AM Archaeology, Harvard University
 2001 BA Anthropology, Pomona College

#### **Registrations and Qualifications**

Registered Professional Archaeologist SOIS Prehistoric Archaeology and Historic Archaeology

#### **Professional Affiliations**

Society for California Archaeology Society for American Archaeology Association of Environmental Planners

#### About

Dr. Fierer-Donaldson has over 20 years of experience in archaeology and cultural resources management, 5 of them in California. She holds a PhD in Archaeology from Harvard University. She has managed archaeological excavations in California, Nevada, Massachusetts, and Honduras. During her time at Harvard University, she spent four years on the teaching team for a class studying the University's early history through excavation, analysis, and curation of the campus. She spent two years as the archaeologist and curator of collections at an archaeological museum in Southern Nevada, including artifacts from the Ancestral Pueblo and 19<sup>th</sup> and 20th-century European settlers to the region. Upon returning to the Bay Area, she spent five years working with collections at two historic house museums and managing the historic church, school, and farmhouse collections at the Dublin Heritage Park and Museums. Since 2021, she has been a Staff Archaeologist at Archaeological/Historical Consultants, where he has prepared dozens of CEQA and NEPA documents, including archaeological surveys, archaeological sensitivity assessments, excavation monitoring, burial recovery, and historic architectural evaluations throughout the San Francisco Bay Area. Her Santa Clara County experience includes archaeological surveys, archaeological sensitivity reports, and subsurface testing for numerous local agencies, including the Santa Clara County Housing Authority, Caltrans Local Assistance, and infill and road projects in the cities of Sunnyvale, San José, Los Gatos, Santa Clara, and Mountain View.

#### **Selected Cultural Resources Projects**

- 2023 King City Recycled Water Project, Monterey County. Performed pedestrian survey and prepared Cultural Resources Survey Report for a wastewater treatment plant and recycled water project, for SMB Environmental/ City of King.
- 2022 Race Street excavations, San José. Field director for data recovery excavations at historic-era homes removed for construction of affordable housing. Prepared Cultural Resources Investigation Report. For Santa Clara County Housing Authority.
- Peery Park Area Transportation Improvements Project CML 52113(061), Sunnyvale. Prepared Archaeological Survey Report for bike, pedestrian, and transit improvements on Potrero Avenue, for review by Caltrans District 4 Office of Local Assistance. For David J. Powers and Associates/City of Sunnyvale.
- 2022 Kawana Springs Community Park, Santa Rosa (Project Number LW-49-011) performed a pedestrian survey, directed test excavations, and prepared a letter to SHPO for section 106 consultation on behalf of the National Park Service, the California Department of Parks and Recreation Office of Grants and Local Services/ David J. Powers and Associates.
- Nortech Parkway Extension, San José. Field director for subsurface test excavations to refine boundaries of a Native American archaeological resource with competing boundary maps prior to the construction of a new road alignment. Prepared Cultural Resources Investigation Report for David J. Powers and Associates/Microsoft.
- 2022 Camden Avenue Residential Project, San José. Field director for subsurface test excavations for new housing development. Prepared Cultural Resources Investigation Report for David J. Powers and Associates/DAL Properties LLC.
- 2021 Mitigation Excavations at CA-ALA-11, Alameda, Alameda County. Field and laboratory director for major CEQA data recovery excavation at a prehistoric shell midden. Project recovered 180 burials, 250 prehistoric features from a site dating from 4000 BCE to 500AD. For Alameda Marina LLC/City of Alameda.
- 2021 Mathilda and Olive Office Construction, Sunnyvale. Prepared Archaeological Sensitivity Assessment for the proposed structure demolition and office building construction

# **BASIN RESEARCH ASSOCIATES**

## Christopher Canzonieri | Lead Archaeologist/Bioarchaeologist



canz@basinresearch.com 510.430.8441 x107

#### Education

M.A., Anthropology California State University East Bay

#### Registration/ Certifications

Register of Professional Archaeologists (RPA)

24 Hour HAZWOPER Certified

Successful Completion of 10-Hour OSHA Construction Safety & Health

OSHA Excavation Safety Training for Competent Person

#### **Professional Organizations**

American Association of Physical Anthropologist

Paleopathology Association

Society for California Archaeology

# Number of Years with BASIN RESEARCH

22 years

#### **Key Experience**

M.A. in Anthropology with an emphasis in Archaeology and Biological Anthropology

24+ years of recent relevant experience

Experience archaeological compliance projects for federal, state, and local agencies

Fully knowledgeable of NEPA and CEQA requirements for cultural and historic properties

Extensive local knowledge of archaeological and physical anthropology of Northern and Central California

Worker Awareness Training (WAT) presenter for field construction personnel

Mr. Canzonieri has 24 years of experience in cultural resource assessment/management and NEPA/NHPA and CEQA regulatory compliance. He is an experienced archaeologist and bioarchaeologist with expertise in prehistoric and historic California including an extensive background in human osteology both in the field and in laboratory analysis. He presently is Lead Staff Archaeologist/Physical Anthropologist and is BASIN's Native American liaison and facilitator with a focus on both SB18 and AB52 consultation. He has supervised small-scale inventories and archaeological monitoring programs, participated in and supervised archaeological site testing programs and extended data recovery projects in California and conducted focused, project specific research at the direction of the Principal Investigator. Prior to his employment with Basin Research Associates, Mr. Canzonieri worked with other cultural resources firms in central California including a Native American owned cultural resources management firm.

Mr. Canzonieri has contributed to over 100 manuscripts and reports including site assessments, field inventories and evaluations, site testing programs and specialized osteological reports. He has several publications in-press. His research interests are in human osteology, particularly palaeopathology and trauma with other interests in taphonomy, prehistoric migration, human evolution, and the peopling of California.

#### PROJECT EXPERIENCE (selected)

#### Pacific Innovation Partners & Signature Properties

Role: Project Archaeologist (2017-Present)

Cultural resources compliance services including archaeological testing to meet CEQA compliance and Native American consultation and liaison for Willow Village Campus project for Meta Universe, Menlo Park.

#### **Questa Engineering**

Role: Project Archaeologist/Bioarchaeologist (2019-Present)

Cultural resources compliance services to meet CEQA/NEPA compliance and Native American consultation for public trails (EBRPD Coyote Hills) and flood control projects (Napa County Bale Creek Slough) and other public works and development projects in Bay Area.

### Alameda County Public Works Agency On-Call for Cultural Resources Service

Role: Project Archaeologist (2008-Present)

Responsible for research and field reviews of CEQA and NEPA/NHPA cultural resource studies as part of regulatory compliance for public works projects. Facilitated Native American consultation with Tribes requesting AB 52 consultation. Projects completed include archaeological and historic architectural studies to meet Caltrans/FHWA compliance as was well as for federally mandated Section 106 requirements for Section 404/408 permits required by the US Army Corps of Engineers.

# San Francisco Public Utilities Commission (SFPUC) Water System Improvement Projects (WSIP) in Alameda, Santa Clara, San Mateo, Tuolumne, Stanislaus, and San Joaquin counties Role: Lead Archaeologist and Bioarchaeologist (2009-2018)

Responsible for pre-construction field assessments (inventories), designing and completing testing programs, and development of Archaeological Monitoring Plans. Managed day-to-day field operations during pipeline construction in the San Mateo Peninsula, Alameda County, and San Joaquin System spreads including field scheduling of personnel, coordinating with construction crews and acting as a liaison/facilitator between the client and contractor[s]. Assisted with construction monitoring operations and with the recovery/recordation of unexpected archaeological discoveries during construction with a focus on contractor coordination and consultation to allow the immediate treatment of unexpected discoveries. Acted as Native American Liaison

# U.S. Army Corps of Engineers, Sacramento and San Francisco Districts Cultural Resource Studies Role: Lead Archaeologist (2003-2014)

and functioned as the Lead Human Osteologist during Native American burial recovery, review and reburial.

Responsible for Section 106 compliance requirements as directed by the Corps and Project Principal Investigator. Compliance projects focused on flood control projects in northern, central and southern California. Services included archaeological inventories, assistance with Historic Properties Survey Reports and Finding of Effect documents, presence/absence testing programs, mitigation monitoring, Native American consultation and burial removal, unexpected discoveries, data recovery, and other services necessary to complete compliance. Field director for Middle Creek Flood Damage Reduction and Ecosystem Restoration Project, Lake County; Lake Isabella Dam Seismic Retrofit, Kern County; Lake Sonoma and Lake Mendocino Site Relocation Inventory, Sonoma and Mendocino counties; and, the San Francisco Bay Salt Pond Restoration Project (Alameda, Santa Clara and San Mateo counties).

#### Shea Homes

CA-CCo-647 – Oakley, Contra Costa County

Role: Lead Archaeologist and Bioarchaeologist (2014-2018)

Field Supervisor for data recovery project at CA-CCO-647 for Summer Lake Project, Contra Costa County to meet USACE requirements. Recovery and analysis of Native American occupation site with 91 prehistoric Native American skeletal remains. Project resulted in technical archaeological report with separate burial appendix.

#### Colin Busby | Project Principal/Manager



basinres1@gmail.com 510.430.8441 x 101

#### Education

Ph.D., Anthropology 1978 University of California Berkeley

#### Registration/Certifications

Register of Professional Archaeologist (RPA #10186)

# Number of Years with BASIN RESEARCH

40 years

#### **Key Experience**

Ph.D. in Anthropology emphasis in prehistoric archaeology and history of western North America

45+ years of relevant experience in both large corporate and small business environments as well as federal agency employment

Experience with major archaeological compliance projects for federal, state, and/local agencies

Fully knowledgeable of NEPA/NHPA and CEQA requirements for cultural and historic properties

Extensive local knowledge of archaeological and physical anthropology of Northern California and Central California + Nevada

Working relationship with and knowledge of federal, state and local transportation agencies and public works departments requirements and state OHP staff reviewers for cultural resources Dr. Busby has 50 years archaeological experience in six states and three foreign counties. His cultural resources management experience has involved all aspects of NEPA and CEQA assessment and regulatory compliance for federal, state and municipal governments, land developers, the U.S. military and the scientific community in the western United States. Specialties include Native American consultation, public liaison and regulatory agency coordination, research design development, NHPA Section 106 and Section 110 compliance, editing and report production. Native American tribal consultation has included SB 18 and AB 52 assistance in California.

Dr. Busby has completed over 700 cultural resource assessments, mitigation programs and regulatory compliance programs associated with land development, flood control, water resources and wastewater management, energy development, mining exploration and urban development throughout northern and central California and Nevada.

#### PROJECT EXPERIENCE (selected)

#### Pacific Innovation Partners & Signature Properties

Role: Principal Project Archaeologist (2017-Present)

Cultural resources compliance services to meet CEQA compliance and Native American consultation for Willow Village Campus project for Meta Universe, Menlo Park.

#### City of San Mateo

Role: Principal Project Archaeologist (2019-Present)

Cultural resources compliance services to meet CEQA compliance and Native American consultation for various public works and development projects citywide.

#### Questa Engineering

Role: Principal Project Archaeologist (2019-Present)

Cultural resources compliance services to meet CEQA/NEPA compliance and Native American consultation for public trails (Mid-Peninsula Open Space, EBRPD) and flood control projects (Napa County Bale Creek Slough) and other public works and development projects in Bay Area.

#### Alameda County Public Works Agency On-Call for Cultural Resources Service

Role: Principal Project Archaeologist and Project Manager (2008-Present)

Responsible for management and completion of cultural resource studies as part of regulatory compliance for public works projects including flood control, bridge enhancement and replacement, road improvements, pedestrian trails, archaeological/paleontological monitoring during construction in sensitive resource areas, Native American consultation and, general consulting and review including support to County environmental staff. Projects completed to meet both CEQA and NEPA/NHPA requirements for archaeological and historic architectural resources primarily for Caltrans/FHWA as was well as federally mandated Section 106 compliance requirements for Section 404/408 permits by the US Army Corps of Engineers.

#### Environmental Consulting Group – Westlands Solar Park, Kings, Kern and Fresno Counties

Role: Prime Program Consultant for Cultural Resources (2010-Present)

Cultural resources studies to meet CEQA and NEPA/NHPA requirements and Tribal consultation associated with Westlands Solar Park Master Plan (WSP) and associated solar generating and gen-tie transmission facilities within 40,000+ acre tri-county area.

#### SFPUC Water System Improvement Projects - Various Counties

Role: Principal Project Archaeologist. and Project Manager (2012-2018)

Cultural resources services for San Francisco Public Utilities Commission (SFPUC) Water Improvement System Project (WISP) projects in Alameda, Santa Clara, San Mateo and San Joaquin counties. Managed NEPA/NHPA and CEQA EIR/EIS mitigation measure compliance during construction including archaeological inventory, site testing and evaluation, data recovery, and development of Archaeological Monitoring and Mitigation Plans and other efforts to comply with SFPUC and regulatory agency requirements for mitigation implementation and documentation. Required extensive coordination with SFPUC and construction consultants and project contractors.

# U.S. Army Corps of Engineers Los Angeles District Cultural Resource Services for Projects within Southern California, Southern Nevada, Southeastern Utah and Arizona (5 year IDIQ)

Role: Prime Program Manager (2009-2014)

Project manager for Northern California and Nevada projects in association with Statistical Research, Inc. for cultural resources compliance projects to meet NEPA/NHPA Section 106 requirements.

#### Transportation Studies - Caltrans/FHWA Compliance (Various clients)

Role: Principal Investigator/Project Manager (1980-Present)

135+ transportation related cultural resources studies to meet Caltrans/FHWA requirements for both archaeology and historic architecture in 15 northern and central California counties for public and private entities. Tasks have included program management, archival research, field studies including archaeological testing, coring and data recovery programs, development of sensitivity models, built environment assessments, Native American consultation and completion of Caltrans format cultural resources compliance documents (ASR, HRER, HPSR).



#### **CLIENT REFERENCES**

References for Basin Research Associates' team members are general as all of our cultural resources professionals contribute to the success of a project. Dr. Busby is generally responsible for client contact, project management and final editing and quality control as well as representing BASIN at public meetings.

#### Public Works Agency, County of Alameda

James Yoo / Jacquelyn Tom, Environmental Services 399 Elmhurst Street, Hayward, CA 94544-1395

Email: jamesy@acpwa.org (510 670-6632) <u>Jacquelyn@acpwa.org</u> (510 670-6248

Cultural resources assessments for public works projects including flood control, bridge enhancement and replacement to meet seismic requirements, road improvements, completion of archaeological and paleontological monitoring during earth disturbing construction and general consulting and review. Projects completed in accordance with California Environmental Quality Act (CEQA) requirements for archaeological and historic architectural resources with selected sections enhanced to meet federally mandated National Historic Preservation Act (NHPA) Section 106 compliance requirements for the issuance of Section 404 permits by the US Army Corps of Engineers. Other projects were completed to meet both federal and state requirements for historic properties as mandated by Caltrans and FHWA. Services included working with County Environmental staff and Engineering Services and providing interface with regulatory agencies. Assistance to County for SB 18 and AB 52 Native American consultation.

#### Denise Duffy & Associates, Inc.

947 Cass Street, STE 5 Monterey, CA 93904 (831) 373-4341 Denise Duffy, Principal

Email: dduffy@ddaplanning.com (831-373-4341)

Josh Harwayne, Senior Project Manager

Email: jharwayne@ddaplanning.com (831-373-4341)

Cultural resources assessments for various public work and private development projects including flood control, archaeological sensitivity assessments, erosion control, construction and general consulting and review. Projects completed in accordance with both California Environmental Quality Act (CEQA) and National Environmental Policy Act/National Historic Preservation Act (Section 106) requirements for archaeological and historic architectural resources including Native American outreach and consultation for SB 18 and AB 52 requirements. Development of mitigation monitoring plans, site testing and *Worker Awareness Training* for cultural resources.

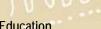
#### Woodard & Curran, Inc.

Jennifer Ziv Senior Project Manager 530 Technology Drive, STE 100 Irvine, CA 92618 949-420-5319 (Jziv@woodardcurran.com) Robin Cort, Ph.D.
Senior Environmental Planner
2175 North California Boulevard, STE 315
Walnut Creek, CA 94596
925-627-4145 rcort@woodardcurran.com

Various recycled water, sanitary sewer replacement, flood control and other water agency associated projects including North Valley Regional Recycled Water Program, Napa Sanitary District Pipeline Rehabilitation, City of Benicia Water Reuse, Delta Diablo Water District, San Francisquito Creek flood control, Sacramento Groundwater Master Plan EIR and EBMUD East of Hills Project among others. Projects completed in accordance with both California Environmental Quality Act (CEQA) and National Environmental Policy Act/National Historic Preservation Act (Section 106) requirements for archaeological and historic architectural resources including Native American outreach and consultation for AB 52 requirements;, development of Archaeological Area of Potential Effects (APE) maps, development of GIS cultural layers for agency use; research and development of predictive model for potential subsurface archaeological resources, liaison with cities and water district partners as well as state and federal regulatory agencies; and, circulation of review drafts and respond to comments in regard to project specific mitigation recommendations and mitigation monitoring plans.

#### Donna M Garaventa | Senior Research Scientist





#### Education

Ph.D., Anthropology 1977 University of California Berkeley

#### Registration/Certifications

Register of Professional Archaeologist (RPA #10185)

#### Number of Years with **BASIN RESEARCH**

38 years

#### **Key Experience**

Ph.D. Anthropology emphasis in archaeology and history of the New World

42 years of recent relevant experience

Experience in archaeological compliance projects for federal, state, and/local agencies

Fully knowledgeable of NEPA/NHPA and CEQA requirements for cultural and historic properties

Extensive local knowledge of archaeological and built environment for Northern California and Central California/Nevada

Working relationship with knowledge of state and local transportation agencies and public works departments and state OHP staff reviewers

Dr. Garaventa, Senior Research Scientist has 42 years of professional experience with archaeological compliance projects on federal, state and local levels. Her responsibilities include specialized project research, technical project management, programmatic planning, discipline specialist liaison, editing and report production, technical issue resolution, and research design formulation. Dr. Garaventa's experience has ranged from small surveys to major interdisciplinary data recovery excavations undertaken for both public and private projects in California, Nevada, and New Mexico.

Her extensive work with cultural material, combined with her fieldwork and collections management skills, brings an interdisciplinary, conservation-minded approach to cultural resource projects. Dr. Garaventa is familiar with data base management, artifact cataloging systems and inventory systematics. She also maintains an expertise on the research and analysis of historic archaeological material culture (including Asian American and EuroAmerican objects) and to a lesser extent with the built environment. Dr. Garaventa has previously been employed with the Hearst Museum of Anthropology, University of California at Berkeley, Commonwealth Associates and Archeo-Tec. Her search interests include western North American prehistory, innovation and technology, style change, historical archaeology with an emphasis on material culture, Andean culture history and museum studies, as well as cultural resources management.

Dr. Garaventa has acted as Senior Research Scientist for over 100 major cultural resource mitigation programs and authored, edited or contributed to over 550 reports associated with land development, flood control, water resources and wastewater management, energy development, mining exploration and urban development throughout California and Nevada.

#### PROJECT EXPERIENCE (selected)

#### Questa Engineering

Role: Research Scientist (2019-Present)

Research for cultural resources compliance services to meet CEQA/NEPA compliance and Native American consultation for public trails (Mid-Peninsula Open Space, EBRPD) and flood control projects (Napa County Bale Creek Slough) and other public works and development projects in Bay Area.

#### Environmental Consulting Group - Westlands Solar Park, Kings, Kern and Fresno Counties

Role: Research Archaeologist or Cultural Resources (2010-Present)

Background research to complete cultural resources studies to meet CEQA and NEPA/NHPA requirements associated with Westlands Solar Park Master Plan (WSP) and associated solar generating and gen-tie transmission facilities within 40,000+ acre tri-county area.

#### Woodard & Curran

Role: Research Scientist (2019-Present)

Research for cultural resources compliance services to meet CEQA/NEPA compliance for sanitary sewers (Napa Sanitation District), flood control (City of San Jose), quarry reclamation (EBMUD), well rehabilitation and replacement (City of Sacramento) and flood control (Stanford San Francisquito Creek) and other public works and development projects in Bay Area.

#### Cultural Resources Studies for Alameda County Public Works Agency Compliance

Role: Senior Research Scientist (2008-Present)

Responsible for context research associated with completion of cultural resource studies as part of regulatory compliance for public works projects including flood control, bridge enhancement and replacement, road improvements, pedestrian trails, and archaeological/paleontological monitoring during construction in sensitive resource areas. Projects completed to meet both CEQA and NEPA/NHPA requirements for archaeological and historic architectural resources primarily for Caltrans/FHWA as was well as federally mandated Section 106 compliance requirements for Section 404/408 permits by the US Army Corps of Engineers.

#### U.S. Army Corps of Engineers Sacramento District Cultural Resources Studies (1985 to Present) Role: Research Scientist (2009-2014)

Research to meet Section 106 requirements of the National Historic Preservation Act focused on flood control in Central California and Nevada for the Sacramento District. Services included records searches and reviews, completion of Historic Properties Survey Reports and Finding of Effect documents, and other services necessary to complete compliance.

#### Transportation Studies to meet Caltrans Compliance

Role: Senior Research Scientist (1980-Present)

120+ Cultural Resources Studies to meet Caltrans/FHWA cultural resources requirements for both archaeology and historic architecture in 15 California counties for both public and private clients with a focus on transportation improvements and bridge rehabilitations. Tasks have included archival research and preparation of environmental compliance document technical sections.



#### **CLIENT REFERENCES**

References for Basin Research Associates' team members are general as all of our cultural resources professionals contribute to the success of a project. Dr. Garaventa generally focuses on prehistoric and historic context research and has minimal client contact.

Public Works Agency, County of Alameda

James Yoo / Jacquelyn Tom, Environmental Services 399 Elmhurst Street, Hayward, CA 94544-1395

Email: <u>jamesy@acpwa.org</u> (510 670-6632) <u>Jacquelyn@acpwa.org</u> (510 670-6248

Cultural resources assessments for public works projects including flood control, bridge enhancement and replacement to meet seismic requirements, road improvements, completion of archaeological and paleontological monitoring during earth disturbing construction and general consulting and review. Projects completed in accordance with California Environmental Quality Act (CEQA) requirements for archaeological and historic architectural resources with selected sections enhanced to meet federally mandated National Historic Preservation Act (NHPA) Section 106 compliance requirements for the issuance of Section 404 permits by the US Army Corps of Engineers. Other projects were completed to meet both federal and state requirements for historic properties as mandated by Caltrans and FHWA. Services included working with County Environmental staff and Engineering Services and providing interface with regulatory agencies. Assistance to County for SB 18 and AB 52 Native American consultation.

#### Denise Duffy & Associates, Inc.

947 Cass Street, STE 5 Monterey, CA 93904 (831) 373-4341 Denise Duffy, Principal

Email: <a href="mailto:dduffy@ddaplanning.com">dduffy@ddaplanning.com</a> (831-373-4341)

Josh Harwayne, Senior Project Manager

Email: jharwayne@ddaplanning.com (831-373-4341)

Cultural resources assessments for various public work and private development projects including flood control, archaeological sensitivity assessments, erosion control, construction and general consulting and review. Projects completed in accordance with both California Environmental Quality Act (CEQA) and National Environmental Policy Act/National Historic Preservation Act (Section 106) requirements for archaeological and historic architectural resources including Native American outreach and consultation for SB 18 and AB 52 requirements. Development of mitigation monitoring plans, site testing and *Worker Awareness Training* for cultural resources.

#### Woodard & Curran, Inc.

Jennifer Ziv Senior Project Manager 530 Technology Drive, STE 100 Irvine, CA 92618 949-420-5319 (Jziv@woodardcurran.com) Robin Cort, Ph.D.
Senior Environmental Planner
2175 North California Boulevard, STE 315
Walnut Creek, CA 94596
925-627-4145 rcort@woodardcurran.com

Various recycled water, sanitary sewer replacement, flood control and other water agency associated projects including North Valley Regional Recycled Water Program, Napa Sanitary District Pipeline Rehabilitation, City of Benicia Water Reuse, Delta Diablo Water District, San Francisquito Creek flood control, Sacramento Groundwater Master Plan EIR and EBMUD East of Hills Project among others. Projects completed in accordance with both California Environmental Quality Act (CEQA) and National Environmental Policy Act/National Historic Preservation Act (Section 106) requirements for archaeological and historic architectural resources including Native American outreach and consultation for AB 52 requirements;, development of Archaeological Area of Potential Effects (APE) maps, development of GIS cultural layers for agency use; research and development of predictive model for potential subsurface archaeological resources, liaison with cities and water district partners as well as state and federal regulatory agencies; and, circulation of review drafts and respond to comments in regard to project specific mitigation recommendations and mitigation monitoring plans.



# Andree (Johnson) Lee Vice President

Ms. Lee, Vice President and One Water Practice Area Lead at EKI, has over 18 years of experience supporting agencies and public sector clients with water resources projects. She specializes in working across entities to achieve collaborative solutions to complex water supply challenges and has managed significant regional water planning efforts throughout California. She has led the development of Water Supply Assessments (WSAs), Urban Water Management Plans (UWMPs), Water Shortage Contingency Plans (WSCPs), and Annual Water Supply and Demand Assessments (AWSDAs) for more than 60 water suppliers. Ms. Lee has worked closely with agencies throughout California on water demand forecasting, water supply development and reliability analysis, and water use efficiency planning. She also provides statewide water policy leadership as the Chair of the Urban Water Institute.



- City of Menlo Park. Annual Water Supply and Demand Assessments for 2023 and 2024. Ms. Lee led the preparation of the City's 2023 and 2024 AWSDAs consistent with the California Water Code (CWC) §10632.1 and the Assembly Bill (AB)-1668/Senate Bill (SB)-606 requirements. The primary purpose of this assessment is to determine if, under assumed drought conditions: (1) the supplier is likely to face water shortages, and (2) how the supplier plans to address any water shortage conditions.
- Golden State Water Company (GSWC). Water Supply Assessments. Ms.

  Lee oversaw the development of SB 610-compliant WSAs in support of the 10950 Washington Boulevard and 5757 Upland Way developments. The purposes of the WSAs were to evaluate whether sufficient water supplies were available to meet all future demands within the GSWC Culver City service area, including demands associated with the proposed Project, during normal, single dry, and multiple dry hydrologic years for a 20-year time horizon. The WSAs were based primarily on the 2020 UWMP prepared for the GSWC Culver City service area, except where updated with relevant water demand and supply reliability and other information from sources including the Santa Monica Basin Groundwater Sustainability Plan (GSP).
- Multiple Water Suppliers. Water Supply Assessments. CA. Ms. Lee has led preparation of SB 610-compliant WSAs for various developments throughout California as well as planning updates. Several WSAs were prepared as support documents for the development of Environmental Impact Reports. The developments include a variety of land uses, including residential, office/research and development, hotel, transit center, and other commercial uses. Using a water demand estimation method that incorporates development details in land use, population, and conservation efforts. These WSAs evaluate the availability of water supplies under various levels of hydrologic conditions and the potential impacts to the water suppliers' supply availability that may result from implementation of the proposed developments.
- California Water Service Company (Cal Water). Annual Water Supply and Demand Assessments, Water Supply Assessment, and Reliability Studies. Ms. Lee led the development of more than 20 WSAs for Cal Water districts. She oversaw Cal Water's AWSDAs for its 25 California Districts in 2023 and 2024. She also supported multiple Reliability Studies, assisting in quantifying water supply and demand, analyzing resulting gaps under various forecasting scenarios, and developing a plan for additional supply and demand



#### **Education**

 B.A., Geography and Environmental Studies University of California, 2006

#### **Affiliations**

- Urban Water Institute,
   Board Chair (2022 –
   present)
- Urban Water Institute, Board Secretary (2020-2022)

#### Andree (Johnson) Lee



management options. She is currently leading the development of a statewide Groundwater Rechange, Banking, and Transfer Strategic Plan.

- Bay Area Water Supply and Conservation Agency (BAWSCA). Urban Water Management, Drought Response, and Conservation Planning. Ms. Lee has led multiple water planning and water use efficiency efforts for BAWSCA and its 26 agencies, including: the reliability analysis and common language for UWMPs; the Conservation Strategic Plan to address AB 1668 and SB 606 requirements; the Long-Term Water Supply Strategy; the Drought Report; and the Drought Allocation Plan. Ms. Lee has also prepared multiple UWMPS, WSCPs, and WSAs for the BAWSCA agencies.
- Valley Water. Conservation Portfolios for Water Supply Master, Santa Clara County. Ms. Lee led the
  development of a water conservation targets and program portfolios for Valley Water's Water Supply
  Master Plan 2050, which included detailed analysis of remaining water savings potential, anticipated future
  passive savings, identification of potential long-term water conservation targets, development of potential
  water conservation measures, cost-benefit analysis, and preparation of conservation portfolios to meet
  potential savings targets.
- Water Supply Study. Various Clients in California. Technical Lead. Led a joint study among Eastern Municipal
  Water District (MWD), Western MWD, Elsinore Valley MWD, and Rancho California Municipal Water District.
  Developed water supply concepts that were identified in an initial board brainstorming session. Establish a
  framework for comparing these concepts. Facilitated workshops with agency management to seek input and
  recommend next steps.
- Water Project Reliability Study. Inland Empire Utilities Agency, Arvin, California. Project Manager. Ms. Lee is the Project Manager for the State Water Project Reliability Analysis (SWPRA) for the IEUA service area. This project proactively identifies potential Metropolitan Water District (MWD) water supply shortfalls for the IEUA member agencies, focusing on reliability and water supply impacts from State Water Project (SWP) conditions under range of hydrologic and regulatory scenarios. This initial effort focuses on SWP/MWD supply availability, identification of water supply gaps, assessment of indirect impacts of MWD/SWP supply gaps to IEUA recycled water, and initial identification of indirect impacts of supply gaps to IEUA member agencies. Future steps may include additional evaluation of the indirect water quality and supply impacts of the SWP/MWD water supply gaps to IEUA member agencies.
- Water Shortage Contingency Plan. Purissima Hills Water District, California. Project Manager. Managed the
  preparation of two Technical Support Services (TSS) application on behalf of the Indio Subbasin Groundwater
  Sustainability Agencies (GSAs) and Mission Creek Subbasin GSAs. Coordinated with DWR on application
  requirements and strategy. Developed application and supporting technical materials. Facilitated
  coordination and meeting with GSAs to prioritize monitoring wells for the applications and review
  application materials.
- Regional Water Supply Reliability Study. California Water Service Company, California. Technical Advisor. Assisted in identifying sources of water supply and demand, analyzing resulting gaps under various forecasting scenarios, including climate change, and developing a plan to implement additional supply and demand management options to meet the defined water resource need for Bay Area Districts.
- Technical Support Services Application. Coachella Valley Water District, California. Project Manager.
  Managed the WSCP development. Calculated available water supply and associated cutback requirements
  for a range of potential near-term and long-term hydrologic conditions and regulatory scenarios and
  evaluated the effects of potential water supply and demand management actions to improve future
  reliability. Facilitated Board workshops to share technical analysis and reach consensus on shortage
  response actions.



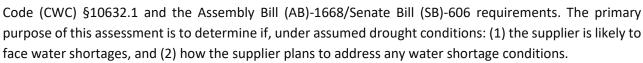
# Anona L. Dutton, PG, CHG

## Vice President / Principal-in-Charge Director of Water Resources & Engineering Practice

Ms. Dutton has over twenty years of professional experience managing water resources projects. She has managed multi-million dollar efforts to secure reliable water supplies for water agencies and developers, including leading the technical efforts to minimize the water footprint of new and existing development, assessing groundwater and surface water supply yields and augmentation options, securing water transfer options, and evaluating the feasibility of developing new water supply sources such as recycled water, desalination water, and other non-potable sources. Ms. Dutton is deeply involved in implementation of the Sustainable Groundwater Management Act (SGMA) throughout the State, including provision of strategic and technical support for Groundwater Sustainability Agency (GSA) formation, basin boundary adjustments, Groundwater Sustainability Plan (GSP) development and implementation, and securing grant funding. Her work to support public sector clients includes Water Supply Assessments (WSAs), Water System Master Plans, Urban Water Management Plans (UWMPs), and Water Conservation Plans.



• City of Menlo Park. Annual Water Supply and Demand Assessments (AWSDAs) for 2022, 2023, and 2024 and Urban Water Management Plan (UWMP) for 2015 and 2020. Ms. Dutton oversaw preparation of the City's 2020 and 2015 UWMPs and Water Shortage Contingency Plans and development of an understanding of the City's water supply and water demand projections. She also oversaw the preparation of the City's AWSDAs for 2022, 2023, and 2024 consistent with the California Water



• Golden State Water Company (GSWC). Water Supply Assessment for the Crossings Campus Building 1 Culver City Service Area, Culver City and Los Angeles, CA. Ms. Dutton oversaw the development of a SB 610-compliant WSA in support of the Building 1 portion of the proposed Crossings Campus development. The WSA evaluated the availability of sufficient water supplies to meet all future demands within the GSWC Culver City service area, including demands associated with the proposed project, during normal, single dry, and multiple dry hydrologic years for a 20-year time horizon. The WSA was based primarily on the 2020 UWMP prepared for the GSWC Culver City service area, except where updated with relevant water demand and supply reliability and other information from sources including the Santa Monica Basin GSP.



#### **Education**

- M.S., Hydrogeology, Stanford University, 2000
- B.S., Environmental Sciences, Stanford University, 1998

#### **Registrations/Certifications**

- Professional Geologist in California (#7683)
- Certified Hydrogeologist in California (#841)
- LEED Green Associate
- Water Use Efficiency Practitioner – Grade 1



- BNSF Railway and GSWC Barstow. Water Supply Assessment for the Barstow International Gateway, Barstow, CA. Ms. Dutton oversaw the development of the WSA for the project in conjunction with GSWC Barstow. This WSA addressed the projected demand and supply of a several thousand-acre industrial project that is planned to be annexed into the GSWC Barstow service area. The water supplies include a combination of private groundwater rights held by the project proponent and GSWC Barstow groundwater rights and pumping allowance as prescribed in the Mojave Basin adjudication judgment.
- California Water Service Company (Cal Water). Water Supply Assessments and Water Supply Reliability Studies. CA. Ms. Dutton led the preparation of multiple local and regional water supply reliability studies (WSRS) for Cal Water Districts throughout California, using integrated resource planning processes to create a long-term supply reliability strategy through 2050. These studies address challenges from changing water supply reliability conditions, new regulatory requirements, growth in water demands, and insufficient diversity in existing water supply sources. The reliability studies include supply and demand forecasts through the 2050 planning horizon, an evaluation of supply reliability gaps, identification, evaluation, and assessment of potential water supply alternative options to address supply gaps and preferred water supply options, and an implementation plan for the preferred options. This WSRS work extends from EKI's work with Cal Water since 2015 related to assessing the impacts of the SGMA, development of its 25 2020 UWMPs, preparation of multiple SB-610 compliant WSAs, and analysis of groundwater and local surface water production potential.
- Multiple Clients. Water Supply Alternative Studies. CA Ms. Dutton has performed assessments of water supply alternatives for proposed new large-scale, master-planned communities located throughout California. She has led and prepared projections of the water demand, estimated historic water use at the project sites, and evaluated the potential water supply, transport, and treatment options, including quantifying the volume of water available from each water source, its reliability during design drought scenarios, and the political and technical constraints associated with development of each water source. Source water reliability evaluations have been conducted for groundwater and the State Water Project, Central Valley Project, Stanislaus River, Russian River, Semitropic and the Hetch-Hetchy systems. For example, as part of a WSA analysis, Ms. Dutton assessed the water demand and water supply alternatives for a proposed large-scale development the Tejon Mountain Village. She evaluated the potential to locally develop groundwater as a water supply source for the Project, as well as assisted in the evaluation of surface water conveyance options. As part of the groundwater basin safe yield analysis, performed by Ms. Dutton, she led the installation of several deep groundwater wells and conducted aquifer pump tests. The resultant water level and aquifer property data were used, along with local streamflow, historic groundwater use, and precipitation data to develop a water balance, groundwater model, and safe yield estimate for the basin.
- Sonoma & Marin County Agencies. Various Water Resources Projects. Sonoma and Marin Counties, CA. Ms. Dutton oversaw the development of water demand projections and evaluated water conservation opportunities for nine Sonoma and Marin County water agencies that purchase water from the Sonoma County Water Agency (SCWA) in support of their 2020 UWMPs and other planning efforts. Following that effort, Ms. Dutton oversaw the development of UWMPs and/or WSAs for several Sonoma and Marin County entities. Ms. Dutton continues to actively support these agencies with a variety of water resources tasks including securing grants, augmenting their water supply portfolio with groundwater and Aquifer Storage and Recovery (ASR) wells, and developing strategic water conservation plans.



# Ollie Zhou, T.E., Vice President & Principal Associate

#### **Education**

Bachelor of Science - Civil & Environmental Engineering, University of California – Berkelev

Master of Business Administration, Santa Clara University



Member of the Institute of Transportation Engineers Registered Professional Traffic Engineer in the State of California (TR 2857)

#### Experience

Since January 2014, Mr. Zhou has managed a large variety of traffic engineering and transportation planning projects for both the public and private sectors throughout the greater San Francisco Bay Area. These projects mainly include travel demand model validation and application, VMT analysis, general plan updates and area plans, and traffic impact studies. Mr. Zhou is experienced in managing large-scale projects and areawide plans with prolonged schedules and complicated work scopes. Mr. Zhou mainly utilizes the CUBE software package for travel demand model applications, and manages a variety of projects conducted with Synchro, SimTraffic, Vistro, and TRAFFIX software.

#### **Representative Projects**

- Travel Demand Forecasting Model Development and Application Projects:
  - Menlo Park Citywide Model Model refinement and validation. Model application for the Willow Village/Facebook project, VMT policy update.
  - Sunnyvale Citywide Model Model refinement and validation. Model application for the Moffett Park Specific Plan, Sunnyvale General Plan Update, Lawrence Station Area Plan, Peery Park Specific Plan, and Sunnyvale Traffic Impact Fee.
  - San Mateo Citywide Model Model development, refinement, and validation. Model application for the San Mateo Traffic Impact Fee.
- Vehicle-Miles Travel (VMT) Analysis and TIA for residential, office, hotel, school, area plans, Housing Element Updates, and mixed-use developments throughout the greater Bay Area. Representative projects include:
  - Willow Village/Facebook, Menlo Park 1.6 million s.f. office, 1,730 housing units, 200,000 s.f. retail, 193-room hotel; project included updating City's VMT policy and incorporating specific project characteristics into the travel demand model for VMT calculations.
  - Parkline Campus Master Plan, Menlo Park 1.8 million s.f. office, 800 housing units. Project included conducting a micro-simulation analysis for the Middlefield Road corridor. Evaluation included two variants.
  - Moffett Park Specific Plan, Sunnyvale CEQA analysis for specific plan with 33 million s.f. office/R&D, 20,000 housing units. Project incorporated specific project characteristics into the travel demand model for VMT calculations.
- Over 50 Traffic Analyses/Traffic Feasibility Studies for area-wide plans, offices, hotels, apartments, schools, manufacturing/distribution centers, daycare centers and multiple-use developments throughout the Bay Area.
- Traffic Simulation/Signal Coordination Studies for various congested corridors in San Mateo, Los Gatos, and Sunnyvale.
- Traffic Impact Fee (TIF) Update Studies for the City of San Mateo, the City of Sunnyvale, and many specific plans/area plans. Conducted nexus studies and calculated appropriate impact fees for the TIF Update projects.

















#### **HIGHLIGHTS**

- 25+ years of experience
- Rare and endangered plant surveys
- Wetland delineation and assessment
- Vernal pool ecology
- NEPA/CEQA documentation
- NES for Caltrans
- Permit preparation and assistance
  - o U.S. Army Corps of Engineers Section 404, 10, and 404(b)(1)
  - o Regional Water Quality Control Board Section 401
  - California Department of Fish and Wildlife Lake and streambed alteration agreements
  - o Bay Conservation and Development Commission permits
  - o Santa Clara Valley Habitat Plan

#### **EDUCATION**

PhD, Ecology, Colorado State University BA, Biology, Reed College

#### PROFESSIONAL EXPERIENCE

*Principal*, H. T. Harvey & Associates, 2006–present *Instructor*, Plant Identification, Colorado State University, 2006

Researcher, Shortgrass Steppe Long-Term Ecological Research Site, 2002–06

Teaching assistant, Colorado State University, 2001–06

Field researcher, U.S. Geological Survey, Grand Staircase Escalante National Monument, 2002

Research technician, Center for Cytometry & Molecular Imaging, Salk Institute, 1998–2001

Field biologist, El Paso County Parks Department, 1998

# Kelly Hardwicke, PhD Principal, Plant Ecology

khardwicke@harveyecology.com 408.458.3236



#### **PROFESSIONAL PROFILE**

Kelly Hardwicke is a principal and head of the botany group at H. T. Harvey & Associates and she is based in the San Francisco Bay Area office. She has more than two decades of experience characterizing plants in salt marsh, riparian, Mojavean scrub, chaparral, annual grassland, and vernal pool plant communities. Kelly also has an entomology and community ecology background, which enables her to distinguish significant plant-invertebrate community associations. Her knowledge of pollination biology complements her familiarity with the rare and endemic plant species of California.

Kelly's primary role at H. T. Harvey & Associates is addressing plant and wetlands-related regulatory issues, preparing CEQA documents, and coordinating regulatory agency permitting for complex projects. She performs wetland delineations and designs, manages, and performs large-scale protocol-level and rare plant surveys in a range of habitats. One of Kelly's strengths is her ability to communicate clearly with project engineers and to relay pertinent permitting-related information to regulatory agencies. Her strong research and botanical background gives her the skills necessary to determine the potential for a site to support special-status species, and analyze habitat requirements of rare plant species.

#### PROJECT EXAMPLES

Served as principal-in-charge of H. T. Harvey's work on the Palo Alto Baylands Boardwalk Replacement project. **Led botanical evaluation and regulatory permitting efforts for design, CEQA evaluation,** and Federal Endangered Species Act consultation.

Served as principal-in-charge for the City of San Jose/Santa Clara Valley Water District D2 restoration project for Coyote Creek from Anderson Dam to the Bay. Services included non-native vegetation mapping, wildlife habitat assessments, and CEQA and permitting assistance.

Provides senior botany, wetlands, and regulatory oversight for **PG&E's Ravenswood-Cooley Landing Reconductoring Project and the Ravenswood-San Mateo and Ravenswood-Ames Maintenance Project**, San Mateo and Santa Clara Counties. Leads CEQA biological resource documentation, wetland reporting, USACE/RWQCB/BCDC regulatory permitting, and mitigation planning utilizing the PG&E Bay Area HCP.

Contributes plant ecology and permitting expertise to numerous task orders for the Santa Clara Valley Water District Biological Resources On-Call contract. Under four successive contracts since 2009, H. T. Harvey has fulfilled more than 120 task orders covering a variety of biological resources issues.

For the Sargent Quarry project in Santa Clara County, provided senior botany/wetlands expertise for a peer review of the applicant's biological studies, and provided extensive CEQA impact analysis.

#### KELLY HARDWICKE, PhD, PAGE 2 OF 2

Led state resource agency permitting efforts for the U. S. Army Corps of Engineers' South Bay Shoreline Study Phase 1 in Santa Clara County, which will restore tidal habitat in thousands of acres of former salt ponds while providing flood control for the community of Alviso.

As principal-in-charge, spearheaded preparation of a biological resources report and permit applications for the Sunshine Vista residential development project in Watsonville, Santa Cruz County.

Served as senior botanist/wetland ecologist for preparation of the biological resources report for the **Santa Clara Valley Water District's Cross Valley and Calero Pipelines Rehabilitation Project**.

Serving as principal for botany for the Santa Clara Valley Water District's Anderson Dam, Almaden Dam, Guadalupe Dam, and Calero Dam Seismic Retrofit projects. Overseeing protocol-level botanical surveys and wetland delineations, and assisting in CEQA document preparation.

Led a project to assess the impacts to live oak trees and other biological resources of a proposed residential development located in an area covered by the Santa Clara Valley Habitat Plan and propose appropriate avoidance and minimization measures for the project.

Served as the principal-in-charge of the Regnart Creek Trail project for the City of Cupertino in Santa Clara County. **Led the CEQA effort and regulatory permitting for the City's team.** 

**Spearheaded CEQA and associated studies** as principal-in-charge for the Dublin Boulevard extension project located in the Cities of Dublin and Livermore and in unincorporated Alameda County.

Served as principal in charge for wetland delineation, expert witness for federal prosecution, and CEQA analysis for the Sanctuary West project in Alameda County. Issues include tidal wetlands, sea level rise, and endangered species.

**Led habitat mapping and wetland delineation** for Valley Water's Lower Penitencia Creek Improvements and Sunnyvale East and West Channels projects in Santa Clara County.

Prepared the jurisdictional delineation for the Bayfront Levee project, including Section 404/10 and Bay Conservation and Development Commission jurisdiction, and served as lead author and processor for the project's 404(b)(1) alternatives analysis. Project involved flood control structure improvements at four bayside sites aimed at protecting low-lying areas of San Mateo and Foster City from 100-year tidal flood events in San Mateo County.

Supported the South Bay Salt Pond Restoration Project in Santa Clara County—the largest (~15,000-acre) restoration project of its kind in the western United States—in mapping habitats and assisting with resource agency permitting.

Served as principal-in-charge of services provided to the County of Santa Clara Department of Roads and Airports. Along more than 4 miles of Clayton Road in Santa Clara County, east of San Jose, prepared a natural environment study (NES), biological assessment, and Santa Clara Valley Habitat Plan (VHP) application for the project, and also conducted required preconstruction surveys and construction monitoring to enable avoidance of wildlife impacts.

Conducted a wetland delineation as a senior botanist/wetland ecologist, and assisted in preparation of an NES and regulatory agency permits for the Caltrans/VTA Highway 101 Auxiliary Lanes, Route 85 to Embarcadero Road project in Santa Clara County.

Oversaw a biological reconnaissance survey and tree survey to evaluate impacts related to six soundwall installations along I-680 in Santa Clara County. Developed a NES-minimal impact to summarize biological conditions on site and to conclude that the project would have no effect on federally or state-listed species.

Served as plant ecologist and lead permit expert for the City of Milpitas Wrigley, Ford, and Wrigley-Ford Creeks flood protection maintenance project in Santa Clara County. Successfully led the regulatory agency permitting for the project, including acting as primary author of the 404(b)(1) alternatives analysis, in collaboration with the City and project engineer. Work included processing regulatory permits with USACE and preparing permit applications for state agencies.

**Directed regulatory permitting efforts** for the Midpeninsula Regional Open Space District's Ravenswood Bay Trail proposing a new boardwalk connection through muted tidal salt marsh, closing a significant remaining gap in the Bay Trail in San Mateo County.

Led a project to prepare for a bridge installation and road improvements along 10th Street in Santa Clara County, by surveying Uvas Creek for jurisdictional waters and special-status species (e.g., California red-legged frog, anadromous salmonids). Tasks included preparing the biological section for an initial study/mitigated negative declaration and permit application packages, including a biological assessment, for USACE, the California Department of Fish and Wildlife, and the Regional Water Quality Control Board.



#### HIGHLIGHTS

- 14 years of experience
- Special-status species surveys and compliance monitoring
- CEQA/NEPA biological assessments
- Resource agency permitting and endangered species consultations

#### **EDUCATION**

B.S., Fisheries and Wildlife Science, Oregon State University

#### PROFESSIONAL EXPERIENCE

Senior ecologist 2, H. T. Harvey & Associates, 2019–present

Biologist I, Santa Clara Valley Water District, 2017–18

On-call and staff biologist, Sequoia Ecological Consulting, 2016–18

Greater sage-grouse research assistant, USGS/UC Davis Patricelli Lab, 2018

Biologist and technical lead, Transcon Environmental, 2015–17

*Biological monitor*, Sonoma Marin Area Rail Transit Segment 1B, 2014–15

Associate wildlife biologist, The Wildlife Project, 2014–15

Wetland resources intern, Mt. View Sanitary District, 2014

#### **VOLUNTEER EXPERIENCE**

Volunteer field assistant, USGS Giant Garter Snake Research, 2016

Volunteer larval California tiger salamander pond surveyor, Rancho Seco Nature Preserve, 2015

Volunteer restoration assistant, Grinnell College Center for Prairie Studies, 2003–06

# Jane Lien, BS Wildlife Ecology

jlien@harveyecology.com 408.458.3288



#### **PROFESSIONAL PROFILE**

Jane is a senior wildlife ecologist and project manager at H. T. Harvey & Associates with more than 14 years of experience in both the public and private sectors, providing biological and regulatory compliance support for housing, commercial development, utility, transportation, water resources, recreation, and open space projects. In her decade of experience as a consulting ecologist, she has worked with a broad array of central California special-status wildlife species in a variety of sensitive habitats. Her knowledge of the regulatory requirements for these species and their habitats allows her to effectively manage complex client projects requiring CEQA/NEPA project review, resource agency permitting, bird-safe design assessments, special-status species surveys and monitoring, nesting bird and raptor surveys and monitoring, and construction implementation and permit compliance.

Jane has served as an agency-approved qualified biologist for a number of listed species on projects throughout the San Francisco Bay Area, including the California red-legged frog, California tiger salamander, northwestern pond turtle, Alameda whipsnake, burrowing owl, and Central California Coast steelhead. She has conducted thousands of hours of field surveys, habitat assessments, and construction monitoring for these and other special-status animals, including the foothill yellow-legged frog, California giant salamander, California black rail, California Ridgway's rail, salt marsh harvest mouse, San Francisco dusky-footed woodrat, common and special-status roosting bats, and nesting passerines and raptors. She has also contributed to field research with teams studying northwestern pond turtle nesting and habitat use; California newt road mortality; giant garter snake growth, reproduction and survival; and greater sage-grouse lek behavior and energetics.

#### **PROJECT EXAMPLES**

Conducted reconnaissance-level surveys and prepared a biological resources report for the Parkline Master Plan in Menlo Park, San Mateo County. Assessed impacts on special-status roosting bats and impacts due to lighting and bird collisions, and developed mitigation measures to reduce impacts to less than significant levels under CEQA.

Prepared a biological resources report for a housing development in East Palo Alto, Santa Clara County. Assessed impacts on the salt marsh harvest mouse, California Ridgway's rail, northwestern pond turtle, San Francisco common yellowthroat, and burrowing owl, as well as impacts due to bird collisions, shading of adjacent tidal marsh, and impacts due to increased lighting, and developed mitigation measures to reduce impacts to less than significant levels under CEQA.

Prepared a biological resources report for the North Bayshore Framework Master Plan in Mountain View, Santa Clara County. Assessed master plan impacts on an active egret rookery, burrowing owl, monarch butterfly, and impacts due to bird collisions.

#### JANE LIEN, BS, PAGE 2 OF 2

Conducted reconnaissance-level surveys and prepared an avian collision risk assessment for a proposed mixed-use residential development in Menlo Park, San Mateo County. Assessed potential project impacts related to bird collisions with the proposed new buildings and developed project-specific mitigation measures to reduce impacts to less than significant levels under CEQA.

Conducted reconnaissance-level surveys for special-status species and suitable habitats and **prepared a biological resources** report for a housing development in Redwood Shores, San Mateo County. Assessed project impacts on the salt marsh harvest mouse, salt marsh wandering shrew, and Alameda song sparrow, shading of tidal marsh habitats, increased lighting, and impacts due to bird collisions, and developed mitigation measures to reduce impacts to less than significant levels under CEQA.

Conducted reconnaissance-level surveys and prepared biological resources reports to support review of three housing projects in Woodside, San Mateo County. Assessed project impacts on the California red-legged frog, San Francisco garter snake, northwestern pond turtle, white-tailed kite, Bay checkerspot butterfly, San Francisco dusky-footed woodrat, and common and special-status roosting bats, and developed mitigation measures to reduce impacts to less than significant levels under CEQA.

Conducted reconnaissance-level surveys and prepared a biological resources report for a parking lot expansion in Woodside, San Mateo County, which included an assessment of impacts to sensitive riparian habitat, Central California Coast steelhead, California red-legged frog, San Francisco garter snake, white-tailed kite, yellow warbler, and San Francisco dusky-footed woodrat.

Managed preparation of a biological resources report for the Ren Fu Villa project in Gilroy, Santa Clara County. Performed field surveys and prepared a biological resources report assessing impacts on special-status species and roosting bats, as well as impacts due to riparian setback encroachment, increased lighting, and bird collisions. Developed mitigation measures to reduce impacts to less than significant levels, and responded to public and agency comments on the project's Draft Mitigated Negative Declaration.

Performed reconnaissance-level surveys for special-status species and sensitive habitats and prepared a biological resources report for a proposed commercial development on an undeveloped parcel on Embedded Way in San Jose, Santa Clara County, a covered project under the Santa Clara Valley Habitat Plan. Assessed project impacts on serpentine communities and special status plants, impacts within a riparian setback, and impacts due to increased lighting and bird collisions.

Conducted reconnaissance-level surveys and prepared a biological resources report for a proposed commercial and research campus development on rural agricultural lands in Hollister, San Benito County. Assessed project impacts on the northwestern pond turtle, burrowing owl, and wetlands and waters of the U.S./state, and developed mitigation measures to reduce impacts to less than significant levels under CEQA.

Conducted reconnaissance-level surveys and prepared a biological resources report for a housing development on rural agricultural land in Morgan Hill, Santa Clara County, which included assessment of impacts to monarch butterfly, white-tailed kite, burrowing owl, and wetlands and waters of the U.S. and state.

Conducted reconnaissance-level surveys focused on burrowing owls and other special-status birds and prepared a biological resources report to support CEQA review for the development of two warehouse buildings on a vacant site near the Guadalupe River in north San Jose, Santa Clara County. The report assessed whether the potential biological impacts of proposed development were within the scope of the impacts disclosed in a previous EIR, whether the mitigation measures required by that EIR were adequate to reduce project impacts to less-than-significant levels under CEQA, and whether the project's habitat impacts were adequately compensated by mitigation already provided under the EIR.

Prepared a biological resources report, wetland delineation, and a regulatory permit application package, including a CDFW section 1602 Lake and Streambed Alteration Agreement application and RWQCB Waste Discharge Requirements application, in support of the Alameda County Flood Control and Water Conservation District's Zone 12, Line B-1 Project, a culvert replacement project in Oakland, Alameda County.

Served as project manager for an avian collision risk assessment in support of an office development near the Bayshore in **Redwood City, San Mateo County**. The project included construction of three office buildings, an amenity building, and a parking garage on an approximately 25-acre site. Assessed collision risk with the proposed new buildings and provided recommendations to reduce impacts due to bird collisions to less-than-significant levels under CEQA.

Prepared a permitting application package for Valley Water's Anderson Dam Seismic Retrofit Project, including a **Delineation** of **Regulated Habitats, CDFW section 1602 Lake and Streambed Alteration Agreement application, Clean Water Act Section 401 and 404 permit applications, and a Santa Clara Valley Habitat Plan Application.** 



#### HIGHLIGHTS

- 17 years of experience
- Avian ecology
- Environmental impact assessment
- Endangered Species Act consultation and compliance
- Bird-safe design
- Nesting bird and special-status wildlife species surveys and habitat assessments

#### **EDUCATION**

MS, Fish and Wildlife Management, Montana State University

BS, Ecology, Behavior, and Evolution, University of California, San Diego

#### **PERMITS AND LICENSES**

Listed under CDFW letter permits to assist with research on bats, California tiger salamanders, California Ridgway's rails, and California black rails USFWS 10(a)(1)(A) for California tiger salamander

#### PROFESSIONAL EXPERIENCE

Principal, H. T. Harvey & Associates, 2007–present Volunteer bird bander, San Francisco Bay Bird Observatory, 2010–2020

Avian field technician, West Virginia University, 2006 Graduate teaching assistant, Montana State University, 2003–06

Avian field technician, Point Blue Conservation Science (formerly PRBO Conservation Science), 2004

# Robin J. Carle, MS Principal, Wildlife Ecology

rcarle@harveyecology.com 408.677.8737



#### PROFESSIONAL PROFILE

Robin Carle is a principal wildlife ecologist and ornithologist at H. T. Harvey & Associates, with 17 years of professional experience working in the greater San Francisco Bay Area. Her expertise is in the nesting ecology of passerine birds, and her graduate research focused on how local habitat features and larger landscape-level human effects combine to influence the nesting productivity of passerine birds in the Greater Yellowstone region. She also banded, sexed, and aged resident and migrant passerine birds with the San Francisco Bay Bird Observatory for 10 years. Her expertise extends to numerous additional wildlife species, and she has conducted surveys and assessments for burrowing owls; diurnal, nocturnal, and larval surveys for amphibians; acoustic and visual surveys for roosting bats; surveys and nest resource relocations for San Francisco dusky-footed woodrats; San Joaquin kit fox den surveys; trail camera surveys to document wildlife movement; and burrow-scoping surveys using fiber-optic orthoscopic cameras.

With an in-depth knowledge of regulatory requirements, Robin has contributed to all aspects of client projects including NEPA/CEQA documentation, bird-safe design assessments, biological constraints analyses, special-status species surveys, nesting bird and raptor surveys, construction implementation/permit compliance, Santa Clara Valley Habitat Plan/Natural Community Conservation Plan applications and compliance support, and natural resource management plans. Her strong understanding of CEQA, FESA, and CESA allows her to prepare environmental documents that fully satisfy the regulatory requirements of the agencies that issue discretionary permits. She manages field surveys, site assessments, report preparation, agency and client coordination, and large projects.

#### **PROJECT EXAMPLES**

Served as project manager for the preparation of a **biological resources report** for the redevelopment of an approximately 65-acre research and development campus in Menlo Park, San Mateo County.

Served as project manager for preparation of a biological resources report for the construction of a 16-story commercial office building along the Guadalupe River in San Jose, Santa Clara County, focusing on impacts due to encroachment into the stream/riparian buffer and avian collisions with the new building.

Served as project manager for preparation of the terrestrial resources sections of a EIR biological resources chapter for the Santa Clara Valley Water District's Stream Maintenance Program, which included work along most streams in Santa Clara County below 1,000 feet. Compiled information from numerous sources to determine the potential for sensitive biological resources to be affected by the project. Assisted with the development of program BMPs and mitigation measures to reduce impacts to less-than-significant levels.

#### ROBIN CARLE, MS, PAGE 2 OF 2

Served as project manager for preparation of a biological resources report to analyze project updates in support of a **CEQA** addendum for a large development project in northern San Jose, Santa Clara County. Key issues included burrowing owls, Congdon's tarplant, nesting birds, and wetlands.

Served as project manager for the **preparation of an NES** to facilitate CESA consultation for the **Highway 101 Pedestrian/Bicycle Overcrossing** project in Palo Alto, Santa Clara County. The NES assessed potential project effects on the salt marsh harvest mouse and northwestern pond turtle, as well as on nesting birds.

Prepared a biological resources technical report and Environmental Assessment for **PG&E's Ravenswood-Cooley Landing Reconductoring Project** within portions of the Don Edwards National Wildlife Refuge, Ravenswood Open Space Preserve, SFPUC Lands, and Palo Alto Baylands in San Mateo County.

Managed the preparation of a **FESA** assessment for a project site located on University Avenue in Palo Alto, Santa Clara County, to comply with the project's *FEMA Conditional Letters of Map Revision based on Fill Application* requirements. Assessed the potential for any FESA listed or proposed species, or designated critical habitat for such species, were present on the site or would be impacted by the project.

Prepared an avian collision risk assessment for the construction of a multi-family apartment building in Menlo Park, San Mateo County. Assessed avian collision risk and project compliance with bird-safe design requirements in the City's Municipal Code.

Provided senior support for the preparation of an avian collision risk assessment for the construction of a research and development building in Menlo Park, San Mateo County. The report assessed avian collision risk and project compliance with bird-safe design requirements in the City's Municipal Code.

Served as project manager for the preparation of a CEQA biological resources report for the Halsey House Demolition Project at the Redwood Grove Nature Preserve in Santa Clara County. The report assessed impacts on San Francisco dusky-footed woodrats and special-status roosting bats.

Served as project manager for the preparation of **four biological resources reports** for the construction of residential housing on four undeveloped properties in Woodside, San Mateo County. The reports assessed impacts on special-status plants, California red-legged frogs, San Francisco garter snakes, San Francisco dusky-footed woodrats, roosting bats, wetlands, and serpentine grasslands, as well as impacts due to increased lighting and encroachment within the stream/riparian corridor.

Served as project manager for the preparation of the **existing conditions section of a biological resources report** for the approximately 145-acre Northeast Area Specific Plan area in northeastern San Carlos, San Mateo County.

Served as project manager for the preparation of the biological resources chapter of the EIR for Valley Water's Pipeline Maintenance Program, which includes over 140 miles of conveyance pipelines for water delivery in Santa Clara, San Benito, and Merced Counties. Compiled information from H. T. Harvey & Associates, Valley Water, the Santa Clara Valley Habitat Agency, and various databases to determine the potential for sensitive biological resources to be affected by the project. Assisted with the development of mitigation measures to reduce impacts to less-than-significant levels.

Served as project manager for the preparation of a biological resources report for the 505 East Bayshore Road redevelopment project in Redwood City, San Mateo County. The report assessed impacts on adjacent sensitive tidal wetland habitats and associated special-status species.

Prepared a biological resources report for the San Jose Electronic Signs on City-Owned Properties project in San Jose, Santa Clara County. The report assessed impacts of increased lighting on local and migrating birds, as well as wildlife using aquatic and riparian habitats along the Guadalupe River.

Served as project manager for the preparation of a biological resources report to facilitate **CEQA consultation for the Orchard Parkway Properties development** in San José, Santa Clara County, which included assessments of impacts on burrowing owls, impacts due to encroachment within the riparian buffer, and impacts due to avian collisions with new buildings.

Served as project manager for the preparation of a biological resources report to facilitate CEQA consultation for the City of Santa Clara's **Tasman East Specific Plan** in Santa Clara County, which included assessments of impacts on burrowing owls, impacts due to encroachment within the riparian buffer, impacts due to increased lighting, and impacts due to avian collisions with new buildings.

Prepared biological resources technical memoranda and sections of the biological resources chapters of EIRs to facilitate CEQA compliance for the Santa Clara Valley Habitat Plan-covered Calero Dam and Guadalupe Dam Seismic Retrofit Projects and Almaden Dam Improvement Project for Valley Water in Santa Clara County.

Prepared a biological resources report for the **Newby Island Sanitary Landfill High-BTU Gas Facility** and a Biological Assessment covering listed fish and marsh species for an adjacent **Bank Repair Project** in San Jose, Santa Clara County.

Served as project manager for the preparation of a biological resources report for the **Head-Royce School South Campus Redevelopment Project** in Oakland, Alameda County.

Page J-4.195



429 East Cotati Avenue Cotati, California 94931

Tel: 707-794-0400 www.Illingworthrodkin.com Fax: 707-794-0405 jreyff@illingworthrodkin.com

#### JAMES A. REYFF

Mr. Reyff is a Meteorologist with expertise in the areas of air quality and acoustics. His expertise includes meteorology, air quality emissions estimation, transportation/land use air quality studies, air quality field studies, health risk assessments, greenhouse gas studies and environmental noise studies. He is familiar with federal, state and local air quality and noise regulations and has developed effective working relationships with many regulatory agencies.

During the past 33 years, Mr. Reyff has prepared Air Quality Technical Reports for over 20 major Caltrans highway projects and conducted over 300 air quality analyses for other land use development projects. These projects included microscale analyses, calculation of project emissions (e.g., ozone precursor pollutants, fine particulate matter, diesel particulate matter, and greenhouse gases), health risk assessments, and preparation of air quality conformity determinations. Mr. Reyff has advised decisions of federal and local air quality agencies regarding impact assessment methodologies and air quality conformity issues. He has conducted air quality evaluations for specific plans and General Plan updates and advised City and County staff on these topics.

Mr. Reyff has been responsible for a variety of meteorological and air quality field investigations in support of air permitting and compliance determinations. He has conducted air quality analyses of diesel generators in support of regulatory permitting requirements and environmental compliance issues. Mr. Reyff has designed and implemented meteorological and air quality monitoring programs throughout the Western United States including Alaska. Programs include field investigations to characterize baseline levels of air toxics in rural areas, as well as regulatory air quality and meteorological monitoring. He was the Meteorologist involved in a long-term monitoring program at the Port of Oakland that evaluated meteorological conditions and fine particulate matter concentrations in neighborhoods adjacent to the Port.

Mr. Reyff managed several research studies for Caltrans including a noise study that evaluated long-range diffraction and reflection of traffic noise from sound walls under different meteorological conditions. Mr. Reyff has also evaluated noise from power plants, quarries and other industrial facilities. He has also been actively involved in research regarding underwater sound effects from construction on fish and marine mammals.

#### PROFESSIONAL EXPERIENCE

1995-Present Illingworth & Rodkin, Inc. Senior Consultant Cotati, California

1989-1995 Woodward-Clyde Consultants (URS)

Project Meteorologist Oakland, California

1988-1989 Oceanroutes (Weather News)
Post Voyage Route Analyst Sunnyvale, California

#### **EDUCATION**

1986 San Francisco State UniversityB.S. Major: Geoscience (Meteorology)

#### PROFESSIONAL SOCIETIES

American Meteorological Society Institute of Noise Control Engineering

#### **AWARDS**

FHWA Environmental Excellence Award – 2005 Caltrans Excellence in Transportation, Environment - 2005



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mthill@illingworthrodkin.com

Fax: 707-794-0405

#### MICHAEL S. THILL

Mr. Thill is a principal of the firm with 24 years of professional experience in the field of acoustics. His expertise includes performing field research, analyzing data, and noise modeling. He has conducted numerous field surveys in a variety of acoustical environments to quantify airborne noise levels, groundborne vibration levels, and hydro-acoustic noise levels. He has analyzed and summarized complex sets of data for inclusion into noise models. Mr. Thill has been trained and is a regular user of FHWA's Traffic Noise Model (TNM) and is familiar with federal and State procedures for preparing highway noise study reports.

Mr. Thill has authored technical noise reports for various land use proposals including residential, commercial, educational, and industrial developments. He has managed the General Plan Update noise studies for several communities in California and has recommended policy language in order to maintain compatible noise levels community wide. In addition, Mr. Thill has evaluated noise impacts due to stadium lighting/expansion projects on over 15 public and private school projects within the last 10 years. Other notable stadium projects evaluated by Mr. Thill include Levi's Stadium in Santa Clara and Earthquakes Stadium in San Jose. He has vast experience explaining acoustical concepts and the results of his analyses in public forums to the general public and project decision-makers.

Mr. Thill has also led traffic noise investigations for major transportation projects including the Route 4 Bypass project and the I-680/Route 4 Interchange project in Contra Costa County, California. He managed the noise study reports the US Highway 101 and State Route 85 Express Lanes projects for the Santa Clara County Valley Transit Authority, proposed along 66 miles, combined, of project study area between Mountain View and Morgan Hill, California. Current projects include the Caltrans Yolo 80 Bus/Carpool Lanes project proposed between Dixon, California and Sacramento, California, and the Caltrans SR51 / I 80 Business / Capital City Freeway Improvement Project.

Mr. Thill provided project oversight and review for the I-70 West Vail Pass Auxiliary Lanes project in 2019, the US 50 Passing Lanes project in 2021, and the SH 83 Passing Lanes project in 2022. Current traffic noise investigations are being conducted for the US 287 Realignment project and the Vasquez Boulevard project.

#### PROFESSIONAL EXPERIENCE

2009 - Present Principal, Illingworth & Rodkin, Inc., Cotati, CA

2005 - 2009 Senior Consultant, Illingworth & Rodkin, Inc., Petaluma, CA

1998 - 2005 Staff Consultant, Illingworth & Rodkin, Inc., Petaluma, CA

#### **EDUCATION**

1998 - University of California at Santa Barbara B.S., Major: Environmental Science

#### PROFESSIONAL SOCIETIES

Institute of Noise Control Engineering Association of Environmental Professionals



# **CHRISTINA DIKAS**

#### Principal in Charge, Project Manager

Christina is Principal of Page & Turnbull's Cultural Resources Planning Studio, has over 18 years of experience, and is based in the San Francisco office. With her extensive expertise in surveying, researching, and evaluating historic properties, Christina stands out for her exceptional communication skills and keen sensitivity to clients' needs, prioritizing flexibility and open dialogue. In her work, she values the sense of place, historical perspective, and sustainability inherent in cultural resource management and historic preservation. She has led numerous Historic Resource Evaluations (HREs), CEQA analyses, historic surveys, Section 106 technical reports, National Register nominations, and historic resources chapters of General Plans, Specific Plans, Design Guidelines, and other planning documents. Christina meets the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History.



#### **EDUCATION**

University of Virginia, Master of Architectural History, Certificate in Historic Preservation,

University of California, Los Angeles, Bachelor of Arts in Sociology, Minor in Museum Studies

#### **AFFILIATIONS**

California Preservation Foundation, former Board of Trustees

San Francisco Architectural Heritage



#### RELEVANT PROJECT EXPERIENCE

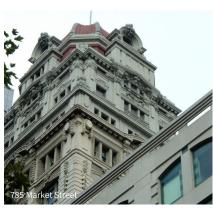
- Parkline Development SRI International Campus Historic Resource Evaluation, Historic Resource Technical Report, Historic Preservation Alternatives Analysis, Menlo Park
- California College of the Arts Historic Resource Evaluation, Historic Resource Technical Report, EIR Cultural Resources Chapter, Oakland
- Stonestown Development Historic Resource Evaluation, Preservation Alternatives Analysis, San Francisco
- Stockton Boulevard Plan EIR Historic Resources Analysis Report, Sacramento
- City of Palo Alto Historic Preservation Planning On-Call Consultation
- Professorville Historic District Design Guidelines, Palo Alto
- Sonoma Developmental Center Specific Plan and EIR Cultural Resources Chapter, Eldridge
- Mountain View Historic Context Statement, National Register Nominations, Historic Preservation Ordinance, and Register Update
- Mountain View Downtown Precise Plan
- Redwood City Downtown Central Area Plan
- Fremont On-Call Historic Resources Consultation
- Sonoma Downtown District Preservation/Design Guidelines
- Santa Rosa Downtown Station Area Specific Plan
- Napa General Plan Update
- Salinas General Plan Existing Conditions Report, EIR Cultural Resources Chapter





# 653 Cabrillo Avenue, Stanford





# **JENNIFER HEMBREE**

#### **Cultural Resources Planner**

Jennifer is a seasoned Cultural Resources Planner based in Page & Turnbull's San Jose office. With over 20 years of experience, Jen is well-versed in conducting historic research and preparing Historic Resource Evaluations (HREs) and State of California Department of Parks and Recreation (DPR) historic survey forms. She is an expert in the Federal Historic Tax Credit application process, including reviewing rehabilitation projects and preparing National Register of Historic Places registration forms, where her attention to detail come to the forefront. Her experience encompasses a broad spectrum of building types and projects, making her an invaluable asset to clients seeking nuanced preservation strategies. Clients can rely on her expertise, meticulousness, and dedication to achieving outstanding results in the preservation and planning field. Jennifer meets the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History.

#### **EDUCATION**

University of Maryland, College Park, Historic Preservation Certificate

University of Maryland, College Park Master of Arts, American Studies

The George Washington University Bachelor of Arts, Archaeology

#### **AFFILIATIONS**

Urban Land Institute San Francisco California Preservation Foundation

#### **RELEVANT PROJECT EXPERIENCE**

- Denman Middle School CEQA Proposed Project Impact Analysis, San Francisco
- Stanford University Avery Aquatic Center DPR Forms, Stanford
- Stanford University Student Activity Center District Analysis, Stanford
- Stanford University Golf Club DPR Forms, Stanford
- Cal Poly San Luis Obispo Residence Hall DPR Forms, San Luis Obispo
- 653 Cabrillo Avenue DPR Forms, Stanford
- 349 First Street DPR Forms, Los Altos
- 523 Webster Street DPR Forms, Palo Alto
- 425 S Winchester Street DPR Forms, San José
- Westgate West Shopping Center DPR Forms, San José
- Castro Theatre Historic Tax Credit Project, San Francisco
- Temple Emanu-El CEQA Historic Resource Mitigations, San Francisco
- Mountain View Downtown Precise Plan
- UC Law 100 McAllister Federal Historic Tax Credit Project, San Francisco
- Ford Motor Company Assembly Plant National Register Nomination, Pittsburgh
- St. John's Seminary National Register Nomination, San Antonio, TX
- Whitefield Commons Apartments National Register Nomination, Arlington, VA
- Glebe Apartments National Register Nomination, Arlington, VA
- The Hampshire National Register Nomination, Washington, DC
- The Homestead Apartments National Register Nomination, Washington, DC
- Lake Street Sash & Door Company National Register Nomination, Minneapolis,
   MN

# DJP&A Proposal - 80 Willow Road - 2.28.25

Final Audit Report 2025-02-28

Created: 2025-02-28

By: Kristy L. Weis (kweis@davidjpowers.com)

Status: Signed

Transaction ID: CBJCHBCAABAAsCw6MveGxAEftzLEvWmwRWT0BXWx2QEN

# "DJP&A Proposal - 80 Willow Road - 2.28.25" History

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PROPOSAL

# 80 WILLOW ROAD ENVIRONMENTAL IMPACT REPORT PREPARATION

**CITY OF MENLO PARK** 

FEBRUARY 28, 2025

**DUDEK**Page J-4.201

# A. Cover Letter

February 28, 2025

Calvin Chan, Senior Planner City of Menlo Park 701 Laurel Street Menlo Park, California 94025

Subject: 80 Willow Road—Environmental Impact Report Preparation

Dear Calvin Chan:

Dudek is excited for the opportunity to support the City of Menlo Park (City) by providing environmental impact report preparation and environmental consultant services to evaluate the proposed 80 Willow Road Project. Dudek has performed thousands of environmental review projects throughout California for more than 40 years. We have built a formidable reputation for assisting local municipalities in effectively navigating California's ever-increasing regulatory maze with our team of experienced and enthusiastic California Environmental Quality Act (CEQA) practitioners and technical experts. We are committed to providing the highest-quality services to the City and will provide the City with the following advantages:

**CEQA Expertise.** We specialize in providing planning and environmental services to municipalities throughout the state. Dudek has one of California's most experienced teams for CEQA and National Environmental Policy Act (NEPA) document preparation, having prepared and processed more than 3,300 CEQA/NEPA documents for a variety of projects, including many complex, controversial projects in environmentally constrained areas.

In-House Architectural History. Our architectural historians have evaluated a variety of property types for their potential historical significance in consideration of National Register of Historic Places

#### **DUDEK AT A GLANCE**

- Multidisciplinary environmental and engineering services
- Founded in 1980; 45 years in business
- 21 offices
- 900+ employees
- 100% employee-owned
- Top 1258 U.S. Environmental Firm (Engineering News-Record, 2023)
- Top 54 California Design Firm (Engineering News-Record, 2024)
- Top 41 Trenchless Design Firm (Trenchless Technology, 2023

evaluated a variety of property types for their potential historical significance in consideration of National Register of Historic Places, California Register of Historical Resources, and local-level designation criteria and integrity, and regularly prepare a variety of environmental compliance documentation to assess potential project impacts on historical resources/historic properties for projects subject to the requirements of CEQA, Section 106 of the National Historic Preservation Act, and National Environmental Policy Act. As part of preparing environmental compliance documentation, Dudek's architectural historians have a prepared and implemented mitigation measures, such as Historic American Buildings Survey, Historic American Engineering Record, Historic American Landscapes Surveys documentation, and interpretive panels. Their work is further enhanced by Dudek's in-house Visual Storytelling and Media Production teams that regularly work with Dudek's architectural historians to implement feasible and creative mitigation solutions such as interactive/web storytelling, interpretive signage, three-dimensional (3D) visualizations, and cinematic videos that are both



impressive and informative. Dudek's architectural history group meets the Secretary of the Interior's Professional Qualification Standards for architectural history and history.

Internal Transportation Expertise. Successful transportation planning, assessment, and design require in-depth understanding of evolving technology and an ever-changing regulatory landscape. Our certified transportation planners and professional engineers understand the latest transportation regulations and implement best practices to develop transportation impact analyses and mitigation strategies. We also provide technical transportation planning and engineering design, to address short- and long-term transportation challenges and assess traffic operations to verify efficient and safe mobility for all modes of motorized and non-motorized travel. Dudek uses the Highway Capacity Manual and Intersection Utilization Capacity (ICU) methodologies to analyze traffic operations on street networks. In addition, Dudek provides analysis of site access and circulation design as well as the adequacy of on-site parking through parking demand studies.

Responsive Leadership and Local Understanding. We will manage this contract from our Auburn office, with support from our other Northern California offices. We have recent and current projects in several Bay Area jurisdictions, including the Cities of Menlo Park, Rohnert Park, San Francisco, Burlingame, Hayward, Palo Alto, and Pleasanton. Project Manager Katherine Waugh will lead the Dudek team and serve as the City's primary point of contact. She will be supported by technical leads with expertise in a wide range of disciplines to address the City's anticipated needs. Katherine has managed environmental review services for numerous Northern California agencies and municipalities over the past 25 years. From her prior local and regional experience, Katherine understands the key issues for the community, the City's policies and regulations applicable to the proposed project, and the baseline environmental conditions in the project vicinity.

Unmatched Technical Assets. We involve the appropriate technical experts in each project to complete resource assessments and impact analyses to provide the substantial evidence necessary to comply with CEQA. Dudek has in-house specialists with expertise in aesthetics; biological and botanical resources; cultural resources including buildings and archeological sites; air quality, energy consumption, and greenhouse gas emissions; noise; traffic and transportation; geographic information system (GIS) services; and regulatory compliance and permitting.

Dudek is committed to providing the highest-quality services to the City. We have completed thousands of environmental review documents for development and planning projects throughout California for 35 years. Our team of experienced and enthusiastic CEQA practitioners and regulatory professionals has built a strong reputation for assisting local municipalities, expertly guiding agency staff through the environmental review and permitting processes, and focusing on identifying critical project issues early to facilitate an efficient schedule. We are able to balance multiple projects at once while remaining responsive and cost conscious. We are excited about this opportunity to work with the City to facilitate a quick and seamless environmental review process for the project. Should you have any questions, please contact Katherine at 530.863.4642 or kwaugh@dudek.com.

Sincerely,

Joseph Monaco

President and CEO

Katherine Waugh

**Project Manager** 

Joseph Monaco is authorized to sign on behalf of Dudek. This fee estimate is valid for 90 days from the date of this proposal; after 90 days, Dudek reserves the right to reassess the fee estimate, if necessary.

# **Table of Contents**

#### **SECTIONS**

A. Cove	r Letter	
B. Proje	ct Team	1
C. Requ	ired Detailed Statements	6
D. Pricir	ng Proposal	32
E. Signa	ature	34
A. Cover Letter	35	
		2
FIGUE	RE	
1	Dudek Team Organization	1
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Resumes

# B. Project Team

The Dudek team provides a strong background of experience specifically applicable to the needs of the City of Menlo Park (City). Katherine Waugh will serve as the project manager and main point of contact for the proposed 80 Willow Road EIR Project (project). Katherine has 25 years' experience with California Environmental Act (CEQA) compliance and has direct experience working with the City on environmental impact reports (EIRs) for the 123 Independence Drive and 1005 O'Brien Drive/1320 Willow Road projects.

# Organization Chart

**Figure 1** outlines proposed lines of communication for this contract, followed by brief biographies for key personnel. Focused resumes are provided in **Appendix A**.

Figure 1. Dudek Team Organization



CEQA	Air Quality/Greenhouse	Archeology	Transportation
Hayley Rundle	Gas	William Burns	Dennis Pascua
Jessica Booth	Matthew Morales	Ryan Brady	Lisa Valdez
Kaylee Palmares	lan McIntire	Noise	Arthur Chen
Aesthetics	<b>Biological Resources</b>	Simon McGuire	Amanda Meroux, T.E
Joshua Saunders	Erin Fisher-Colton	Cole Martin	<b>Built Environment</b>
Eden Vitakis	Emily Scricca	Jim Cowan	Patricia Ambacher
Paul Caliguri	Matt Ricketts	GIS	Fallin Steffen
Chris Starbird		Rachel Strobridge	
		Nathan Reid	

#### Team Qualifications

### **Katherine Waugh**

#### **PROJECT MANAGER**

Katherine Waugh is a senior planner with 25 years' experience with CEQA statutory requirements, current planning methods, and environmental documentation procedures. She prepares CEQA documents for a wide range of public and private projects. Her attention to detail ensures each document is accurate, thorough, and easily understood by decision makers and the public.

#### Relevant Projects/Experience

- 123 Independence Drive | City of Menlo Park
- 1005 O'Brien Drive/1320 Willow Road | City of Menlo Park
- Carson Creek Specific Plan Amendment | County of El Dorado
- Placer County Government Center Master Plan Update |Placer County



**Education** 

University of California, Davis: BS, Environmental Policy Analysis and Planning

#### **Professional Affiliations**

American Planning Association Association of Environmental Professionals, Superior California Chapter Board Member

#### Table 1. Personnel and Qualifications

Relevant Project Experience Examples	Education and Certifications			
Hayley Rundle; CEQA   4 Years' Experience				
<ul> <li>Santa Clara County Rural Zoning Amendments and Agricultural Mitigation Program   Santa Clara County</li> <li>415 City Center Drive Project   City of Rohnert Park</li> </ul>	<ul><li>Master of Urban Planning</li><li>BA, Political Science</li></ul>			
Jessica Booth; CEQA   2 Years' Experience				
<ul> <li>123 Independence Drive Residential Project   City of Menlo Park</li> <li>1005 O'Brien Drive Life Sciences Project   City of Menlo Park</li> </ul>	BS, Sustainable Environmental Design			
Kaylee Palmares; CEQA   2 Years' Experience				
<ul> <li>The Woodlands Programmatic EIR   City of Santa Rosa</li> <li>Costa Mesa Senior Housing Project   Jamboree Housing Corporation,</li> </ul>	BA, Environmental and Ocean Sciences			
Joshua Saunders; Aesthetics   20 Years' Experience				
<ul> <li>8850 Sunset Boulevard Project EIR   City of West Hollywood</li> <li>Beverly Hills Creative Office Project EIR   City of Beverly Hills</li> </ul>	<ul> <li>MS, Architecture (Landscape Architecture concentration)</li> <li>BA, Urban Studies and Planning</li> <li>American Institute of Certified Planners (AICP)</li> </ul>			

# Table 1. Personnel and Qualifications

Relevant Project Experience Examples	Education and Certifications			
Eden Vitakis; Aesthetics   3 Years' Experience				
<ul> <li>La Paz Village Senior Housing Project   City of Laguna Hills</li> <li>Cal Poly Pomona Master Plan   California Polytechnic State University</li> </ul>	BS, Environmental Management			
Paul Caliguri; Aesthetics   47 Years' Experience				
<ul> <li>Sweetwater Vista   City of Chula Vista</li> <li>Solana Highlands Multifamily Development EIR   City of Solana Beach</li> </ul>	Vocational Certificate			
Christopher Starbird; Aesthetics   21 Years' Experience				
<ul> <li>Pacific Coast Commons Specific Plan EIR   City of El Segundo</li> <li>Beverly Hills Creative Office Project Environmental Impact Report   City of Beverly Hills</li> </ul>	■ BA, Geography			
Matthew Morales; Air Quality/Greenhouse Gas   20 Years' Ex	xperience			
<ul> <li>Avram Apartments Air Quality and GHG Technical Memorandum   City of Rohnert Park</li> <li>Creative Arts and Holloway Mixed-Use Project EIR   San Francisco State University,</li> </ul>	BS, Environmental Toxicology			
lan McIntire; Air Quality/Greenhouse Gas   12 Years' Experie	nce			
<ul> <li>123 Independence Drive   City of Menlo Park</li> <li>24th and Waverly Air Quality and GHG Technical Assessments   City of Oakland</li> </ul>	BS, Environmental Studies			
Matt Ricketts; Biological Resources   24 Years' Experience				
<ul> <li>Open Space Fuel Reduction Project   City of Belmont</li> <li>Newell Creek Pipeline Improvement Project   City of Santa Cruz</li> </ul>	<ul> <li>Eastern Kentucky University: MS, Biology/Applied Ecology</li> <li>University of Illinois: BS, Natural Resources and Environmental Sciences</li> </ul>			
Emily Scricca; Biological Resources   14 Years' Experience				
<ul> <li>UC Berkeley Levine–Fricke Stadium Project   Alameda County</li> <li>123 Independence Drive Project   City of Menlo Park</li> </ul>	<ul> <li>MS, Environmental Studies</li> <li>USFWS, Section 10(a)(1)(A) Native Endangered and Threatened Species Recovery Permit, No. TE45251C-0</li> <li>CDFW, Memorandum of Understanding, Scientific Collecting Permit, No. SC-013755</li> </ul>			
Erin Fisher-Colton; Biological Resources   10 Years' Experience				
<ul> <li>Ostwald Mitigation Project   San Jose Water Company, Santa Clara County,</li> <li>DeAnza College Master Plan   DeAnza College</li> </ul>	<ul> <li>MS, Environmental Studies</li> <li>BS, Environmental Biology</li> <li>CDFW Plant Voucher Collecting Permit, No. 2081(a)-23-133-V</li> </ul>			

# Table 1. Personnel and Qualifications

Relevant Project Experience Examples	Education and Certifications			
Patricia Ambacher, MA, Built Environment   22 Years' Experience				
<ul> <li>The Woodlands Project   City of Santa Rosa,</li> <li>Kaiser Permanente Historic Mining District HAER   Lehigh Southwest Cement Company</li> </ul>	<ul> <li>MA, History—Emphasis in Public History</li> <li>BA, History</li> </ul>			
Fallin Steffen, MPS, Built Environment   10 Years' Experience				
<ul> <li>123 Independence Drive Mixed-Use Project   City of Menlo Park</li> <li>Vista Woods Apartment Project, CEQA Compliance and HUD Permitting   City of Pinole</li> </ul>	<ul> <li>Masters of Preservation Studies</li> <li>BA, History of Art and Visual Culture</li> </ul>			
William Burns, RPA; Archaeology   18 Years' Experience				
<ul> <li>San Francisco Garter Snake Recovery Action Plan 2019 to 2029 at the West-of-Bayshore Property   San Mateo County,</li> <li>Wharf Expansion Project   City of Santa Cruz</li> </ul>	<ul> <li>MS, Coastal and Marine Archaeology</li> <li>Register of Professional Archaeologists (RPA)</li> <li>OSHA HAZWOPER</li> </ul>			
Ryan Brady, Archaeology   25 Years' Experience				
<ul> <li>UC Elkus Ranch Master Plan EIR   University of California</li> <li>Master Plan EIR   San Francisco State University</li> </ul>	<ul> <li>MA, Anthropology</li> <li>Register of Professional Archaeologists, No.16181</li> </ul>			
Cole Martin; Noise   17 Years' Experience				
<ul> <li>Millenia Elementary School Project   Chula Vista Elementary School District,</li> <li>Element Hotel Project   City of Chula Vista</li> </ul>	<ul><li>BA, Audio Arts and Acoustics</li><li>FHWA TNM</li></ul>			
Jim Cowan, Noise   42 Years' Experience				
<ul> <li>McLoughlin Wastewater Treatment Plant   Capital Region District,</li> <li>Veterans Administration Medical Center   Veterans Administration</li> </ul>	<ul> <li>BS, Physics, Mathematics</li> <li>Institute of Noise Control Engineering, Board-Certified</li> </ul>			
Simon McGuire, Noise   3 Years' Experience				
<ul><li>Olivenhain Noise   San Diego County Water Authority,</li><li>Lagoon Pacific Residential   Ohno Construction</li></ul>	BS, Environmental Studies			
Rachel Strobridge; GIS   8 Years' Experience				
<ul> <li>Water Rights Project EIR   City of Santa Cruz</li> <li>Forest Resiliency Program Project   Golden State Finance Authority</li> </ul>	<ul> <li>BA, Geography, Concentrations in Physical and Human Geography</li> <li>Certificate of Achievement, GIS</li> </ul>			
Nathan Reid, GIS   2 Years' Experience				
<ul> <li>North Coast Interceptor Reach 5   City of Laguna Beach</li> <li>Campus Lanes Apartments   Wiseman Commercial</li> </ul>	<ul> <li>BA, Geography, Concentrations in Physical and Human Geography</li> </ul>			

Table 1. Personnel and Qualifications

Relevant Project Experience Examples	Education and Certifications			
Dennis Pascua; Transportation   32 Years' Experience				
<ul> <li>123 Independence Drive   City of Menlo Park</li> <li>1005 O'Brien Drive-1320 Willow Road   City of Menlo Park</li> </ul>	<ul> <li>BA, Social Ecology (Environmental Analysis and Design)</li> </ul>			
Lisa Valdez, Transportation   26 Years' Experience				
<ul> <li>The Lakes MND   City of Thousand Oaks</li> <li>Old Town Newhall Specific Plan Parking Study Update   City of Santa Clarita</li> </ul>	<ul> <li>M.C.R.P., City and Regional Planning</li> <li>BA, Environmental Studies</li> </ul>			
Amanda Meroux, T.E., Transportation   7 Years' Experience				
<ul> <li>123 Independence Drive   City of Menlo Park</li> <li>1005 O'Brien Drive-1320 Willow Road   City of Menlo Park</li> </ul>	<ul> <li>BS, Civil and Environmental Engineering</li> <li>Professional Traffic Engineer, CA No. 3097</li> </ul>			
Arthur Chen; Transportation   12 Years' Experience				
<ul> <li>Comprehensive Belmont Pedestrian and Bicycle Plan           City of Belmont (TJKM Transportation Consultants)</li> <li>Senate Bill SB743 VMT Implementation and Mitigation Measures   City of Morgan Hill</li> </ul>	<ul> <li>University of Southern California: MA, Urban Planning</li> </ul>			

# C. Required Detailed Statements

# Approach to the Project

Dudek proposes to prepare a project-level EIR to evaluate the proposed project, consistent with CEQA requirements, particularly CEQA Guidelines § 15120 through 15132 and 15151, as well as other state laws, and the City's ordinances and regulations. Dudek approaches every CEQA compliance project with a focus on effective project management, conducting thorough research, developing detailed impact assessments and mitigation measures that are effective and feasible, ensuring that our analysis and findings are supported by substantial evidence and are clearly communicated to all stakeholders, and continuously building and maintaining the administrative record. We will ensure that the EIR analysis is based on substantial evidence, and that it considers both project-specific impacts and the project's potential to contribute to significant cumulative impacts. We assume that the project applicant and/or City will provide the following technical reports that we will use to support the EIR analysis: geotechnical investigation, Phase I Environmental Site Assessment, Water Supply Assessment, and project water budget.

We anticipate that the only environmental resource topics that will be focused out of the EIR will be agriculture and forestry resources and mineral resources. Given the need to address most environmental resource topics in the EIR, we recommend that the City consider omitting preparation of an Initial Study and instead move directly to preparing the Notice of Preparation. This is discussed in more detail under Tasks G and H.

Dudek anticipates that loss of historical resources will be a critical issue for the environmental analysis given the draft National Register of Historic Places-(NRHP) nomination, completed by Chattel Inc. (September 2024, revised October 2024) for the former Sunset Magazine headquarters property, which includes the architect Cliff Maydesigned headquarters building and the landscape architect Thomas Dolliver Church-designed landscape. Dudek understands that the property is being nominated under NRHP Criterion A for its association with Sunset Magazine, and under Criterion C as a significant and first example of the California Ranch architectural style designed by May that was applied to a commercial building, and an important example of a designed landscape by Church. The draft nomination is under review by staff at the California Office of Historic Preservation, and the nomination could be reviewed as early as May 9, 2025, by the State Historical Resources Commission (SHRC) during its regularly scheduled public meeting. If the nomination is sent the Keeper after the SHRC public meeting, and the property is either listed or determined eligible for listing on the NRHP, the property is automatically placed on the California Register of Historical Resources (CRHR). Dudek also understands that An Historic American Landscape Survey (HALS) was completed by Janet Gracyck, et al. in 2015 for the property, and the documentation was accepted by the National Park Service and is presently on file with the Library of Congress. The project proposes to demolish the building and the site's landscaping that are potentially eligible for listing on the NRHP. Demolition of a historic resource is considered to be a significant and unavoidable impact because there is no mitigation that can adequately compensate for the loss of such a resource. Dudek will ensure that the EIR presents a detailed analysis of the reasons for the finding that the property has potential eligibility for listing, as well as a robust alternatives analysis that includes consideration of one or more alternatives that could avoid that impact, to provide support for the CEQA Findings and Statement of Overriding Considerations. As directed in the responses to questions submitted regarding the City's Request for Proposal (RFP), our scope of work includes an optional task to reevaluate the property with respect to potential historic significance. The approach to this



analysis will be discussed at the project kickoff meeting. This discussion will include reviewing the historic significance status, thresholds of significance, and mitigation strategies.

We also anticipate that transportation impacts will be a key project issue because the project site is in a high vehicle miles traveled (VMT) generating area, is expected to generate over 800 daily trips, and strategies to reduce VMT in the project area are limited due to the lack of other existing transportation modes and reliance on private vehicles.

The project would construct buildings of greater scale and mass than exist currently in the vicinity, with a height range of approximately 301 feet to 461 feet in an area where existing buildings are a maximum of 3 stories tall. In addition, the project proposes high-density development in a currently low-density area. Neighboring land uses, particularly residential, are sensitive to these types of changes. The aesthetic impacts analysis will consider the project site size, range of existing land uses in the vicinity, and variety in the size and type of proposed project elements around the perimeter of the site. Dudek's analysis of the degree of change in the visual character of the project site will use several vantage points to demonstrate context-specific consideration of each of these factors.

Other key project issues are expected to include the potential for archaeological and biological resources to be associated with San Francisquito Creek that could be affected by the proposed redevelopment, consultation with native American tribes, development of a scaled project-specific threshold for GHG, consideration of on- and offsite renewable energy use, noise and vibration during construction, and the adequacy of water supplies and infrastructure to serve the project.

#### Work Plan

# Task A: Project Initiation and Description

#### **Kickoff Meeting**

Dudek Project Manager Katherine Waugh and our lead architectural historian, Patrica Ambacher, will attend a project kickoff meeting with City staff to discuss the approach and format of the EIR, project description/components, issues to be evaluated, public concerns, project alternatives, any project-related concerns or technical issues, thresholds of significance, project schedule, communication protocol, consultation with responsible and other agencies, and information needs. Dudek regards this task as a key component of successfully launching the work effort, and we look forward to discussing any key environmental issues and setting the stage for a successful CEQA review process. We assume that the meeting will take no more than 2 hours.

#### **Site Visit**

Following the project kickoff meeting, Katherine and Patricia will visit the project site with City staff. They will observe and photograph existing conditions in the project vicinity to help inform our description and consideration of the project setting, surrounding land uses, and environmental resources at the project site and in the vicinity. We assume that the site visit will take no more than 1 hour.

#### **Project Description**

Dudek will prepare a draft project description for City review. The project description will briefly summarize the Project's history, the history of the project site, general conditions present within the project boundaries, project



objectives, and surrounding land uses. It will include the planning and environmental context for the project and project site, document the existing land uses and condition of the project site, provide a detailed description of the project components, and identify general construction logistics and schedule. The draft project description will be submitted to the City and the project applicant for review and comment, and Dudek will revise the project description as necessary.

The approved project description will be used as the basis for all project analyses. Minor revisions to the project description are anticipated as part of the EIR process; however, major changes could require new or revised graphics and could substantially affect impact analyses. Any changes to the project description that require revisions to completed or in-progress tasks could represent additional costs beyond what is included in the proposed budget and thus may require a contract modification.

#### Task B: Review of City Documents and Data Collection

Dudek will review the Municipal Code, General Plan, Zoning Ordinance, and other documents relevant to the environmental analysis, such as City and regional planning documents and associated EIRs, as well as project-specific EIRs for other projects in the vicinity. From this review, Dudek will identify applicable policies and standards that will be cited in the EIR as portions of the regulatory framework governing impact analysis for this project. Dudek will also coordinate with City staff and other local and regional agencies, such as the Association of Bay Area Governments, Bay Area Water Supply and Conservation Agency, Menlo Park Municipal Water, Metropolitan Transportation Commission, San Francisco Public Utilities Commission, and West Bay Sanitary District for data collection. This will include submitting data requests to the City to obtain project information that will inform the technical analyses and supporting project materials, including project studies and reports, and reviewing applicable background and technical data for the project area.

#### Task C: Preparation of Environmental Impact Report Documents

Dudek will prepare all required CEQA notices, including the Notice of Preparation (NOP), Notice of Completion (NOC), Notice of Availability (NOA), and Notice of Determination (NOD) at the appropriate time frame. We will coordinate with City staff for mailing and electronic posting of the CEQA Notices and environmental document to public agencies and the State Clearinghouse, including filing any documents with the County Clerk's office. We assume the City will be responsible for filing documents with the County Clerk and publishing newspaper notices (and paying any associated fees), while Dudek will be responsible for filing documents with the State Clearinghouse.

#### Task D: Project Management and Meetings

#### **Project Management**

Dudek will provide ongoing project management, including coordination with any associated consultants, City staff, other City consultants, consultants retained by the applicant for the project, and outside regulatory agencies that would be involved throughout the process. We prioritize project management and believe that a focused, well-managed effort on the part of the Dudek team will be key to achieving the City's processing goals for the proposed project.

Throughout the project, Katherine will be available to consult with City staff by telephone and email, with a goal of responding to emails within 24 hours. Katherine will also actively engage with all Dudek team members to ensure all parties have consistent project information, are meeting project milestones, and are working within the agreed-upon scope of work and budget.



Dudek will prepare monthly invoices that identify the individuals who have worked on the project in the billing cycle, the hours spent by each person, the total amount billed, and the remaining project budget. Katherine will be in regular communication with the City's project manager to keep them apprised of the project status and critical path issues.

#### **Meetings**

Dudek will prepare for, and attend, meetings with City staff and other agencies to identify and discuss project issues, potential environmental effects, and feasible and effective mitigation measures. For each meeting, Dudek will provide meeting agendas and minutes. Meeting agendas will be submitted to the City review at least 3 days prior to each meeting and meeting minutes will be submitted within 3 days following each meeting. We assume that project management meetings, including preparation and follow-up, will require no more than 41 hours throughout the EIR preparation process.

#### **Task E:** Technical Studies

Dudek will conduct technical surveys, peer reviews, impact analysis, and technical memoranda to document the project's potential environmental effects and identify mitigation measures to reduce or avoid significant effects where possible. A detailed scope of work for each technical analysis effort is presented in the following subtasks. In some cases, the analysis will be directly incorporated into the applicable EIR section and in other cases, a stand-alone technical memorandum or report will be prepared. For each technical memorandum or report, we will submit a draft report electronically for City review, complete one or two rounds of revisions based on City comments, as noted in the individual technical study task descriptions below, and submit the final report electronically. Our Pricing Proposal assumes we will provide up to five hard copies of each report, but additional copies can be coordinated if needed. The technical memoranda and reports will be incorporated in the technical appendices to the EIR.

#### **E1.** Aesthetics

Dudek will conduct a photographic field survey to document the quality of existing views to the project site and the site's visual character. Site observations will enhance our understanding of the current conditions presented on site and photographs will be included in the existing conditions section to support site and view descriptions and aid in the visualization of the site (and views/view corridors).

The aesthetics analysis presented in the EIR will focus on potential impacts to scenic vistas, conflicts with zoning or other regulations governing scenic quality, and day and nighttime views due to new sources of substantial lighting and glare. Since the project site is nearly 3.5 miles from the nearest highway included in the State Scenic Highways Program (i.e., Interstate 280 near the Webb Ranch in Portola Valley) and existing resources (primarily trees) on the project site are not visible from Interstate 280 due to distance and intervening features, no project impacts to scenic resources with a state scenic highway are anticipated.

Due to the low-profile scale of the large ranch style facility currently located on the project site and the scale and massing of the proposed mixed-use buildings, the project will affect existing views and view corridors in the surrounding area. However, to determine potential impacts to scenic vistas, Dudek will research local planning documents, including the City's General Plan and ConnectMenlo EIR, to identify City-designated scenic vistas. Additionally, parks and trails in the surrounding area will be researched to determine whether these facilities offer panoramic views that include the project site and/or the airspace above the current project site. Should scenic vistas or views be identified, the impact analysis will evaluate whether the project's proposed massing and scale would substantially block, interrupt, or otherwise degrade the view.



To determine potential impacts to visual character, the EIR will include a consistency analysis of the project and applicable local/City goals, objectives, policies, and regulations related to scenic quality. In addition to the City's General Plan, local planning documents and current CEQA thresholds provide for an analysis of project consistency with scenic quality regulations if the project is located in an urbanized setting. The City of Menlo Park and the bordering cities of East Palo Alto and Palo Alto meet the CEQA definition of an urbanized area, thus consideration of the consistency with scenic quality regulations is appropriate and permissible. We assume the project applicant will provide graphics and exhibits, including site plans, elevations, materials boards, and renderings, to support this analysis. We have included a separate optional task for Dudek to prepare visual simulations of the proposed project.

Lastly, project impacts on day and nighttime views will be analyzed and assessed through a comparison of existing and proposed lighting and glare sources on the project site. The potential for the project to generate glare will be informed through review of design drawings (including elevations and renderings) that identify architectural materials to be used on building exteriors. If the City requires the applicant to prepare a lighting plan (preparation of a lighting plan is not included in this scope of work), analysis of those results will be incorporated into the EIR lighting analysis. The aesthetics analysis will be directly incorporated into the EIR aesthetics section. No separate technical report or memorandum will be prepared.

#### **Optional Task E1-A. Visual Simulations**

If this optional task is authorized, Dudek will prepare one 3D photographic simulation for the proposed project. We assume that the project applicant will provide AutoCAD drawings for our use in this analysis, that will include the proposed site plan, existing topography, proposed grading plan, and landscape plan. We also assume that the project applicant will provide 3D models for the proposed mixed-use buildings. The file format shall be provided in one of the following types: 3d Studio Max (.max), Revit (.rvt), Autodesk (.fbx), Autodesk (.dwg), or Google Sketch Up (.skp). These models shall include texture maps for all exterior surfaces. If texture maps are not available, the applicant shall provide a digital color board for all exterior finishes.

The 3D simulation will include existing site photographs as background images and true-scale 3D models for the project rendered onto the existing photographs. These models will include mixed-use buildings, road improvements, driveways, hardscape, and landscaping. Landscaping will be shown at an estimated 10-year growth. Only trees and large bushes will be shown. If the exact plant species shown in the landscape plan is not available, Dudek will match the plants shape and color. Photographs will be taken during the photographic field inventory from candidate key observation points (KOPs). The selected KOPs from which to prepare the 3D simulation will be determined after the field investigation and City staff recommendation.

We will submit the visual simulation to the City for review and respond to up to two rounds of comments. Should the project be revised during the EIR preparation process, any substantial revisions to the visual simulation to reflect project changes would require a contract modification.

#### **Optional Task E1-B. Shadow Study**

Because the proposed height of project buildings is substantially taller than existing on-site buildings and off-site structures in the surrounding area, the project is likely to cast shadows that could affect the amount of sunlight reaching a house and perceived aesthetics of useable outdoor space. If this optional task is authorized, Dudek will perform a shade and shadow impact study to ascertain the project's potential to cast new shade or shadows on nearby sensitive land uses.



To accomplish this, Dudek staff will create two digital 3D models of the terrain and aboveground features within a 1,000-foot radius of the project structures. These digital models will represent existing conditions as well as proposed conditions within the study area. The models will then be imported into a 3D geometric sun modeling software application, which will be used to predict the precise shadow locations for both the existing and proposed conditions, focusing on the following days of the year and times of day, resulting in a total of 38 shade/shadow predictions:

- December 21 (Winter Solstice) at 9 AM, 11 AM, 1 PM, 3 PM PST (UTC-08:00)
- March 21 (Spring Equinox) at 9 AM, 11 AM, 1 PM, 3 PM, 5 PM PDT (UTC-07:00)
- June 21 (Summer Solstice) at 9 AM, 11 AM, 1 PM, 3 PM, 5 PM PDT (UTC-07:00)
- September 21 (Fall Equinox) at 9 AM, 11 AM, 1 PM, 3 PM, 5 PM PDT (UTC-07:00)

We assume that the project applicant will provide a 3D model of the proposed structures in Sketchup (.skp), AutoCAD (.dwg, .dxf), COLLADA (.dae), or 3ds Max (3DS) formats. If this data is not available or compatible with the sun modeling software, modeling of proposed structures will be interpreted from 2D designs and will be conservatively rough extrusions. Modeling of the existing building rooflines will be machine generated based on publicly available lidar point data.

Once the analysis is complete, Dudek staff will produce 19 high-quality figures comparing the existing and proposed shadows at each of the days/times analyzed. These figures will then be used to identify the locations of previously unshaded areas within the study area that will likely be shaded due to the development of the project. The results of the shade/shadow analysis will be directly incorporated into the EIR Aesthetics section.

#### E2. Archaeological Resources Study Peer Review

Dudek will review the archaeological resources technical report prepared for the project. Dudek will make sure the cultural, archaeological, and tribal cultural history of the region is adequately described; review record search results presented in the report; review results of pedestrian and field surveys and documentation of any associated resource discoveries; and make sure the cultural resources survey methodologies, resource analyses, significance conclusions, and prescribed mitigation measures were conducted in accordance with CEQA.

Dudek will prepare a memorandum confirming the findings provided by the project's archaeological consultant, which will detail the results of the peer review, including a description of the assessment's adequacy, a bulleted breakdown of any issues that should be addressed, and recommendations for additional work, if applicable. Two rounds of comments about corrections/changes that need to be made in order to meet the CEQA documentation requirements are included in our budget estimate. Additional services, such as additional rounds of comments or meeting attendance, would be conducted subject to a contract modification that provides for the necessary budget for such tasks. The peer review report and original archaeological resources technical report will be included in the EIR technical appendices.

#### Optional Task E2-A. Archaeological Resources Study

If this optional task is authorized, Dudek will conduct an Archaeological Resources Study of the proposed study area to assess the presence or absence of potentially significant prehistoric and historic-era archaeological sites in accordance with CEQA. This study will consist of a review of literature and site records on file with the Northwest Information Center (NWIC) for the project area and a 0.25-mile radius surrounding it, followed by an intensive pedestrian survey of the project site.



It is assumed that the direct cost for the NWIC records search will not exceed \$1,200. In the event that direct costs for the NWIC records search exceed \$1,200, the City will be immediately notified. Archival information, including historic maps for the area, will also be reviewed. The archival study involves a review of previous cultural resources investigations performed within the records search limits.

Dudek will initiate correspondence with the Native American Heritage Commission (NAHC) to request a search of the Sacred Lands File for any known Native American resources identified within the project site. As part of the results of this search, the NAHC will provide a Contact List of tribal individuals and organizations that may have additional information concerning resources in the vicinity.

An archaeologist qualified in prehistoric and historic-era resources will participate in the intensive pedestrian survey to document sites and features. The survey archaeologist will meet or exceed the applicable Secretary of the Interior Professional Qualification Standards for archaeological survey. The archaeologist will survey the entire project site walking parallel transects spaced no more than 15 meters apart and oriented along cardinal directions. The archaeologist will document the field effort with notes and photographs. Field recording and photo documentation of the project sites and resources, as appropriate, will be completed.

The present scope anticipates one archaeologist will be able to completely survey the project site in no more than one half-day of survey, including travel, and that no Native American monitor is required during the survey. Dudek assumes that no archaeological resources will be identified within the survey area. Should such resources be identified, they shall be subject to field inventory-level documentation sufficient to prepare a Department of Parks and Recreation (DPR) 523 Site Record Form. Preparation of a DPR form is outside of the present scope of work. Should additional field documentation of identified resources be required to evaluate these resources for listing in CRHR, Dudek will work with the City to document the cost and scope to support these efforts. This scope is prepared for archaeological resources only, no historic built environment resources will be addressed.

Upon completion of the survey, an archaeological resources assessment letter report will be prepared for submittal and review by the City. This report will consist of a description of the project's natural setting, study methods, results, potential impacts to known and yet-identified resources, and mitigation recommendations. We will complete a single round of revisions based on City comments. Following review and comment, Dudek will prepare the final technical report for incorporation into the CEQA documentation.

Dudek assumes that the survey will be conducted during a one half-day effort, that no cultural resources will be identified within the project footprint, that no more than two versions of the technical report will be prepared, and that the City and/or project applicant will provide Dudek a KMZ or georeferenced computer-aided design (CAD) files showing the footprint of project activities and a description of maximum depth of work. We also assume that Native American participation during survey will not be required.

#### E3. Biological Resources

Dudek will conduct a biological resources assessment for the project site. The assessment will involve the following key elements:

Literature Review. Dudek will conduct a literature review to identify known special-status plant and animal species occurrences in the project vicinity. The literature review will include a search of the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database, U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation database, and the California Native Plant Society's Online Inventory of Rare and Endangered Plants. Dudek will also review technical studies and surveys from other projects in the vicinity, if available.



Field Reconnaissance. A Dudek biologist will conduct a half-day, reconnaissance-level site visit to document existing biological resources (e.g., vegetation or land cover types, wildlife habitat) and assess the potential for special-status species to occur. No sensitive vegetation communities or jurisdictional aquatic resources (e.g., wetlands) are expected to occur within the redevelopment footprint because of the site's existing use and urban location; however, the project site is bordered by San Francisquito Creek to the east. Based on Dudek's experience with similar projects in the area and a review of Google Earth aerial imagery, potential biological resources include trees and shrubs that provide habitat for nesting birds and tree-roosting bats, buildings that may provide habitat for roosting bats, San Francisquito Creek, and trees regulated under the City of Menlo Park's Heritage Tree Ordinance.

Biological Resources EIR Section. Dudek's biologists will use the information developed through the literature review and field reconnaissance to prepare the Biological Resources section for the EIR. No separate technical memorandum will be prepared. Lists and tables of plant and wildlife species observed on site and the potential for the site to support special-status plant and wildlife species will be included in the EIR technical appendices.

The Biological Resources section will describe existing biological resources observed or potentially occurring on the site to include information on existing vegetation or land cover types, wildlife habitat, and special-status species occurrences and habitat suitability. Potential impacts will be identified by applying the standard environmental checklist questions for biological resources from the CEQA Guidelines to the project to establish an associated impact determination based on site-specific information and rationale that supports the impact determination. If any potentially significant impacts on biological resources are identified, Dudek will propose feasible mitigation measures to avoid, minimize, or compensate for such impacts. As necessary, Dudek will consult and coordinate with City staff and resource agency staff to develop mitigation measures to minimize or avoid project-related impacts and demonstrate how the proposed project will comply with local, state, and federal laws regarding protection of biological resources. This will include analysis of the proposed project's compliance with the City's Heritage Tree Ordinance and the San Francisquito Creek Bank Stabilization and Revegetation Master Plan.

**Assumptions.** This scope of work does not include any focused surveys for special-status species or formal delineation of waters of the United States/state. We assume the project will accommodate a setback from San Francisquito Creek in accordance with local ordinance requirements and/or regulatory agency requirements.

#### **E4. Built Environment Resources**

Based on Dudek's understanding of the existing documentation described above, the project site is a presumed historical resource, and does not require reevaluation or need to be recorded on California DPR 523 Forms. The nomination and the HALS document will serve as sufficient documentation. To support preparation of the project EIR, Dudek proposes the following tasks for Built Environment (historic) resources.

#### **Project Kickoff/Site Visit**

As noted in Task D, a Dudek senior architectural historian will attend the kickoff meeting and site visit. During the site visit, photographs will be taken of the property as an initial step in the property survey described below. Time under this task includes preparation and travel. We assume that the meeting and site visit will take no more than 3 hours.

#### **Records Search and Background Materials Review**

Dudek architectural historians will review the California Historical Resources Information System (CHRIS) records search that will be completed at the NWIC by the applicant's archaeological cultural resources consultant. As part



of this task, Dudek will review existing documentation pertaining to the project site and the surrounding area. We assume that the record search results and records will be provided to Dudek upon project initiation and that the records search will include built environment resources. If the records search does not include such records, a subsequent records search pertaining to built environment resources will be required, as identified in our optional tasks discussion.

#### **Develop Study Area Map and Survey**

Upon completion of the records search review, Dudek will develop a study area map that will consider potential project-related direct and indirect effects on any identified historical resources within and adjacent to the project area. Following best CEQA practices and in consideration of the scale of the proposed development, Dudek recommends the adjacent property 85 Willow Road designed for Sunset Magazine by Cliff May, which is over 45 years of age (built in or before 1980), be evaluated for its potential significance under NRHP and CRHR criteria. Evaluating this property will inform Dudek's analysis of the project's effects on any historical resources identified within the project study area. Dudek also proposes that a reconnaissance-level windshield survey be conducted of the Menlo Park Fire House (300 Middlefield Road) and St. Patrick's Seminary (320 Middlefield Road), both of which are identified on the Office of Historic Preservation's Built Environment Resource Directory as historical resources under CEQA. These resources are less than 0.50 mile west of the project site and a reconnaissance-level windshield survey of these properties would be conducted to ensure there is no potential for visual impacts.

Following the delineation and approval of the study area, Dudek will conduct an intensive-level field survey to record historic era built environment resources in the study area. A qualified architectural historian will conduct the survey. Hours under this task include survey coordination, travel time, and photo processing. The survey will be limited to the recordation of the buildings and structures within the study area, as well as spatial relationships, landscaping, and observed alterations. Hours under this task include travel time, survey preparation, and meetings with City staff. Dudek assumes no more than two properties (80 Willow Road and 85 Willow Road) will require an intensive-level survey and that the client will provide access to the project site for the field survey, including interior spaces.

In addition to the properties identified above, Dudek architectural historians will review the results of the record search and determine if there are additional properties that maybe require an assessment for project-related impacts. The project site is bounded by on the south by San Francisquito Creek (creek), which forms the physical border between the Cities of Menlo Park and Palo Alto. Dudek understands that numerous properties within 0.50 miles on the south side of the creek in Palo Alto have been identified as CEQA historical resources as a result of the 2023 City of Palo Alto Historic Resource Reconnaissance Survey. Dudek assumes that the creek corridor and the surrounding vegetation form a sufficient physical and visual barrier against potential project-related direct and indirect effects. This survey task includes limited time to complete a reconnaissance-level windshield survey of properties to ensure there is no potential for visual impacts. Dudek assumes no more than seven additional properties will require reconnaissance-level windshield survey.

Dudek reserves the right to revisit this scope and cost should the results of the survey determine that additional buildings will need to be included the study area.

#### **Prepare Interested Party Consultation Letters**

Dudek will coordinate with local historical societies and advocacy groups who may have information on cultural resources within the project area. This coordination will include limited outreach via emails and phone calls



concerning the project area and its historical associations. No follow-up phone calls or in-person meetings are included in this task.

#### **Conduct Background and Archival Research**

Dudek's qualified architectural historians will conduct background and archival research for the preparation of a historic context. Property-specific research for the buildings in the study area will be used to enhance the historic context and in the evaluation of the properties to determine their historical significance. This task will be coordinated with the field survey. However, based on repositories' hours of operation, a second trip may be required. We assume that the property owner and/or City will provide any existing documentation pertaining to cultural resources in the study area.

#### **Prepare Technical Memorandum and DPR 523 Form Sets**

Dudek will prepare no more than one set of DPR Forms for buildings in the study area requiring recordation and evaluation. That property will be evaluated in consideration of NRHP and CRHR designation criteria and integrity requirements. The DPR Forms will be appended to the technical memorandum described below. This task does not include re-evaluation of the project site; instead, Dudek will rely upon the existing NRHP nomination and HALS to support the EIR analysis. The nomination only addresses two of the four evaluation criteria (A and C); therefore, Dudek assumes that the property does not meet NRHP Criteria B and D because the nomination does not identify any significance under these criteria. The nomination does address the integrity of the property, finding that the property retains the seven aspects of integrity to convey its historical and architectural significance. The criteria for the CRHR and aspects of integrity are identical to the NRHP and a property that meets the criteria for the NRHP would meet the criteria for the CRHR.

Dudek will prepare a technical memorandum summarizing the results of our survey, research, and property significance evaluations. The report will discuss the proposed project descriptions, regulatory framework, all sources consulted, research and field methodology, and recommendations for appropriate management. The technical memorandum will also discuss any changes to the building and landscaping between the current field survey and the NRHP nomination (revised October 2024) and the HALS document. Dudek will submit the Built Environment Technical Memorandum to the City for review and complete up to two rounds of revisions based on City comments. We assume that all comments on this memorandum will be editorial in nature and not require additional research or field survey. Should this assumption change, a cost augmentation may be necessary This technical memorandum will be included in the EIR technical appendices.

#### **CEQA Impacts, Alternative Analysis, and Mitigation Development**

Dudek assumes that CEQA historical resources impact assessment will be limited to no more than two properties that qualify as CEQA historical resources. In addition, our architectural historians will contribute to the project alternatives analysis, which will address up to three potential alternatives. Because the project proposes the demolition of an historical resource, which will result in a substantial adverse change under CEQA, Dudek will assist the City in developing up to two mitigation measures. Under this task, Dudek will participate in three 1-hourlong meetings to discuss design elements, approach, or impact recommendations via virtual conference call with the City. Dudek assumes no more than three project alternatives will be analyzed and require input from architectural historians, which will be limited to providing up to three rounds of review on these alternatives. Dudek also assumes the City will provide Dudek with detailed design drawings and project descriptions for each alternative for use in the impacts analysis. Dudek will assess no more than three versions or variations of the project descriptions and no more than three versions of alternative designs.



#### **Attend Public Meetings**

Dudek's senior architectural historian will attend no more than two public meetings to discuss the findings and conclusions of the technical study. Time under this task includes meeting preparation and travel time.

#### Optional Task E4-A: Complete Records Search at the California Historical Resources Information System

Under this Optional Task, Dudek will conduct a supplemental records search related to built environment cultural resources recorded in the search buffer at the NWIC. Dudek assumes the records search fee will not exceed \$1,500.

#### Optional Task E4-B: Evaluate Project Site and Prepare DPR 523 Form

Under this Optional Task, Dudek would reevaluate the former Sunset Magazine headquarters building and site using all four criteria of the NRHP and the CRHR and integrity requirements. This will be documented on a DPR 523 form set and appended to the technical memorandum.

#### **E5. Noise Assessment**

Dudek will prepare a noise analysis of the proposed project. Our work will include the following:

Dudek will review available preliminary project design information provided by the City. As needed, we will prepare and submit a detailed data request for identifying information needs, the response to which should facilitate noise and vibration level prediction.

With short-duration (i.e., up to 15 minutes each) measurements by an attending field investigator, we will conduct a brief field survey to quantify baseline outdoor ambient sound levels at up to a total of four on-site and off-site locations representing the closest noise-sensitive receptors (NSRs) to the project site (particularly, the residential communities to the south and northwest).

We will predict project construction noise at the nearest off-site representative NSRs with a Federal Highway Administration (FHWA) Roadway Construction Noise Model emulator. Output will be tabulated and compared with relevant City standards or those of other agencies (e.g., San Mateo County or the Federal Transit Administration [FTA]). We will also predict ground-borne vibration propagation from project site construction activities at the same nearest NSRs using expressions per FTA and/or California Department of Transportation guidance.

Using available traffic data, we will assess changes to off-site roadway traffic noise with FHWA RD-77-108 or an alternate method at Dudek discretion for up to four scenarios—existing, existing project, cumulative (i.e., project full build-out year), and cumulative project.

We will predict noise emission to the off-site community from on-site major project-related outdoor stationary noise sources (i.e., HVAC systems) using an ISO 9613-2-based prediction model, with tabulated and graphic (i.e., noise contours or colored-coded dB regions) results.

Summarized results and findings from performance of these tasks will be compiled into a concise draft EIR noise section for submission to the City. The technical data that forms the basis for the noise impact analysis will be presented in the EIR technical appendices.

#### **Air Quality Assessment**

Dudek will prepare an assessment of the air quality impacts of the project using the significance thresholds in Appendix G of the CEQA Guidelines and the Bay Area Air District (BAAD) (previously Bay Area Air Quality Management District) emissions-based thresholds. After reviewing all available project materials, Dudek will prepare a request for any outstanding data needed to conduct the analysis. If precise information on a factor is not available from the City and/or applicant, Dudek will make every effort to quantify these items using the best available information for comparable data sources, but in all cases will consult first with the City and/or applicant.

Dudek will estimate construction emissions associated with implementation of the project using the California Emissions Estimation Model (CalEEMod). Short-term emissions resulting from demolition of the existing building and construction of the proposed structures will be based on scheduling information (e.g., overall construction duration, phasing and phase timing) and probable construction activities (e.g., construction equipment type and quantity, workers, and haul trucks) developed by the applicant and/or standardized approaches. Dudek will evaluate the significance of the construction emissions based on the BAAD's significance criteria.

Because the project site is close to sensitive receptors (including residences; businesses with off-site workers; the Safari Kid-Menlo Park, Global Preschool, Afterschool & Daycare; and the Whole Kid School preschool) and construction of the project is anticipated to generate diesel particulate matter (DPM), which is a toxic air contaminant (TAC), Dudek recommends preparation of a construction health risk assessment (HRA) to evaluate the potential impact of construction TACs on proximate sensitive receptors. During construction, the primary TAC of concern would be DPM from heavy-duty trucks and any on-site off-road equipment. The HRA will be performed in accordance with the Office of Environmental Health Hazards Assessment's (OEHHA) Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments and BAAD guidance. The dispersion of DPM and associated health risk impacts on sensitive receptors will be determined using the American Meteorological Society/U.S. Environmental Protection Agency Regulatory Model (AERMOD), the Hot Spots Analysis and Reporting Program Version 2 (HARP2), local meteorological data obtained from the BAAD, and the estimated annual average DPM emissions. The maximum cancer risks at the appropriate receptors (e.g., proximate sensitive receptors) will be estimated. The assessment will also include the estimated chronic (long-term) hazard indices due to non-cancer health effects associated with DPM. Per BAAD guidance, fine particulate matter (PM2.5), which can pose a localized health threat to sensitive receptors at relatively low concentrations, will also be estimated. If the health impacts exceed the thresholds of significance, Dudek will suggest appropriate mitigation measures to reduce the health impacts. A summary of the methodology and results would be provided in the air quality assessment and detailed results will be provided in an appendix.

CalEEMod will also be used to estimate project-generated operational criteria air pollutant emissions associated with mobile, energy, area, and stationary sources. Dudek will estimate mobile source emissions using the trip generation rates and additional necessary trip characteristics provided in the traffic report to be prepared for the project (if applicable). Energy and area sources will be based on CalEEMod default values or project specifics, as available. Dudek will then evaluate the significance of the operational emissions based on the BAAD significance criteria.

Dudek will qualitatively evaluate whether traffic associated with the proposed project could lead to potential exposure of sensitive receptors to substantial localized concentrations of carbon monoxide (CO hotspots). For budgetary purposes, it is assumed that no quantitative CO hotspot modeling will be required. In addition, Dudek will qualitatively evaluate health effects of criteria air pollutant emissions.



Based on the project's inclusion of an office building and hotel and the proposed building heights, we anticipated that emergency generator(s) may be required for fire protection and to support building operations. If stationary sources such as an emergency generator are included in the project, an operational HRA is recommended and included as an optional task under Optional Task E-6A.

All Appendix G thresholds will also be evaluated, including the potential for the project to result in other emissions, such as odors, or to impede attainment of the current BAAD Clean Air Plan. Details of the analysis (e.g., criteria air pollutant emission calculations) will be included in an appendix of the EIR.

#### **Greenhouse Gas Assessment**

The greenhouse gas (GHG) emissions assessment will include a setting and background discussion consisting of a summary of the greenhouse effect and global climate change, potential changes to the global climate system and to California, and emission inventories at the national, state, and local levels. It will also include a summary of the key federal, state, and local regulatory actions and programs to reduce GHG emissions.

The City has an adopted 2030 Climate Action Plan (CAP), which was approved in July 2020, and last amended in August 2024. The City's CAP does not meet the tiering requirements of CEQA Guidelines 15183.5 because the CAP does not include specific thresholds of significance for determining the significance of GHG emissions, nor has the CAP been adopted in a public process following environmental review. Consequently, because the City's CAP does not satisfy the tiering requirements of CEQA established in Section 15183.5 of the CEQA Guidelines, it is not proposed to be used to determine the significance of project-related GHG emissions.

The BAAD adopted GHG thresholds of significance in April 2022. These thresholds require projects to incorporate design elements that reduce GHG emissions (in lieu of a quantitative threshold) when a lead agency does not have a qualified CAP to tier from. Specifically, for land use development projects to be less than significant, they must include all-electric development, meet VMT local/regional targets, and include electric vehicle charging consistent with CALGreen Tier 2. Dudek assumes that the project will be able to rely on the BAAD's thresholds to determine the significance of GHG emissions. If after consultation with the City it is determined that an alternative threshold is required, Dudek will work with the City to determine an appropriate threshold. For budgetary reasons, Dudek assumes that a qualitative standard would be used as an alternative, if needed.

Dudek will provide an estimate of GHG emissions from construction and operation of the project for informational purposes. CalEEMod will be used to estimate GHG emissions; model inputs will be based on the same assumptions used in the air quality analysis. Furthermore, the GHG emission calculations will estimate the amount of on-site and/or off-site renewable energy required to offset the project's natural gas consumption.

To assess whether the project will conflict with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions, Dudek will discuss how the project complies with the City's CAP and municipal code; state regulations (Assembly Bill [AB] 32 and AB 1279); the Plan Bay Area; and applicable laws and regulations that would increase energy efficiency, such as the California Building Code.

#### **Energy Assessment**

Dudek will prepare an energy analysis for the project per Appendix G of the CEQA Guidelines, including if the project would (1) result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, and (2) conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The project will be assessed for construction and



operational energy consumption (electricity, natural gas, and petroleum consumption) using CalEEMod data from the GHG assessment. Dudek assumes that the City or the applicant will provide a list of the project's sustainable design and energy conservation measures prior to initiating GHG emissions modeling, as the energy analysis will be prepared consistent with the emissions modeling assumptions.

#### Optional Task E6-A. Operational HRA

Sources of TACs during operations that would be assessed in the operational HRA would include stationary sources, such as a diesel-fueled emergency generator. The dispersion of TACs and their health risk impacts for sensitive receptors proximate to the project would be modeled using a combination of AERMOD and the CARB HARP2 programs, along with meteorological data provided by BAAD the project area, the site plan to determine the location of the sources, and the estimated TAC emissions. As with the construction HRA, operational health impact calculations using HARP2 will be based on the Health Risk Assessment Guidance Manual. The maximum cancer risks, hazard indices, and PM2.5 concentrations would be estimated if applicable. A summary of the methodology and results would be provided in the air quality assessment and detailed results would be provided in an appendix.

#### Task F: Traffic Impact Analysis and Tribal Consultation

#### **F1.** Transportation Impact Analysis

Dudek's transportation planners and engineers will prepare a Transportation Impact Analysis (TIA and CEQA-level analysis) and a Local Transportation Assessment (LTA and non-CEQA analysis) for the proposed project

The TIA and LTA will be prepared consistent with the requirements of the City's Transportation Impact Analysis (TIA) guidelines, the San Mateo County Congestion Management Program (CMP), Caltrans Transportation Impact Study Guide (TISG) (where applicable), and Senate Bill 743 (SB 743) regarding vehicle miles traveled (VMT). The City requires CEQA transportation analysis and impacts to be assessed based on VMT; and non-CEQA analysis and recommended street improvements be based on the City's General Plan Circulation Element which contains level of service (LOS) and other transportation-related policies. The following scope of work has been prepared based on our recent experience on similar projects in the City. Prior to the initiation of the TIA and LTA, Dudek staff will seek approval of the following scope by the City. Should additional items be requested and/or refined (or items removed), Dudek will amend the scope and seek contract modification (if needed).

#### **Transportation Impact Analysis**

Transportation Demand Management Plan. In accordance with City Municipal Code Section 16.45.090, projects with a net new increase (or change in land use) of 10,000 square feet of gross floor area will be required to develop a transportation demand management (TDM) Plan to reduce at least 20% of net new vehicular trips. Dudek will prepare a TDM Plan to determine whether the 20% reduction is achievable. The TDM Plan will be prepared based on the City/County Association of Governments of San Mateo County (C/CAG) Transportation Demand Management Policy Update Approach for C/CAG's trip reduction analysis. If it is determined to be achievable, the VMT and LOS analyses, described below, will include a 20% project trip generation reduction to reflect the proposed TDM plan. If, through the VMT analysis, it is determined that a TDM reduction of more than 20% is required, Dudek will work with the City and applicant to determine appropriate measures to meet the required reduction to mitigate VMT impacts.

**Vehicle Miles Traveled.** Based on the City's online mapping tool, the project is in a high-VMT generating area and would also exceed the City's screening criteria threshold of generating less than 100 daily trips. Therefore, a



comprehensive VMT analysis for the proposed project will be prepared consistent with the City's TIA guidelines, current CEQA guidelines, and SB 743. Due to this project generating over 800 daily trips, the Menlo Park City Travel Demand Model will be used to determine potential VMT impacts. Dudek will obtain a copy of the model and identify the traffic analysis zone (TAZ) that the project is located in. Menlo Park guidelines state that each component of a mixed-use project shall be evaluated independently, therefore Dudek will modify the selected TAZ with the project and run a base year plus project model run. As part of the model run, the VMT estimate of the Project will be determined for the per capita, per employee, and per service population variables. Then, the VMT values will be compared to the significance thresholds determined by the City to check whether the project is significant for residential land uses, commercial land uses, or both. Dudek will follow the significance thresholds stated in the City's TIA Guidelines, Attachment B.

If a significant VMT impact is found, Dudek will identify feasible mitigation measures that could avoid or reduce the impact. TDM strategies to mitigate VMT will be obtained from the Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity prepared by California Air Pollution Control Officers Association (CAPCOA). Dudek will use the reduction factors provided in the document to quantify, wherever possible, the effect of applicable TDM strategies on VMT reduction of single occupant vehicle trips. It should be noted that the reduction of VMT for some of the measures is qualitative, therefore the mitigation measures will include both quantitative and qualitative significance after mitigation analysis. It should be noted that within the project area, strategies to reduce VMT are limited due to the lack of other existing transportation modes and reliance on private vehicles.

Transit, Pedestrian, and Bicycle Facilities and Project Access. Dudek will qualitatively analyze the transit, pedestrian, and bicycle facilities that serve the project site. Project access and on-site circulation will be based on the City's Standard Plans/Drawings for access and on-site circulation design requirements. Vehicular queuing at the project's driveways will be analyzed for adequacy based on the 95th percentile (design) queues. For any significant project traffic impacts found, Dudek will determine appropriate and feasible mitigation measures to offset significant project impacts.

TIA Report. The methodologies, assumptions, analyses, findings, and mitigation measures (if any) will be summarized in a TIA report. All necessary tables, figures, and appendices will be provided in the TIA. A Draft TIA will be submitted to the City for review. This scope assumes two rounds of review by the City and that we will receive a single consolidated set of comments from each review. Once comments are received from the City, Dudek will prepare a Final TIA for use in the EIR.

#### **Local Transportation Assessment**

Dudek will conduct an LTA primarily consisting of an LOS analysis of the surrounding street network per the City's TIA guidelines and the San Mateo County CMP. For purposes of this scope, up to 8 roadway segments and 24 intersections are assumed to comprise the study area and may include locations within the adjacent City of Palo Alto. Dudek will confirm the study area and specific analysis locations with City prior to initiation of the LTA. Dudek will work with the City to obtain recent traffic counts for the study area roadway segments and intersections. Traffic counts may come from, and be consistent with, the traffic studies being prepared for on-going projects in the City.



#### **Levels of Service**

Intersection and roadway segment LOS analyses will be prepared for the weekday daily, AM and PM peak hours at the study area locations listed above for the following analysis scenarios:

- Existing condition
- Near-Term base condition
- Near-Term plus project condition
- Cumulative (including all future potential development by year 2040)
- Cumulative plus project traffic condition

The LOS analyses will be prepared consistent with the required analysis methodology of the City, which is the Highway Capacity Manual methodology using the Vistro traffic analysis software that is currently being used on other projects under review by the City's Transportation Division. Project trip generation estimates will be based on trip rates in the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition (2021). The project's trip generation, distribution, and assignment will be approved by the City prior to completion of the traffic analysis.

For the near-term conditions, cumulative projects' traffic volumes will be based on the City's volumes in their Vistro files. Dudek will also request approved and pending project lists (and traffic volumes and/or studies) from the City of East Palo Alto. This scope and budget includes the manual trip assignment of up to 10 approved and pending projects. Dudek will revise the near-term and cumulative Vistro files as needed. For the cumulative conditions, Dudek will obtain the post-processed traffic volumes from the travel demand model.

#### **LTA Report**

The methodologies, assumptions, analyses, findings, and improvement measures (if any) will be summarized in an LTA report. All necessary tables, figures, and appendices will be provided in the LTA. A Draft LTA will be submitted to the City for review. This scope assumes two rounds of review by the City and that we will receive a single consolidated set of comments from each review. Once comments are received from the City, Dudek will prepare a Final LTA.

#### Optional Task F1-A. New Intersection Traffic Volume Counts

As an optional task, at the direction of the City, new weekday daily roadway segment, and a.m. (7:00 a.m.–10:00 a.m.) and p.m. (4:00 p.m.–7:00 p.m.) peak hour intersection counts will be collected at the study area locations. Traffic counts will be collected during a typical weekday of a non-holiday week. The peak hour traffic counts will include bicycle and pedestrian volumes at the study intersections. Costs for this optional task are shown as a separate line item in our proposed budget.

#### **Optional Task F1-B. CMP Analysis**

As an optional task, at the direction of the City, if it's determined that the project triggers CMP review, a CMP-level analysis of CMP roadway segments will be prepared. For purposes of this scope of work, eight CMP roadway segments are assumed to be analyzed. The CMP study area will be confirmed with the City. Costs for this optional task are shown as a separate line item in our proposed budget.



#### F2. Tribal Consultation

Dudek will draft AB 52 consultation letters for NAHC-listed tribes and, upon approval from the City, will either email or mail these letters via USPS certified mail to the NAHC-listed tribal contacts. No additional follow-up meetings or communications with tribes are included in this task.

If a California Native American Tribe requests consultation regarding alternatives to the project, Dudek will incorporate their recommendations regarding potential significant effects and associated mitigation measures in the EIR.

#### Optional Task G: Initial Study (IS)

Dudek will discuss the pros and cons of preparing an IS with the City at the project kickoff meeting. Dudek recommends that the City consider omitting the IS and moving straight into preparation of an NOP to reduce the project budget and schedule. Given the scope and nature of the project, we expect that the EIR will need to include most of the environmental resource topics included in the CEQA Guidelines Initial Study checklist, and therefore the IS will be of limited value in narrowing the focus of the EIR. For the few environmental resource topics that would not need to be evaluated, such as agriculture and forestry resources and mineral resources, it is possible to include sufficient information in the NOP to eliminate these topics from further review, without needing to prepare an IS.

If the City elects to have an IS prepared, Dudek will submit an electronic copy of the administrative draft IS for City review, complete one round of revisions based on City comments, and provide up to 20 hard copies along with the NOP.

#### Task H: Environmental Impact Report (EIR) Process

Dudek will prepare an EIR (Draft EIR and Final EIR) for review by the City, incorporating appropriate technical studies, pursuant to the requirements of the Public Resources Code and State CEQA Guidelines.

The EIR will identify the potentially significant impacts of the proposed Project on the environment; indicate the manner in which those significant impacts can be avoided or significantly lessened; identify any significant and unavoidable adverse impacts that cannot be mitigated; and identify reasonable and feasible alternatives to the proposed Project that would eliminate any significant adverse environmental impacts or reduce the impacts to a less-than-significant level.

We will provide an electronic copy of the administrative draft EIR and administrative Final EIR, and will provide up to 20 hard copies of the public review Draft EIR and Final EIR.

#### Task H1. Notice of Preparation and Scoping

Dudek will prepare a NOP to initiate the EIR process. The NOP will provide a brief description of the project, discuss the potential environmental effects of the project, and describe the anticipated scope of the EIR. Given the scale and nature of the project and the project site's environmental setting, the EIR is expected to address all issues raised in Appendix G of the CEQA Guidelines with the exceptions of agricultural and forestry resources and mineral resources. Discussions supporting the exclusion of these topics from the EIR will be included in the NOP. Dudek will also prepare an NOA for the City to publish and distribute and will prepare an NOC and Document Summary Form for submittal to the State Clearinghouse.



Dudek will submit the draft NOP and other notices to the City for review and will revise the document based on City comments. Dudek will provide the City with the final NOP and coordinate with the City to ensure appropriate document distribution. Dudek assumes that the City will undertake distribution to local agencies and individuals, as well as provide for publication of a NOA in the newspaper. Dudek will submit the NOP and NOC document electronically to the State Clearinghouse. At the conclusion of the NOP review period, Dudek will prepare a scoping comment summary. The budget for this task assumes no more than 75 individual NOP comments (a single letter may contain multiple individual comments) will be received.

#### **Optional Task H1-A Scoping Meeting**

If the City elects to hold a scoping meeting and/or determines that one is necessary pursuant to CEQA Guidelines Section 15082(c)(1), Dudek will coordinate with City staff to hold a public scoping meeting. At the meeting, Dudek will present an overview of the project, the project variant, and the anticipated scope of the EIR. Dudek will take meeting notes to document the public comments received.

#### Task H2. Administrative Draft EIR

The Dudek team will prepare an Administrative Draft EIR for City review. The Administrative Draft EIR technical sections will incorporate information from technical studies, background research conducted by Dudek, existing City planning documents and ordinances, and site visits. Each section will describe the regional setting and project site and nearby features, which will constitute the baseline conditions for the evaluation of impacts. Existing federal, state, and local laws and regulations, including General Plan goals, policies, and implementation programs; the Municipal Code; other City planning documents; and regional planning and resource management documents will be reviewed and summarized as applicable in the regulatory setting of each technical section of the EIR. The methods of analysis and standards of significance used for determining impacts of the project will be explicitly described, including any assumptions that are important to understand the conclusions of the analysis. For any significant or potentially significant impacts, mitigation measures to reduce those effects will be recommended. Whenever possible, we will also identify equally effective alternative mitigation measures to allow the City to select the most feasible measures at the time of project approval. Responsible agencies will be consulted during the scoping and EIR process, as appropriate.

#### The Administrative Draft EIR will include the following:

- Executive Summary. Will present an overview of the results and conclusions of the environmental
  evaluation and a summary table that identifies project impacts, feasible mitigation measures, and the
  level of significance both before and after mitigation.
- Introduction. Will describe the CEQA process, type of environmental document, areas of concern identified as part of the NOP public review process, and general project background/history.
- Project Description. Will describe the project history and the history of the site, existing conditions present within the project boundaries, and surrounding land uses. All components of the project will be described, including any required off-site components. The requested project entitlements and/or approvals as well as the construction schedule will be discussed.
- Environmental Analysis. Will contains a technical analysis section for each of the environmental resource topics addressed in CEQA Guidelines Appendix G, other than those topics focused out of the EIR through discussion in the NOP. Where applicable, the technical analysis will be based on the technical studies described in Tasks E and F. The introduction to the environmental analysis will define the baseline conditions of the project site, reflecting both the historical uses and the existing active uses at the site. It will also provide an overview of the cumulative development scenario for the project area.



- Other CEQA Considerations. Will discuss issues required by CEQA, including irreversible environmental
  changes, effects not found to be significant, and growth inducement. Cumulative impacts will be included
  in each technical section in the Environmental Analysis.
- Alternatives. Will include analysis of up to three project alternatives, including the required No Project Alternative. The selection of project alternatives will be determined in consultation with City staff.
- Appendices. Supporting documentation will be provided in the appendices, including all technical studies
  prepared for the project, including air quality modeling outputs, and any new technical studies relied upon
  for preparation of the EIR.

Dudek will prepare technical studies, peer review technical studies provided by the project applicant, and prepare the EIR and all required CEQA notices. To address potential impacts related to population and housing, Dudek will review City, regional, and state demographics data; estimate the residential population of the project based on the City's average population per household; and evaluate how the project would contribute to attainment of the City's Regional Housing Needs Allocation.

#### Optional Task H2-A. Second ADEIR

If warranted based on City comments on the Administrative Draft EIR, Dudek will discuss with City staff whether preparation of a second Administrative Draft EIR is appropriate. If this optional task is authorized, Dudek will revise the Administrative Draft EIR and prepare a 2nd ADEIR for City review. We assume no revisions to the technical appendices will be required.

#### Task H3. Screencheck and Public Review Draft EIR

After receipt of one set of consolidated comments on the Administrative Draft EIR from the City, Dudek will revise the document and prepare a pre-publication or Screencheck Draft EIR for final City review to verify that all agreed-upon edits or revisions have been made. If the comments on the Administrative Draft EIR are extensive and require significant revisions to the analysis, it may be suggested that a second Administrative Draft EIR be prepared, as described under optional task H2-A.

Upon receipt of final City edits on the Screencheck Draft EIR, Dudek will prepare the Draft EIR for public review. It is assumed that City comments on the Screencheck Draft EIR would be more editorial in nature and not require substantial revisions or additional City review.

Dudek will prepare a draft NOA for City staff to review and will finalize the NOA based on City comments. It is assumed that City staff will compile a mailing list and mail the NOA and/or will arrange for publishing the NOA in a local newspaper.

Dudek will also prepare the NOC, and, if requested by the City, Dudek can upload the NOC and project summary along with the Draft EIR to the Office of Planning and Research website to start the 45-day review period.

Dudek's project manager will attend one Planning Commission hearing to present the Draft EIR findings to the commissioners and receive public comments during the 45-day public review period. It is assumed that City staff will provide a transcript of verbal comments received. The budget for hearing attendance is included under Task J.

#### Task H4. Final EIR and Mitigation Monitoring and Reporting Plan

Administrative Draft Final EIR. After close of the 45-day public comment period on the Draft EIR, Dudek will prepare an Administrative Draft Final EIR for City review (including the list of commenters, responses to comments, and changes to the text of the Draft EIR). This will include bracketing all comments received in writing



and verbal comments received at a hearing on the Draft EIR and preparing written responses. The budget for this task assumes no more than 120 individual Draft EIR comments (a single letter may contain multiple individual comments) will be received. If comments received reiterate the same concerns, Dudek will prepare master responses to address those comments. Should comments on the Draft EIR raise new issues or require that new surveys or technical studies be conducted to complete adequate responses, Dudek will initiate discussions immediately with City staff to evaluate the options. In addition, if any comment letters are received from attorneys representing labor unions, Dudek will reach out to the City to discuss a budget augment. The Final EIR will include a chapter that provides any text changes to the Draft EIR to reflect any changes resulting from the responses to comments. All changes to the text of the Draft EIR will be identified in strikeout and underline. The Final EIR will be a stand-alone document and will not include reprinting a revised version of the Draft EIR showing text changes resulting from the comments received.

Screencheck Final EIR. After City review of the Administrative Draft Final EIR, Dudek will incorporate City comments and prepare the Screencheck Final EIR for City review. We assume City comments will be limited to minor corrections and edits and will not require substantive revisions.

**Final EIR.** Upon receipt of City comments on the Screencheck Final EIR, Dudek will prepare the Final EIR. For all agency letters received, if requested, Dudek can email a copy of the letter and response to the commenting agencies a minimum of 10 days before the City's hearing to take action on the project.

**Mitigation Monitoring and Reporting Plan.** Dudek will also provide the City with a Mitigation Monitoring and Reporting Plan (MMRP) with the Administrative Draft Final EIR. The MMRP will identify the responsible parties and the timing of implementation, monitoring, and reporting requirements to ensure that mitigation measures will be properly implemented.

In the event the City approves the project and certifies the EIR, it is assumed that City staff will prepare and file a NOD with the County Clerk and upload the NOD to the Office of Planning and Research website pursuant to the CEQA noticing requirements (CEQA Guidelines, Section 15075) within 5 days of project approval.

#### Task H5. Findings of Fact and Statement of Overriding Considerations

Dudek will prepare the required CEQA Findings of Fact and, if necessary, Statement of Overriding Considerations for the project consistent with Sections 15091 and 15093 of the CEQA Guidelines. Dudek will use the City's preferred format, unless requested otherwise. Dudek will prepare a draft version for City review prior to providing the City with a final version. Dudek has not retained legal counsel to draft or review this document; we assume that the City Attorney will review the Findings and Statement of Overriding Considerations. Additionally, we assume that a single round of review and revision will be necessary and that any further edits will be the responsibility of City staff.

#### Task I: Public and Agency Review

Dudek will assist City staff in identifying any responsible and trustee agencies. Dudek will distribute the document to any identified responsible and trustee agencies, and any other agencies that may be appropriate. Dudek will also submit the Draft EIR and associated forms to the State Clearinghouse.

#### Task J: Attend and Present at Public Meetings

Dudek will attend public meetings in person to answer any questions regarding the environmental document and the impacts analysis. Public meetings may include, but are not limited to, a scoping meeting, a study session during the public comment period, and multiple Planning Commission and City Council public hearings when



certification of the EIR and final action on the project is considered. The budget for this task assumes no more than six public meetings and hearings will be held. Dudek's project manager will attend each meeting and hearing, and our senior architectural historian will attend up to three public meetings and hearings.

Dudek will address any substantive comments or questions related to the environmental review that are submitted during the public comment period and/or raised at the public meeting.

#### **Optional Task J-A Additional Public Meetings**

This optional task provides budget for Dudek attendance at up to three additional public meetings.

#### Task K: Invoices

Dudek will submit monthly invoices during the term of this Agreement, based on the cost for services performed during each billing cycle.

Invoices will contain the following information: the beginning and ending dates of the billing period; serial progress identification on each invoice; i.e., Progress Bill No. 1 for the first invoice, etc.; and a Task Summary containing, for each work task, the name of the person doing the work, the time spent by each person, and a brief description of the work.

# **Project Schedule**

Dudek's estimated schedule to complete the scope of work described in this proposal is presented in Table 2. We will review timelines with City staff, and potentially the project applicant, to ensure that critical processing deadlines are met. The initial project schedule review will occur as part of the project kickoff meeting, and we will coordinate with the City's project manager as we progress through the Work Plan to update the schedule. We will devote the necessary time and resources to the project to ensure successful completion and will engage in frequent communication with City staff to maintain project momentum and expeditiously resolve critical issues.

As shown, Dudek anticipates that the NOP would be circulated for public comment approximately 7 weeks after project initiation. We also anticipate that the Draft EIR would be circulated for public review approximately 26 weeks after project initiation, and that the Final EIR would be complete approximately 40.5 weeks after project initiation.

Table 2. Project Schedule

Task Name	Weeks Elapsed	Total Weeks Elapsed						
Task A. Project Initiation								
Kickoff meeting and site visit	1 week	1 week						
Draft Project Description	1 week	2 weeks						
City/applicant review	2 weeks	4 weeks						
Final Project Description	1 week	5 weeks						
Task B Review of City Documents and Data Collection								
Document review and data collection	1.5 weeks	Concurrent with Project Description preparation						

Table 2. Project Schedule

Task Name	Weeks Elapsed	Total Weeks Elapsed						
Task C Preparation of Environmental Impact Report I	Documents							
CEQA and public notices preparation	Concurrent with environmen	tal document publication						
Oraft NOP	1 week	5 weeks (concurrent with final project description)						
City review	1 week	6 weeks						
Final NOP and publication	1 week	7 weeks						
NOP public review	30 days	11 weeks						
Fask D Project Management								
Project management and meetings	Ongoing throughout project							
Task E Technical Studies								
Aesthetics	6 weeks	14 weeks (task to start at week 8)						
Archaeological Resources Peer Review	3 weeks	10 weeks (task to start at week 7)						
Biological Resources	4 weeks	14 weeks (task to start at week 10)						
Built Environment Resources	12 weeks	15 weeks (task to start at week 3)						
Noise Assessment	5 weeks	15 weeks (task to start at week 10)						
Air Quality, Greenhouse Gas, and Energy Assessment	5 weeks	15 weeks (task to start at week 10)						
Optional Technical Study Tasks								
/isual Simulations	Concurrent with the aesthetic	cs assessment						
Shadow Study	Concurrent with the aesthetic	cs assessment						
Archaeological Resources Study	10 weeks (including time for the records search response)	14 weeks (task to start at week 4)						
Built Environment Records Search	Concurrent with the built env	rironment analysis						
Built Environment—Reevaluate Project Site	Concurrent with the built env	rironment analysis						
Operational HRA	Concurrent with the air qualit	ty assessment						
Task F Traffic Impact Analysis and Tribal Consultation	1							
Fransportation Impact Analysis	8 weeks	15 weeks (task to start at week 7)						
Tribal Consultation	2 weeks	9 weeks (task to start at week 7)						
Optional Tasks	•							

Table 2. Project Schedule

Task Name	Weeks Elapsed	Total Weeks Elapsed								
New intersection traffic volume counts	2 weeks	8 weeks (task to start at week 6)								
CMP analysis	Concurrent with the transport	tation assessment								
Optional Task G Initial Study										
Administrative draft Initial Study—this task would delay NOP publication and all subsequent tasks by 3 weeks. The NOP would be prepared concurrent with the Initial Study.	2 weeks	5 weeks (task to start at week 3)								
City review	2 weeks	7 weeks								
Revised Initial Study	1 week	8 weeks								
City review	1 week	9 weeks								
Final Initial Study	1 week	10 weeks								
Task H Environmental Impact Report										
Prepare Administrative Draft EIR	2 weeks	17 weeks								
City Review	3 weeks	20 weeks								
Prepare Screencheck Draft EIR	2 weeks	22 weeks								
City Review	2 weeks	24 weeks								
Prepare and publish public review Draft EIR	2 weeks	26 weeks								
45-day public review	6.5 weeks	32.5 weeks								
Prepare Administrative Draft Final EIR and MMRP	2.5 weeks	35 weeks								
City Review	2 weeks	37 weeks								
Prepare Screencheck Draft Final EIR and MMRP	1.5 weeks	38.5 weeks								
City review	1 week	39.5 weeks								
Prepare Final EIR and MMRP	1 week	40.5 weeks								
Prepare Administrative Draft Findings of Fact	Concurrent with Screencheck	draft Final EIR								
City review	Concurrent with review of Screencheck draft Final EIR									
Prepare final Findings of Fact	Concurrent with Final EIR									
Task I Public and Agency Review										
Public and agency review	Ongoing throughout project									
Task J Attend and Present at Public Meetings										
Attend and present at public meetings	Ongoing throughout project									
Task K Invoices										
Invoices	Ongoing throughout project									



# Statement of Availability

Dudek is committed to providing the services described in this proposal and meeting the City's desired schedule. Our team members have the availability necessary to complete the tasks described in our Proposed Work Plan in a timely and efficient manner. All staff members, regardless of location, are willing and able to travel to the City when necessary to conduct site visits and participate in meetings.

Dudek believes that the most effective project manager routinely initiates the continuous flow of project information, instructions, and guidance. Katherine will keep all project tasks on schedule and within budget and will maintain the highest level of quality for all deliverables. She will communicate project status updates with other members of the consultant team and with the City by doing the following:

- Establishing regular meetings with the City project manager to discuss project milestones, activities, and issues
- Holding regular project management meetings with key project staff to coordinate work efforts, check on task completion, and review budget conformance
- Updating the project scope, schedule, work progress reports, and inventories of available data, as necessary, so all team members are aware of information that may affect their work products and schedules
- Coordinating with the City at strategic junctures for public input

#### **NIMBLE DECISION MAKING**

Dudek's organizational structure places clients at the top, with our project management directly supporting our clients. There is no middle management to slow decision-making processes or hinder project progress. Our project managers are well informed, practiced, and empowered to harness the full resources of our firm. Whether it's a quick phone call or an additional scope element, our project managers can mobilize new approaches, resources, and team members quickly to meet your needs.

### Rate Schedule

Dudek's 2025 Schedule of Charges is presented on the following page. The rates reflected in that schedule were used to build our Pricing Proposal presented in Section D. Although additional services, such as expert testimony for litigation, are not included in our proposed scope of work or pricing proposal, such rates are reflected in our 2025 Schedule of Charges.

# Additional Program Components

Dudek's proposed Scope of Work closely follows the tasks and program components outlined in the RFP. Tasks E and F provide for preparation of technical analyses. In some cases, a stand-alone technical memorandum will be prepared while in other cases, the technical analysis will be presented directly in the EIR section. Dudek has found that this approach provides better efficiency in the project budget and schedule. We have also identified several optional tasks for work outside of the base work plan that may be warranted to address project-specific concerns. We will discuss those optional tasks with the City during the project kickoff meeting to begin the process of determining whether it is necessary to complete them.



# Other Pertinent Information

Table 3 presents a brief summary of our related project experience.

**Table 3. Related Project Experience** 

Client and Project Name(s)	Services Provided
Client: City of Menlo Park  Projects: 123 Independence Residential Project; 1005 O'Brien Drive/1320 Willow Road Life Sciences Project	EIR preparation for redevelopment projects consistent with the land use and zoning designations under the ConnectMenlo General Plan update.
Client: City of Palo Alto Projects: Castilleja School Project, 3877 El Camino, Avenidas Community Center	CEQA compliance documentation for a wide range of redevelopment and site improvement projects, including focused EIRs and IS/MNDs, including analysis of potential historic resources impacts and land use compatibility.
Client: City of Grass Valley Project: Dorsey Marketplace	EIR preparation evaluating development of a brownfield site (former mining site) with a mix of office, commercial, and multifamily residential uses.
Client: County and City of San Francisco Projects: 655 Fourth Street, 1530 to 1585 Fifth Avenue	CEQA compliance documentation for redevelopment projects, including one project that includes approximately 1,014,968 square feet of residential area, 24,500 square feet of hotel area, 21,840 square feet of office area, and 21,900 square feet of ground-floor retail; and another project that includes over 400 dwelling units. Key issues included development on steep slopes, air quality, noise, and transportation.
Client: Placer County Project: Placer County Government Center Master Plan Update	Preparation of an EIR that included both programmatic analysis of the overall master plan and project-level analysis for the first two construction projects under the Master Plan. Key issues included historic resources, public services and utilities, land use compatibility, hazardous materials, and transportation.
Client: City of Citrus Heights Project: Mitchell Farms Residential Subdivision	EIR preparation evaluating redevelopment of a nine-hole public golf course and disc golf course into 261 single-family residential units located on approximately 32 acres and an open-space parcel of 23 acres that encompasses the on-site tributary to Arcade Creek.

#### **DUDEK CULTURE**

Dudek's culture manifests in countless ways in all the work we do, including in formal programs and initiatives centered around charitable giving, sustainability, educational outreach, wellness, and equality.

#### **DUDEK**

### **DUGREEN**

DuGreen is our sustainability initiative, which works to improve our environmental footprint. We are passionate about the environment and are continuously exploring ways to make Dudek a more environmentally sustainable company. Spearheaded by our Green Team, DuGreen aims to create an eco-friendlier workplace by establishing companywide best practices and educating staff on green practices they can implement in the office and at home. We also support local environmental organizations, such as the Solana Center for Environmental Innovation, by enlisting their services and volunteering at their events.

### **EDUCATE**

Through our educational outreach initiative eDUcate, we aim to foster interest in the work we do and careers in the environmental and engineering fields by participating in educational events in our communities. Our staff actively engages with future archaeologists, biologists, water quality scientists, and more in classrooms; science, technology, engineering, and mathematics events; and career fairs for students from elementary school through college.

## **DUW@LL**

DuWell is our wellness initiative aimed at providing education on wellness, benefit resources, and preventive care. DuWell is focused on overall health and supports Dudekians in promoting work-life balance while taking full advantage of benefit offerings. Through in-person and virtual events, regular firmwide wellness challenges, video series, and newsletters, Dudekians are given tools to thrive both at work and at play.



WIN@Dudek (Women's Inclusive Network) strives to support, empower, and elevate women within Dudek and eliminate the barriers to advancement that women face in the workplace. Dudekians are dedicated to raising awareness for women's unique experiences, fostering a supportive, equitable, and inclusive environment, and creating growth and leadership opportunities.

# D. Pricing Proposal

### 1. Time and Materials

Dudek's pricing proposal on a time and materials basis for completion of our work plan is presented in Table 4 on the following page. The table identifies the staff assigned to each task, their billing classification and hourly rate, the number of hours allocated to each task, direct costs, subtotals by task and the final estimated cost. We propose to complete the base work plan (excluding optional tasks) for a total cost of \$399,722.88.

Our work plan includes 12 optional tasks. These are shown in the second half of Table 4. If all 12 optional tasks are authorized, the total additional cost would be \$92,065.75.

# 2. Contingency Fee

If the City elects to include a contingency fee in the contract and authorized budget, Dudek recommends that the contingency fee be set at \$40,000; which is approximately 10% of our estimated cost.

		Dudek Labor Hours and Rates																															
	Project Team Role:	Senior Specialist IV	Specialist I	Analyst II	Analyst I	Specialist V	Analyst V	Senior Specialist II	Analyst III	3D Production Manager	GIS Analyst V	Senior Specialist III	Specialist IV	Senior Specialist II	Specialist V range	Specialist II	Senior Specialist I	Specialist III	Senior Specialist V	Specialist V	Analyst III	Project Director- Environmental	Senior Specialist IV	Senior Specialist I	Specialist II	GIS Analyst III	GIS Analyst I	Technical Editor	Publications Specialist II				
	Team Member: Billable Rate:	Katherine Waugh 00.592\$	Hayley Rundle	Jessica Booth	Kaylee 00°501\$	Patricia 00.01\$	00.521\$ Fallin Steffen	Joshua Saunders	Eden Vitakis	Paul Caligiuri 00.002\$	Christopher Starbird	Matthew Morales	lan McIntire	Matthew Ricketts	Emily Scricca	Catherine Fisher-Colton	Ryan Brady	William Bums \$185.00	James Cowan 00.575\$	Coleman Martin	Simon McGuire	00.008	Lisa Valdez	Arthur Chen 00.022\$	Amanda Meroux	Rachel Strobridge	Nathan Reid	Technical Editor	Publications Specialist II	Total Dudek Hours	Dudek Labor Costs	Other Direct Costs	Total Fee
	Project Initiation and Description																																
A.1 A.2	Kickoff Meeting Site Visit	2				5																								9 5	\$2,110.00 \$1,160.00	\$234.13	\$2,344.13 \$1,160.00
A.3	Project Description	4		6		3																				1	3			14	\$2,365.00		\$2,365.00
	Subtotal Task A	10		6		8																				1	3			28	\$5,635.00	\$234.13	\$5,869.13
Task B	Review of City Documents and Data Collection		4	6	10								2											2		2				16	\$2,570.00	2400.75	\$2,570.00
Task C	Preparation of Environmental Impact Report Documents	2	6		10																									18	\$2,570.00	\$189.75	\$2,759.75
Task D	Project Management and Meetings																																
D.1 D.2	Project Managment Meetings	38 12	12 6	1		6		2					2		2			4				3		4						50 41	\$12,050.00 \$9,230.00		\$12,050.00 \$9,230.00
D.2	Subtotal Task D	50	18			6		2					2		2			4				3		4						91	\$21,280.00		\$21,280.00
	Technical Studies																																
E.1 E.2	Aesthetics Archaeological Resources Study Peer Review	2						12	46								3	8												60 11	\$9,560.00 \$2,140.00	\$56.00	\$9,616.00 \$2,140.00
E.3	Biological Resources	1												6	10	32										6		3		58	\$10,800.00	\$42.00	\$10,842.00
E.4	Built Environment Resources	5				46	194																			8	4	16	8	281	\$46,135.00	\$1,555.80	\$47,690.80
E.5 E.6	Noise Air Quality, Greenhouse Gas, and Energy	3										10	109						7	22	22						3	2		58 122	\$10,725.00 \$24,550.00	\$72.00	\$10,797.00 \$24,550.00
	Assessments Subtotal Task E	13				46	194	12	46			10	109	6	10	32	3	8	7	22	22					14	7	21	8	590	\$103,910.00	\$1,725.80	\$105,635.80
Task F	Traffic Impact Analysis and Tribal Consultation																																
F.1	Transportation Impact Analysis	5																				62	48	108	196					419	\$90,705.00		\$90,705.00
F.2	Tribal Consultation Subtotal Task F	7															3	8				62	48	108	196					13 432	\$2,670.00 \$93,375.00		\$2,670.00 \$93.375.00
Task H	EIR Process																Ů	Ů				UZ.	10	700	100					102	ψ30,010.00		\$50,070.00
H.1	Notice of Preparation and Scoping	8	14	14	20																									56	\$8,280.00		\$8,280.00
H.2 H.3	Administrative Draft EIR Screencheck and Public Review Draft EIR	32	44	114 24	96 24	-		1	4				6			4		4	2	4		4		6 12		8	8	28	22 14	376 172	\$53,590.00 \$29,280.00	\$97.75	\$53,590.00 \$29,377.75
H.4	Final EIR and Mitigation Monitoring and Reporting	18 52	28 65	32	42	6	8	10					6		4			4	2	5		3		8			3	8 20	24	289	\$49,885.00	\$91.15	\$49,885.00
H.5	Findings of Fact and Statement of Overriding	12	18	8	15	5			3															4						65	\$11,060.00		\$11,060.00
	Considerations Subtotal Task H	122	169	192	197	16	16	14	7				18	-	10	4		8	2	11		7		30		8	11	56	60	958	\$152,095.00	\$97.75	\$152,192.75
Task I	Public and Agency Review	3	6	102	131	10	10	17	,				70		10	7		U		11		,		30		U	- ''	00	6	15	\$132,093.00	\$36.80	\$2,511.80
Task J	Attend and Present at Public Meetings	24	4			14																								42	\$9,960.00	\$388.65	\$10,348.65
Iaskin	Invoices Total Hours	12 243	207	204	207	90	210	28	53	0	0	10	131	6	22	36	6	28	9	33	22	72	48	144	196	25	21	77	74	12 2202	\$3,180.00		\$3,180.00
	Total	\$64,395.00	\$34,155.00	\$25,500.00	\$21,735.00	\$18,900.00	\$32,550.00	\$6,580.00	\$7,155.00	\$0.00	\$0.00	\$2,500.00	\$25,545.00	\$1,410.00	\$4,620.00		\$1,320.00		\$2,475.00	\$6,930.00	\$2,970.00	\$21,600.00	\$12,720.00	\$31,680.00	\$34,300.00	\$4,125.00	\$2,730.00	\$11,165.00	\$8,510.00		\$397,050.00	\$2,672.88	\$399,722.88
Optional Ser	ices																																
	Visual Simulations	1						2		40																				43	\$9,535.00		\$9,535.00
	Shadow Study	1									32																			33	\$7,305.00		\$7,305.00
	Archaeological Resources Study  Evaluate Project Site and Prepare DPR 523 Form	1				2	20										4	22												27	\$5,215.00 \$3,520.00	\$1,453.40	\$6,668.40 \$3,520.00
Task E4-B	Records Search						4							<del>                                     </del>																4	\$620.00	\$1,983.75	\$2,603.75
Task E6-A	Operational HRA											4	20																	24	\$4,900.00		\$4,900.00
	New Intersection Traffic Volume Counts																															\$11,500.00	\$11,500.00
	CMP Analysis Initial Study	10	16	8	16									-								8			15				$\vdash$	23 50	\$5,025.00 \$7,970.00	\$63.25	\$5,025.00 \$8,033.25
	Scoping Meeting	12	4	-	10																									16	\$3,840.00	\$50.40	\$3,890.40
Task H2-A	Second ADEIR	12	24	20	22	5	5	6					6		4			4		4		4		10		4	4	10	8	152	\$25,725.00		\$25,725.00
Task J-A	Additional Public Meetings	12	054	000	0.45					40			457				40						40	454			95		L	12	\$3,180.00	\$179.95	\$3,359.95
	Total Optional + Base Hours and Fee	292	251	232	245	97	239	36	53	40	32	14	157	6	26	36	10	54	9	37	22	84	48	154	211	29	25	87	82	2608	\$473,885.00	\$17,903.63	\$491,788.63

# E. Signature

As stated in the Cover Letter, Joseph Monaco is an official authorized to bind the firm and sign on behalf of Dudek. This signature below denotes that Dudek submitted this proposal on February 28, 2025, for the services requested in the 80 Willow Road—Environmental Impact Report Preparation RFP. The proposal and aforementioned rates are valid for 90 days from the date of this proposal; after 90 days, Dudek reserves the right to reassess the fee estimate, if necessary. Should you have any questions, please contact Katherine Waugh at 530.863.4642 or kwaugh@dudek.com.

Sincerely,

Joseph Monaco

President and CEO

Katherine Waugh

Project Manager

# F. Recommendation

We have developed a Diversity, Equity, and Inclusion (DEI) plan that demonstrates our dedication to supporting diversity and inclusion initiatives within Dudek and throughout the communities in which we work and live. We understand that the best problem-solving happens when diverse viewpoints and experiences are applied. We recognize that different perspectives, inclusivity, and trust build a stronger culture and add value to our firm. In the last 3 years, Dudek has implemented a variety of strategies and programs:

- Supporting our communities through strategic partnerships and outreach. We have partnered with the National Urban League as well as local affiliates to develop and deliver education programs to encourage and foster diversity in our industry and support underserved communities.
- Expanding recruitment to reach a more diverse pool of candidates by partnering with Circa to expand our reach within community-based organizations, websites catering to veteran and disabled candidates, and other sites focusing on diverse talent. We have also expanded our college recruitment efforts, focusing on colleges and universities with more diverse student and faculty populations.
- Financially investing in underserved and minority communities, setting aside an annual budget for this effort to demonstrate our commitment to this goal.
- Supporting our employee's diversity and inclusion efforts in their communities. We offer volunteer time for each employee to pursue causes of their own choosing.
- Conducting a robust DEI survey that saw a very high level of participation in spring 2021.
- Conducting Listening and Learning Circles (i.e., focus groups) to gain further feedback.
- Holding DEI Awareness Workshops to further educate employees and leadership on why DEI matters.
- Emphasizing meaningful DEI recruitment strategies, outreach, sourcing, and interviewing, including the creation of a Seven-step Hiring Process strategy, with the addition of Molly Mapes, our Senior Talent Acquisition Partner, and Cody Littleton, Talent Acquisition Specialist. As a member of the LGBTQ+ community, Molly Mapes offers a unique perspective and will take a lead role in furthering our DEI efforts.
- Building relationships with the California Department of Development Workforce Development for Veteran Affairs and Hire, the National Society of Black Engineers, San Diego Chapter, and Black Women in Science and Engineering and fostering these relationships to increase opportunities for minority groups.

# Appendix A

Resumes

# Katherine Waugh

#### **PROJECT MANAGER | CEQA**

Katherine Waugh is a senior planner with 25 years' experience with California Environmental Quality Act (CEQA) statutory requirements, current planning methods, and environmental documentation procedures. She prepares CEQA documents for a wide range of public and private projects. Her attention to detail ensures each document is accurate, thorough, and easily understood by decision makers and the public.

## Relevant Project Experience

**123** Independence Drive, City of Menlo Park, California. Project manager for an environmental impact report (EIR) evaluating demolition of 5 existing office and industrial buildings and construction of 316 rental apartments and 116 for-sale townhomes on an approximately 8-acre project site in the Bayfront Area of the City of Menlo Park.

1005 O'Brien Drive/1320 Willow Road, City of Menlo Park, California. Project manager for a detailed initial study (IS) and Focused EIR evaluating demolition of existing research and development buildings and construction of two new research and development buildings, structured parking, and publicly accessible open space on an approximately 4-acre site in the eastern portion of the City of Menlo Park Bayfront Area.



Education
University of California,
Davis
BS, Environmental Policy
Analysis and Planning
Professional Affiliations

American Planning Association Association of Environmental Professionals

Dorsey Marketplace Mixed-use Lifestyle Center, City of Grass Valley, California. Project manager for Dudek's preparation of an EIR for that evaluated two project alternatives at an equal level of detail: Alternative A includes 178,960 square feet of commercial space and 90 multiple-family dwelling units; and Alternative B includes 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 multiple-family dwelling units. Key issues included traffic, aesthetics, air quality and health risks, and remediation of hazardous soil conditions due to the prior mining use of the site.

Placer County Government Center Master Plan Update, Placer County, California. Project manager for Dudek's role in the County's Master Plan update process. Dudek participated in public workshops and preliminary site evaluation and design led by the County's architectural consultant and prepared an EIR for the proposed Master Plan Update. Provision of public services and utilities, effects to the designated historic district on site, and aesthetics were critical project issues. The project anticipates retention of approximately 650,000 square feet of existing building space, as well as construction of approximately 410,000 square feet of new County facilities, 30,000 square feet of community uses, and approximately 510,000 square feet of new mixed use, including commercial and residential elements. Development assumptions in the EIR included a 60,500-square-foot hotel with 101 guest rooms and over 500 dwelling units.

Mitchell Farms Subdivision, City of Citrus Heights, California. Project manager for an EIR evaluating a residential subdivision consisting of 261 single-family residential units located on approximately 32 acres and an open space parcel of 23 acres that encompasses the on-site tributary to Arcade Creek. Key project issues addressed in the



EIR include compatibility with surrounding residential development, traffic, protection of the on-site creek, loss of oak woodland habitat, noise, and loss of recreational resources.

Alpine Sierra Subdivision, Placer County, California. Project manager for an EIR for the proposed 47-lot subdivision near the Alpine Meadows Ski Resort. Dudek staff provided technical analysis, including air quality modeling, noise impacts, and visual simulations. The EIR evaluated two project alternatives at an equal level of detail to allow decision makers to approve either alternative with no need for further environmental review. Key issues for the project included emergency access given the site's single point of access onto a public roadway, avalanche risk, wildfire risk, land use compatibility, aesthetics, effects to biological and hydrological resources, and noise. A similar project had been proposed at the site several years prior, and the neighbors had filed a legal challenge to the mitigated negative declaration (MND) prepared at that time. The revised project remained highly controversial, but no legal challenge was filed upon certification of the EIR.

Carson Creek Specific Plan Amendment, County of El Dorado, California. Project manager for the preparation of an EIR addendum that evaluated replacing previously planned industrial land uses with a medium-density, agerestricted residential community in the southern portion of the El Dorado Hills community.

**Orchard at Penryn EIR, Placer County, California.** Project manager for EIR evaluating the proposed development of 150 multifamily residential units on 15 acres in unincorporated Placer County. Remediation of soils contamination due to prior agricultural use was a key project issue.

Augustin Bernal Mountain Bike Trail, City of Pleasanton, California. Project manager for the preparation of an IS/MND evaluating the City's proposal to construct a single-track downhill mountain bike trail within an existing community park. The location of the proposed trail already contains segments of user-created trails that exhibit erosion and rutting and contain substandard jumps and other trail features. The City's goal is to create a properly engineered and constructed trail that can be used by riders with a wide range of abilities and decommission user-created trails to reduce adverse environmental effects caused by those trails.

Castilleja School Project, City of Palo Alto, California. Project manager for a focused EIR evaluating this private school's request for a Conditional Use Permit amendment that would allow an increased enrollment cap, demolition of existing school buildings, and construction of new academic buildings and a below-grade parking garage. Compatibility with the surrounding single-family residential neighborhood and the extent of tree removals and tree impacts were critical project issues.

**Expansion at Avenidas, City of Palo Alto, California.** Project manager for the preparation of an IS/MND evaluating the expansion of an existing senior community center. A key issue was the historical status of the building and ensuring compliance with the Secretary of the Interior's Standards to verify that the proposed expansion would not impair the historic significance of the building.

**3877 El Camino Mixed-Use Project, City of Palo Alto, California.** Project manager for an IS/MND evaluating the demolition of an existing one-story commercial building; the construction of a three-story, mixed-use building (including ground-floor retail, second-floor commercial/office space, and two dwelling units); and the construction of 15 additional townhomes in three buildings, with one level of underground parking.

# Hayley Rundle

#### CEQA

Hayley Rundle (*she/her*) is an environmental planner with 4 years' professional experience specializing in California Environmental Quality Act (CEQA) document preparation and compliance. Hayley provides analytical support for a variety of projects, including industrial, commercial, residential, and mixed-use developments. She also has experience with education projects and plan-level projects, such as General Plans, Specific Plans, and Housing Elements. Additionally, Hayley is trained in air quality, greenhouse gas (GHG), and noise, and is adept at applying air quality models, such as the California Emissions Estimator Model (CalEEMod), and noise models, such as the Roadway Construction Noise Model (RCNM), to perform quantitative analyses for CEQA environmental documents. Hayley facilitates timely and efficient completion of project deliverables.

# Relevant Project Experience

Santa Clara County Rural Zoning Amendments and Agricultural Mitigation Program, Santa Clara County, California. Project analyst for a program environmental impact report (EIR) analyzing amendments to the existing Zoning Ordinance to streamline permitting for certain rural-compatible developments, introduce objective development standards, and further implement existing County General Plan policies to prevent sprawl and preserve agricultural land.



Education
University of Southern
California
Master of Urban Planning,
2022
University of California,
Los Angeles
BA, Political Science,
2022

#### **Professional Affiliations**

Association of Environmental Professionals

**415** City Center Drive Project, City of Rohnert Park, California. Project analyst for a Consistency Analysis analyzing the construction and operation of a mixed-use development within the Central Rohnert Park Priority Development Area. Primary tasks included drafting the Consistency Analysis and analyzing the project's consistency with the Central Rohnert Park Priority Development Area Plan EIR. The Consistency Analysis was prepared under an on-call contract with the City of Rohnert Park.

Anton Solana Mixed Use Project, Santa Cruz County, California. Project analyst for an Environmental Checklist for Exemption Review analyzing the construction and operation of a 100% affordable residential housing development, consisting of 181-unit workforce rental housing units and 1,800 square feet of neighborhood commercial uses located within five 3-, 4-, and 5-story buildings. Primary tasks included drafting the project description, air quality, energy, geology and soils, GHG emissions, noise and vibration, and wildfire sections of the Checklist.

Santa Cruz City Schools Educator Housing Project, City of Santa Cruz, California. Project analyst for an initial study/mitigated negative declaration (IS/MND) analyzing the construction and operation of a 100-unit residential apartment building that would be reserved for employees of Santa Cruz City Schools. Primary tasks include drafting the air quality, cultural and tribal cultural resources, energy, GHG emissions, noise, and mineral resources sections. The IS/MND was prepared under an on-call contract with the City of Santa Cruz.



Newhall Avenue Mixed Use Development Project, City of Santa Clarita California. Project analyst for an IS/MND analyzing the construction and operation of a 106 multi-family unit housing development with 4,000 square feet of commercial space. Primary tasks included serving as deputy project manager and drafting sections of the document.

CSU Stanislaus Stockton Center Master Plan, City of Stockton, California. Project analyst for an EIR analyzing the implementation of the Master Plan update, which would accommodate 2,000 full-time equivalent students through the renovation of two existing buildings and the construction of six new buildings encompassing approximately 324,700 total gross square feet. Primary tasks included drafting the Built Environment, Alternatives, and Other CEQA EIR chapters.

**Fairmount Avenue Fire Station Project, City of San Diego, California.** Project analyst for an EIR analyzing the construction and operation of a new fire station. Primary tasks included drafting the Noise and Vibration, Cumulative, and Alternatives EIR chapters. Key issues with the project are included biological and cultural resources constraints.

### Relevant Previous Experience

Pleasant Hill 2040 General Plan, City of Pleasant Hill, California. Project analyst for an EIR to update Pleasant Hill's General Plan, including eight respective General Plan elements. The 2040 General Plan would serve as a long-term framework for future growth, reflect issues identified from community input and changes in state law, and update all elements of the General Plan. Primary tasks involved drafting the Air Quality, Energy, GHG, and Noise and Vibration CEQA EIR sections and performing quantitative analyses for these sections.

Downtown Watsonville Specific Plan, City of Watsonville, California. Project analyst for an EIR analyzing the environmental effects of the Downtown Watsonville Specific Plan (DWSP). The vision of the DWSP is to facilitate housing production and preservation; increase retail entertainment activity; encourage higher-density mixed-use residential projects; add visitor-oriented uses; support a greater range of civic and cultural activities; improve the safety and comfort of pedestrians; enhance bicycle infrastructure and connections; and target uses and activities that appeal to a wide range of Watsonville's residents and employees. Primary tasks involved drafting the Noise and Vibration CEQA EIR section and performing quantitative noise analyses.

Anderson Dam Seismic Retrofit Project, Santa Clara Valley Water District, Santa Clara County, California. Project analyst for an EIR analyzing the retrofitting and upgrading of Anderson Dam and its associated facilities to meet Federal Energy Regulatory Commission, California Department of Water Resources, Division of Safety of Dams, and Santa Clara Valley Water District public safety requirements. The project also includes decommissioning the hydroelectric facility at the dam, implementing conservation measures, and continuing to operate and maintain the dam once the retrofit is complete. Primary tasks involved drafting the Air Quality, Energy, GHG, and Noise and Vibration CEOA EIR sections based on technical studies.

3001 El Camino Real Affordable Housing Project, City of Palo Alto, California. Project analyst for an IS/MND analyzing the demolition of two existing structures and construction of a 136,945-square-foot residential building with 129 units. Primary tasks involved drafting the Air Quality, Energy, GHG, and Noise and Vibration CEQA IS/MND sections and performing quantitative analyses for these sections.

# Jessica Booth

#### **ANALYST II**

Jessica Booth (JESS-i-ka BOOTH; she/her) is an environmental planner with 2 years' experience specializing in California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) document preparation.

Jessica has also worked as a landscape designer at a commercial landscaping firm in Rancho Cordova, California. There, she worked on projects throughout Northern California, including various apartment complexes, restaurants, small businesses, and housing developments. Jessica also specializes in environmental concerns, sustainable design, and site analysis.

# Relevant Project Experience

California. Project analyst involved in the preparation of an initial study/mitigated negative declaration, a mitigation monitoring and reporting program, and public notices for the District's proposed project. The biomass system is expected to provide sufficient energy to existing buildings within the Northstar Resort to reduce natural gas consumption by approximately 50 million British thermal units per year. (2023–Present).



1005 O'Brien Drive Life Sciences Project, City of Menlo Park, California. Project analyst involved in the preparation of an initial study, focused EIR sections, and public notices for a project that proposes to demolish two existing office buildings and construct approximately 401,000 square feet of life sciences buildings; a 7-level, above-grade parking garage; and 59,000 square feet of open space on an approximately 4-acre site. (2023–Present)

Rohr Wohl Bayfront Specific Plan, City of Chula Vista, California. Project analyst responsible for the preparation of the biological resources section of the EIR for this Specific Plan, which proposes a mixture of commercial, light industrial, technology park, and business park land uses on a 44.78-acre site currently occupied by the former Rohr Aircraft Facility. (2023)

Diamond Springs Community Park, County of El Dorado, California. Project analyst responsible for the preparation of initial study and EIR sections evaluating potential impacts from the development and use of a new community park in the unincorporated community of Diamond Springs. (2023)



Education
University of California,
Davis
BS, Sustainable
Environmental Design,
2022



**CEQA Implementation Manual, San Francisco Unified School District, California.** Project analyst involved in the preparation of a CEQA implementation manual and templates to help guide District project managers in integrating CEOA compliance procedures with project development. (2023)

Fairmont Avenue Fire Station, City of San Diego, California. Project analyst involved in preparation of several Focused EIR sections including the noise and utilities sections. This EIR evaluated potential effects from development of a new four-story fire station for the San Diego Fire Department. (2024)

Creekside Village Specific Plan, County of El Dorado, California. Project analyst involved in preparation of Focused EIR sections including the utilities section. This EIR evaluated potential effects from a Specific Plan to develop approximately 208 acres of land with a mix of residential, parks, neighborhood commercial, and open space land uses. (2023–2024)

Golden State Natural Resources Forest Resiliency Demonstration, Golden State Finance Authority, California. Project analyst involved in research and data collection for the preparation of an EIR. This EIR evaluated the potential effects from the proposed project phases of forest treatment and restoration activities or feedstock acquisition, the transportation and processing of the feedstock at pellet production facilities, and the transportation of the finished product to a storage facility to be constructed at the Port of Stockton, California, for export to international markets. (2024)

The Woodlands, City of Santa Rosa, California. Project analyst involved in preparation of multiple Focused EIR sections. This EIR evaluated potential effects from the proposal of a General Plan Amendment to the City's 2035 General Plan to change the underlying land use designation, a rezone to be consistent with the proposed land use designations, and a zoning text amendment to add text to the Municipal Code. (2024–Present)

City of Vista General Plan Update 2050, City of Vista, California. Project analyst involved in preparation of multiple Focused EIR sections. This EIR evaluated potential effects from the City's General Plan Update 2050, which involves updates to address recent state statutes, guidance, and requirements that are applicable to land use planning and the General Plan. One of the major updates from the 2050 General Plan Update is a change in land use designations such as changing the existing Mixed Use land use category to two new categories, Mixed Use—Corridor and Mixed Use—General. (2024–Present)

De Anza College Master Plan, Foothill-De Anza Community College District, California. Project Analyst involved in the preparation an IS/MND. This IS/MND evaluated potential impacts from the implementation of the 2021-2026 Facilities Master Plan and the Master Projects List for the De Anza College campus. This project also involved the demolition of the Flint Center. (2024–Present)

Yosemite Avenue—Gardner Avenue to Hatch Road Annexation, City of Merced, California, Project analyst involved in the preparation of a Partially Recirculated Draft Environmental Impact Report. This Draft EIR re-evaluated potential project impacts due to concern of potential human health effects from proximity to a highway.

**Midway Plaza, City of Vacaville, California.** Project Analyst involved in preparation of an IS/MND. This IS/MND evaluated potential effects from the construction of a new mixed-use commercial and light industrial center consisting of four one-story buildings that would support various businesses. (2024–Present)

Orange Apartments and Retail Development, City of Vacaville, California. Project analyst involved in preparation of an IS/MND. This IS/MND evaluated potential effects from the construction of a new multifamily apartment complex with over 70 units and a small retail component. (2024)

# Kaylee Palmares

#### CEQA

Kaylee is an (KAY-lee; She/her/hers) Environmental Planner with 2 years' professional experience specializing in California Environmental Quality Act/National Environmental Quality Act (CEQA/NEPA) compliance, planning, environmental assessments, and environmental impact analysis.

In addition, Kaylee supports project managers by assisting with the preparation of defensible CEQA and NEPA documents, conducting environmental impact analyses, and contributing to the development of mitigation strategies to address environmental concerns. She aids in streamlining project processes and ensuring regulatory compliance.

# Relevant Project Experience Development

The Woodlands Programmatic Environmental Impact Report, Chante Development Group, Santa Rosa, California. Served as environmental analyst. The Woodlands project involves a general plan amendment, rezone for a 71-acre site, and a zoning text amendment to the City's scenic road regulations. The programmatic environmental impact report (EIR) evaluates future

development phases and helps the City determine the level of additional environmental review needed. Kaylee drafted the Introduction and Executive Summary sections for the EIR, ensuring the framework aligned with CEQA requirements and set a foundation for comprehensive environmental analysis. She also reviewed and responded to scoping comments, coordinating input to address community and interested party concerns. This work supported a streamlined and defensible environmental review process.



The California State University Fresno Meats Lab Project, California State University Fresno, Fresno, California. Served as environmental analyst. The California State University (CSU) Fresno Meats Lab project involves the construction of a new facility to support the university's agricultural program, including sausage production. Kaylee familiarized herself with the project proposal and relevant documentation to understand the scope and requirements of the lab. A time-sensitive task was to initiate the cultural team's work on the cultural report, as it has the longest lead time among project tasks. Kaylee worked closely with the team to identify and request a worst-case area of disturbance map from the client. This map is essential for the cultural team to begin their assessment. The project has been submitted and coordination is ongoing to ensure timely progress.

CSU Monterey Bay Taylor Science Building, California State University Monterey Bay, Monterey Bay, California. Served as environmental analyst. The Taylor Science Building (Academic IV) project at CSU Monterey Bay is part of the university's long-term master plan and was identified as a near-term development project in the Master Plan Final EIR. The project focuses on enhancing academic facilities to support science education and research. Kaylee contributed to the preparation of the Findings of Consistency (FOC) with the Master Plan EIR, ensuring that the project remains consistent with previously analyzed environmental impacts under CEQA. Key tasks included reviewing the draft biological and



Education
University of San Diego
BA, Environmental and
Ocean Sciences, 2024
Professional Affiliations

American Planning Association Association of Environmental Professionals



archaeological reports, analyzing environmental constraints, and referencing the CSU Monterey Bay Master Plan Final EIR to ensure project compliance. A significant challenge involved coordinating between multiple environmental reports, including biological and cultural resource studies, to verify consistency with the prior EIR findings. This work facilitated efficient project approval and compliance with CEQA requirements.

#### Federal

Costa Mesa Senior Housing Project, Jamboree Housing Corporation, Costa Mesa, California. Served as environmental analyst. The Costa Mesa Senior Housing Project involved the development of affordable senior housing in Costa Mesa. Kaylee assisted with the preparation of a U.S. Department of Housing and Urban Development (HUD) environmental assessment (EA), which is required for projects receiving funding from the U.S. Department of Housing and Urban Development (HUD). This assessment evaluated potential environmental impacts under the National Environmental Policy Act (NEPA). Key tasks included reviewing and analyzing environmental factors such as land use, noise, and traffic, and documenting findings in the EA. The project is moving forward in the permitting process.

Metro at Melrose, Jamboree Housing Corporation, County of Orange, California. Served as environmental analyst. The Metro at Melrose project involved the construction of a mixed-use development along the Melrose corridor. Kaylee contributed to the preparation of a HUD Environmental Assessment (EA) under NEPA, focusing on land use, cultural resources, and potential impacts to community health. A key challenge was evaluating the potential impact of the project on nearby residential areas, which was resolved by proposing mitigation strategies and refining site planning. The EA was completed, and the project is awaiting further review.

**35th Street and Avenue H Industrial Project, YK America Regional Center, Lancaster, California.** Served as environmental analyst. The 35th Street and Avenue H Industrial Project is an industrial development in Lancaster. Kaylee assisted with editing and formatting the mitigated negative declaration (MND), including adding citations and references and responding to comments from an environmental attorney. A challenge involved ensuring all comments were addressed accurately, which was resolved through close collaboration with legal and planning teams. The MND was finalized and is ready for review.

**1M** Warehouse Project, Town of Apple Valley, Apple Valley, California. Served as environmental analyst. The **1M** Warehouse Project is focused on the development of a large-scale industrial warehouse in Apple Valley. Kaylee created a general plan consistency table for the project, ensuring compliance with local planning regulations. A challenge was aligning the proposed project with local zoning requirements, which was resolved by coordinating with town planners and adjusting the project details. The project is proceeding through environmental review.

#### Recreation

West Cliff Drive Projects, City of Santa Cruz, Santa Cruz, California. Served as environmental analyst. The West Cliff Drive Projects involved improvements to the roadway and surrounding public space in Santa Cruz. Kaylee assisted in preparing a Notice of Exemption (NOE) for various improvements, ensuring compliance with CEQA guidelines. Tasks included reviewing project details, assessing environmental impacts, and documenting compliance with the conditions that justify the exemption. A challenge involved ensuring the exemption criteria were met for all aspects of the project, which was resolved by careful analysis of the environmental impact and coordination with city planners. The project is now in the construction phase.



### Resource Management

South Orange County Reliability Enhancement Project, San Diego Gas & Electric, North San Diego County/South Orange County, California. Served as Environmental Analyst. This project aimed to enhance power reliability in Southern California. Kaylee performed an environmental constraints analysis on 160 potential sites using geographic information system (GIS) to assist with site selection for a new power substation. A challenge was assessing environmental impacts across multiple sites, which was resolved through effective GIS mapping and environmental data analysis. The site selection is in progress.

# Josh Saunders, AICP

#### **AESTHETICS**

Josh Saunders (*JOSH SAHN-ders*; *he/him*) is an environmental analyst with 20 years' experience in the research, coordination, and preparation of environmental documents subject to the California Environmental Quality Act (CEQA). Josh provides analytical, technical, and project management support on a variety of projects and environmental topics, including land use and recreation resource analyses. Since joining Dudek, Josh has specialized in the preparation of aesthetic and visual resource analyses.

In collaboration with Dudek analysts, planners, registered landscape architects, and design professionals, Josh documents existing landscape conditions, assesses potential impacts, and depicts and characterizes anticipated visual change. Josh has extensive experience performing aesthetic investigations, landscape evaluations, and impact analyses in urban and rural environments throughout Southern California and has recent experience in Mojave and Sonoran Desert landscapes.

Josh's capabilities include field investigations and existing setting documentation; sensitive receptor and key observation point/key view identification; preparation of focused aesthetic memoranda; preparation of detailed analyses and technical reports in accordance with CEQA Appendix G thresholds and/or established regional or local guidelines; regulatory setting research; characterization of impacts and visual effects in a succinct, understandable style; and development of appropriate and successful mitigation measures. Josh also works collaboratively with Dudek's design professionals to prepare photo-realistic visual simulations.



#### Education

New School of Architecture + Design MS, Architecture (Landscape Architecture concentration)

University of California, San Diego BA, Urban Studies and Planning

#### Certifications

American Institute of Certified Planners (AICP)

#### **Professional Affiliations**

American Planning Association Association of Environmental Professionals

# Relevant Project Experience

8850 Sunset Boulevard Project Environmental Impact Report, City of West Hollywood, California. Serving as senior visual resource specialist in the preparation of the project environmental impact report (EIR) aesthetics analysis for a new 15-story building that would include 115 hotel guestrooms, a new nightclub space (replacing the existing Viper Room building), 31 market-rate condominiums, 10 income-restricted units, and static and digital signage. Key issues include compatibility of bulk and scale with the surrounding visual environment. Josh coordinated with field staff to take existing conditions photographs of land uses and conditions that accurately represented the aesthetics baseline. In addition, Josh assisted in the identified of Key Observation Points from which to depict the long-term visual change associated with project operations. (2017–2021)

Beverly Hills Creative Office Project EIR, City of Beverly Hills, California. Serving as lead aesthetics analyst in the preparation of the project EIR aesthetics assessment for the development of up to 11 new office buildings on a vacant, linear site in the City of Beverly Hills. The proposed four- to five-story office buildings would be designed in a range of architectural styles. Buildings at each end of the site would have traditional facades with columns and cornices, while buildings situated toward the center of the site would have more modern architectural treatments,



such as glass screen walls and steel frames. Key issues include obstruction of views to the iconic City Hall tower and compatibility of bulk and scale with the surrounding development. During preparation of EIR, Josh was responsible for conducting a peer review of visual simulations prepared by the applicant's architect and noted unnecessary embellishment of atmospheric and "activation" elements, such as walkers, runners, and vehicles, in views that weren't captured in the existing conditions photos. Josh and Dudek notified the City of Beverly Hills of these errors and as a result, revisions to visual simulations were performed. (2021–2023; Present)

Robertson Lane Specific Plan EIR, City of West Hollywood, California. Served as lead aesthetics analyst for the project EIR that evaluated the construction of a proposed multi-use, three- to nine-story, approximately 262,000-square-foot hotel in West Hollywood. As proposed, the project would demolish several of the existing on-site structures, or portions of the structures, and construct the new hotel. Key issues in the aesthetics analysis included obstruction of existing views, demolition of a historic use, and bulk and scale contrasts with adjacent one- to three-story commercial and residential uses. (2014–2016)

Casa Mira View EIR, City of San Diego, California. Served as the environmental analyst in the preparation of the executive summary and mitigation monitoring and reporting program for the EIR as well as the traffic and circulation section of the EIR. The proposed project consisted of the development of 1,848 multifamily residential units in the community of Mira Mesa. Issues included the project's location along I-5 and potential impacts to the freeway ramps and meters. (2008–2010)

San Diego State University West Campus Housing, Gatzke Dillon & Ballance, California. Served as visual lead in the preparation of a visual quality and community character technical report (and aesthetics EIR section) for a student housing project. As proposed, 10 new buildings, including 6- to 13-story residential towers of single-, double-, and triple-occupancy rooms, would compose a new housing complex that would surround the existing Chapultepec Residence Hall at the northwest corner of the San Diego State University campus. Located at the edge of a canyon overlooking the eastern extent of Mission Valley, the key visual issues associated with the proposed project included the proposed scale of residential towers, resulting land use compatibility (nearby land uses included one- and two-story single-family residences), impacts to views, and light trespass.

Santa Monica Wellness Center, City of Santa Monica, California. Provided technical support and served as visual resources lead in the preparation of the project EIR for the construction of a new 67,513-square-foot facility dedicated to medical research and development as well as for the construction of an office and outpatient wellness center at 1242 20th Street in the City of Santa Monica. The proposed project would include 59,548 square feet of new construction and adaptive reuse of approximately 7,965 square feet of an existing building (former funeral home). As on other projects, Josh coordinated with local field staff to take existing conditions photographs of land uses and development that accurately represented the aesthetics baseline of the urban environment. Unique to this client, the assessment of visual character was prepared with a hybrid approach that considered consistency with the existing character of the urban 20th Street corridor (informed through review of visual simulations) and conflicts with applicable scenic quality regulations.

# **Eden Vitakis**

#### **AESTHETICS**

Eden Vitakis (*EE-den vih-TAW-kiss, she/her*) is an environmental planner with 3 years' professional experience specializing in California Environmental Quality Act/National Environmental Quality Act (CEQA/NEPA) compliance, environmental impact analysis, and visual resources.

Eden's role typically entails preparing CEQA and NEPA documents and running analyses on visual resources. Her previous experience includes public relations work with clients such as the Southern California Gas Company and South Coast Air Quality Management District. Eden studied environmental management and protection at the California Polytechnic State University, San Luis Obispo, and minored in entrepreneurship. Her strong writing and spatial skills are demonstrated in her experience preparing environmental assessments.



Education
California Polytechnic
State University,
San Luis Obispo
BS, Environmental
Management, 2022

# Relevant Previous Experience

Confidential Project, Confidential Client, Manning and Collinsville, California. Prepared separate Proponent's Environmental Assessments for two projects, focusing on sections such as aesthetics, greenhouse gas, energy, and utilities and service systems. The project went through multiple rounds of internal, client, and California Public Utility Commission (CPUC) reviews. Adapted the text to the client and CPUC requests. (2023)

La Paz Village Senior Housing Project, City of Laguna Hills, Laguna Hills, California. Served as supporting author for updating the aesthetics section of the draft mitigated negative declaration. The project components are located within an area of the City considered a scenic resource and conflict with the established visual character of the existing site. (2024)

Cal Poly Pomona Master Plan, California Polytechnic State University, Pomona, California. Served as primary author of the aesthetics and utilities sections of the draft environmental impact report. The Master Plan includes multiple construction, demolition, and renovation projects located throughout the campus to account for. Eden identified Key Observation Points from which to depict the long-term visual change associated with project operations. In addition, Eden coordinated with field staff to take existing conditions photographs of land uses and conditions that accurately represented the aesthetics baseline. (2025)

# Paul Caligiuri

### **AESTHETICS**

Paul Caligiuri has over 41 years' experience as a civil drafter, computer-aided design (CAD) operator, and senior designer. For over 25 years, he has been Dudek's lead 3D graphic artist. Paul's extensive knowledge of civil, architectural, mechanical, structural, and roadway design allow him to produce accurate, true-scale 3D simulations.

Using Autodesk Civil 3D, 3D Studio Max, VRay, Adobe Photoshop, and Adobe Premier software, he has been responsible for the preparation of numerous visualization projects. Included in these visualizations are before and after photo simulations, 3D renderings, architectural walkthroughs, and engineering flybys. This design technology is a cost-effective method of improving communication, resulting in rapid approvals of major projects.

### 3D Photo Simulation Project Experience

- Torrey Highlands Office Project, La Jolla, California
- Sweetwater Vista, Chula Vista, California
- Solana Highlands Multifamily Development Environmental Impact Report (EIR)
- Los Angeles Department of Water and Power On-Call Environmental Services, Los Angeles, California
- Carlsbad Desalination Plant EIR, Poseidon Water LLC, Carlsbad, California
- Alexander Crossings Environmental Impact Report, City of Napa, Napa, California
- Vista Irrigation District, E Reservoir Replacement, Vista, California
- San Diego State University New Student Housing Expansion, San Diego, California
- La Jolla Crossroads II Supplemental EIR, Garden Communities, San Diego, California
- San Diego New Medical Center, Kaiser Foundation Health Plan Inc., San Diego, California
- Casa Mira View II, Scripps Mesa Developers LLC, San Diego, California
- Paradiso Del Mare and Dos Pueblos Naples, CPH Dos Pueblos Associates, Santa Barbara, California
- Scripps Memorial Hospital La Jolla Master Plan EIR, Childs Mascari Warner Architects, San Diego, California
- Otay Quarry, Otay Valley Quarry LLC, San Diego, California
- San Diego Association of Governments (SANDAG)/Caltrans Public Works Plan, SANDAG, San Diego, California



Education
Mira Costa College
Vocational Certificate,
1984
Palomar College
AA, General Studies,
1986
Palomar College
Three Semesters, 3D
Modeling and Animation,

1995

# Christopher Starbird

### **AESTHETICS**

Christopher Starbird (*KRIS-tuh-fer STAR-bird; he/him*) is a geographic information system (GIS) analyst with 21 years' experience in environmental projects for municipal, regional, and federal public agencies and nonprofit organizations. Christopher uses the latest in mapping software from the Environmental Systems Research Institute (Esri). His skills include database design, spatial analyses, three-dimensional (3D) modeling with shade and shadow analysis, glint and glare analysis, interactive web development and design, web-based mapping, and high-quality cartographic design. Christopher has completed course work in the areas of computer programming, GIS, cartography, and field techniques in geographic research, web-based interactive map presentation, and digital graphics design.



Education
University of California,
Santa Barbara
BA, Geography

### Relevant Project Experience

8850 Sunset Boulevard Project EIR, City of West Hollywood, California. Serving as GIS analyst in the preparation of the project EIR aesthetics analysis for a new 15-story building that would include 115 hotel guestrooms, a new nightclub space (replacing the existing Viper Room building), 31 market-rate condominiums, 10 income-restricted units, and static and digital signage. Developed a state-of-the-art shade/shadow analysis technique that used existing light detection and ranging (lidar) to compare the proposed structure's shadows with the shadows of existing structures and vegetation.

Beverly Hills Creative Office Project Environmental Impact Report, City of Beverly Hills, California. Serving as lead GIS analyst in the preparation of the project's environmental impact report (EIR) aesthetics assessment for the development of up to 11 new office buildings on a vacant, linear site in the City of Beverly Hills. The proposed four-to five-story office buildings would be designed in a range of architectural styles. Buildings at each end of the site would have traditional facades with columns and cornices, and buildings toward the center of the site would have more modern architectural treatments, such as glass screen walls and steel frames. Key issues include obstruction of views to the iconic City Hall tower and compatibility of bulk and scale with the surrounding development.

**University of California, Los Angeles Capital Programs On-Call Contracts.** While at another firm, served as the GIS manager for an on-call contract with the University of California, Los Angeles. Completed shade and shadow analyses, and coordinated and oversaw the production of maps and graphics to support the following on- and off-campus projects:

- 2008 Northwest Housing Infill Project and Long Range Development Plan Amendment EIR
- Weyburn Terrace Graduate Student Housing Initial Study/Mitigated Negative Declaration (IS/MND)
- Wasserman Building Project (medical office) IS/MND
- Meyer and Renee Luskin Conference and Guest Center Project EIR
- Glenrock and Landfair Apartments Project IS/MND
- Tesoro del Valle Supplemental EIR, GIS Services



Pacific Coast Commons Specific Plan EIR, El Segundo, California. Serving as lead GIS analyst for preparation of an EIR for the Specific Plan. The project would involve redevelopment of the existing surface parking lots of the Fairfield Inn & Suites and Aloft Hotel properties, as well as the commercial properties, through the adoption of a Specific Plan that allows for the development of 263 new housing units and 11,252 square feet of commercial/retail uses on approximately 6.33 acres of land located in the City of El Segundo adjacent to Pacific Coast Highway. The Pacific Coast Commons-South portion proposes a six-story residential building with commercial/retail on the ground floor and an eight-level parking garage. The Pacific Coast Commons-Fairfield Parking portion of the project proposes a four-story parking garage with commercial/retail on the ground floor. The Pacific Coast Commons-North portion proposes a six-story residential building with commercial on the ground floor that faces Pacific Coast Highway, a six-story parking garage in the central portion of property, a new fire/access road, and apartment/townhome units. The project requires a General Plan amendment, zone change, site plan review, vesting tentative tract map, and a development agreement.

Buena Vista Project EIR, Los Angeles, California. Serving as lead GIS analyst for the EIR for a 2- to 26-story mixed-use project on an 8-acre parcel, which includes residential and commercial uses consisting of approximately 1,079,073 square feet of residential floor area (920 dwelling units); 15,000 square feet of neighborhood-serving retail uses; 23,800 square feet of indoor and outdoor restaurant; and 116,263 square feet of outdoor public trellis/balcony space. The project site is located in the Central City North Community Plan Area near the Metro Gold Line and the Los Angeles State Historic Park. The transit-priority project is proximate to a network of regional transportation facilities, including the Chinatown Metro Station. The site is located in a Methane Zone and contains remnants of previous land uses, including former oil wells and a gas station. Additionally, the site is within the boundaries of the Historic Cultural Monument No. 82, River Station Area/Southern Pacific Railroad. The project requires a General Plan amendment, zone change, site plan review, height district change, zoning administrator adjustment to reduce setback, tentative tract map, and development agreement.

Centennial Specific Plan EIR and Biological Resources Technical Report GIS Services, Los Angeles County. While at another firm, served as the primary GIS specialist for the Centennial Specific Plan and Phase One Implementation Project, which involved the development of approximately 12,000 acres with approximately 23,000 residential units and up to 14 million square feet of mixed urban service and employment-generating uses in addition to a variety of commercial, industrial, natural open space, and recreational land uses. Performed GIS analysis and produced exhibits for the Program EIR and supporting Biological Technical Report. Developed and consolidated GIS, AutoCAD, and other data from numerous public and private agencies for use in analysis and cartographic products.

Axton Solar Project Glare Analysis Report, Pittsylvania County and Henry County, Virginia. Served as glint/glare Analyst and authored the glare report for the project that consists of approximately 2,393 acres in western Pittsylvania County and eastern Henry County. The solar facility will use photovoltaic electric generation system technology to produce solar energy, including inverters and an on-site substation. The project would have a rated generation capacity of up to 200 megawatts and would consist of approximately 550,611 photovoltaic modules (solar panels). Christopher developed custom workflow tools to translate GIS data to a file format compatible with industry standard glint/glare analysis software.

**Aviation Station Transit-Oriented Development EIR, Los Angeles County.** While at another firm, served as GIS specialist for this mixed-use, transit-oriented project on a 5.9-acre site located near the Interstate 105/Interstate 405 intersection within unincorporated Los Angeles County and the City of Los Angeles. Coordinated the production of maps and graphics for the project's EIR, and conducted the 3D analysis of future shade and shadow conditions on the project site and in surrounding residential areas.

# Matthew Morales

### **AIR QUALITY/GREENHOUSE GAS**

Matthew Morales is an air quality specialist with 20 years' experience preparing technical analyses for numerous planning and environmental projects related to development, natural resource management, and facility expansion. Matthew is trained in air quality, including toxic air contaminants (TACs) and greenhouse gas (GHG), and he is adept at applying air quality models, such as the California Emissions Estimator Model, Caline4, AERSCREEN, AERMOD, and HARP 2, to perform quantitative analyses for National Environmental Policy Act and California Environmental Quality Act (CEQA) environmental documents, such as environmental impact reports (EIRs), initial studies (ISs), and mitigated negative declarations (MNDs).

# Relevant Project Experience

Northgate Town Square Technical Studies Support, Merlone Geier Management, LLC, San Rafael, California. Assisted in the preparation of an air quality and GHG technical report for the proposed project, with the primary responsibility of developing a quantitative construction health risk assessment and a screening-level operational health risk assessment. The project involves the redevelopment of the existing Northgate Mall through the demolition of the majority of the mall structure and the Sears, Macy's, and Kohl's anchor buildings; redevelopment of commercial spaces; construction of new



Education
University of California,
Davis
BS, Environmental
Toxicology

### **Professional Affiliations**

Association of Environmental Professionals Air and Waste Management Association

commercial pads at the northern periphery of the property; construction of new structured and surface-level parking facilities; development of multifamily dwelling units; and development of community open space and amenities. The applicant proposes to complete this redevelopment in two phases pursuant to its 2025 Master Plan and 2040 Vision Plan.

California Department of Motor Vehicles Fell Street Headquarters Renovation, California Department of General Services, San Francisco, California. Prepared a technical memorandum and air quality, GHG, and energy analyses for the California Department of General Services' Department of Motor Vehicles field office reconstruction project that involves the demolition of the existing 2-story field office at 1377 Fell Street in San Francisco and the construction of a single-story facility of a similar size. The air quality analysis included a construction health risk assessment based on the proximity to existing off-site residential sensitive receptors.

Water Emergency Transportation Authority Alameda Main Street Ferry Terminal Refurbishment Project IS/MND, City of Alameda, California. The project would include the replacement of the existing bridge walkway and foundation, gangway, float, and guide piles and upgrades to utilities at the project site. Assessed the air quality, energy, and GHG impacts associated with the project.

Station Avenue Project – Central Rohnert Park Priority Development Area Plan EIR Consistency Review, City of Rohnert Park, California. The Station Avenue Project is within the Central Rohnert Park Priority Development Area Plan area. This analysis was prepared to evaluate the consistency of the project with the Priority Development Area EIR. The



project would remove the two existing buildings (former State Farm Insurance building and City's Corporation Yard), surface parking lots, trees, and grass areas and would result in the construction of a central business district, urban neighborhood, and new downtown area for the city. As part of the consistency review, a health risk assessment was performed that assessed potential cancer and chronic health risk at existing residences proximate to the site, as well as operational health risk for the new residents associated with exposure to TACs from major roadways and the adjacent Sonoma-Marin Area Rail Transit operations.

149 McNear Residential Project, MC2 Petaluma, LLC, Petaluma, California. The proposed project entails the demolition of three existing houses on the 4.09-acre site and the construction of 80 new residential units. There would be seven single-family homes, ranging in size from 1,851 square feet to 2,040 square feet, each with two-car attached garages. The 73 multifamily units would range in size from 749 square feet to 1,524 square feet and each have attached one- or two-car garages. A surface parking lot with 36 parking spaces would also be constructed as part of the proposed project. Served as senior air resources specialist and project manager for the preparation of an air quality and GHG technical memorandum for the proposed project.

Avram Apartments Air Quality and GHG Technical Memorandum, City of Rohnert Park, California. Served as air quality analyst. Assessed the criteria air pollutant, GHG, and TAC emissions associated with the construction and operation of the Avram Apartments project. A construction health risk assessment was prepared to estimate potential risk of proximate sensitive receptors from exposure to diesel exhaust from construction equipment and trucks. An operational health risk assessment was also prepared to estimate potential risk of on-site residents to diesel particulate matter from truck traffic on Highway 101.

Oakmont Senior Assisted Living Facility IS/MND, City of Novato, California. As the air quality analyst, assessed the criteria air pollutant and GHG emissions associated with construction and operation of the proposed assisted living community within the City of Novato.

Residences at Five Creek Project IS/MND, City of Rohnert Park, California. As the air quality analyst, assessed the criteria air pollutant, GHG, and TAC emissions associated with the construction and operation of the Residences at Five Creek mixed-use and City public safety and public works facility. A construction health risk assessment was prepared to estimate potential risk of proximate sensitive receptors from exposure to project-related diesel exhaust from construction equipment and trucks. A cumulative operational health risk assessment was also prepared to estimate potential risk of on-site residents to TACs from permitted stationary sources within 1,000 feet of the project site.

Creative Arts and Holloway Mixed-Use Project EIR, San Francisco State University, San Francisco, California. The proposed project includes construction of new housing, neighborhood-serving retail, and student support services on the south side of Holloway Avenue, and construction of the Creative Arts replacement building and concert hall on the north side of the Holloway Avenue/Font Boulevard intersection. The project would also include preparation and implementation of design guidelines, transportation and parking improvements, utility connections, storm drainage improvements, landscaping, and lighting. Prepared the air quality and GHG chapters of the EIR for the project.

San Pablo Municipal Broadband Project IS/MND, San Pablo, California. The proposed San Pablo Municipal Broadband Project includes the installation of a fiber-optic ring, spur lines (or running lines), and aggregators that connect to the fiber-optic ring infrastructure. From these aggregators (either in prefabricated fiber huts or existing equipment rooms in existing commercial buildings), the fiber-optic cables would travel along existing streets (below ground) into vaults or utility cabinets and to and from the handholes/cabinets directly to customers. Prepared the IS/MND sections to address air quality and GHG emissions impacts of the project.

# Ian McIntire

### **AIR QUALITY/GREENHOUSE GAS**

Ian McIntire (*EE-uhn; MAK-in-ty-uh*) is an air quality specialist with 12 years' experience specializing in the preparation of technical documents and analyses through interpretation of state and federal legislation, environmental document preparation and review, and criteria pollutant and greenhouse gas (GHG) emissions modeling. Ian is trained in air quality, including GHG and climate change. He is adept at applying air quality models, such as the California Emissions Estimator Model, Caline-4, AERMOD, and HARP2 to perform quantitative analyses for National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) environmental documents, such as environmental impact reports (EIRs), initial studies (ISs), and mitigated negative declarations (MNDs).

### Relevant Project Experience

123 Independence Drive Residential Development EIR, City of Menlo Park, California. Led the air quality, GHG, and energy assessments for the EIR for a project that proposes to demolish five existing office/industrial buildings and construct a 316-unit apartment building and 116 townhomes on an approximately 8-acre project site in the bayfront area of the City of Menlo Park.



Education
California State University,
Sacramento
BS, Environmental
Studies

**Professional Affiliations**Association of
Environmental

**Professionals** 

As air quality, GHG, and climate change analyst, developed the CEQA analysis of air quality and GHG impacts from construction and operation of the project including preparation of construction and roadway health risk assessments (HRAs). Air quality and GHG emissions and impacts were based on calculations using CalEEMod models and project-specific information. (2021–2022)

24th and Waverly Air Quality and GHG Technical Assessments, City of Oakland, California. The project includes construction of a mixed-use residential building of approximately 411,000 gross square feet (GSF). The building would be up to 160 feet in height and composed of an approximately 294,000 GSF 11- to 12-story L-shaped midrise residential tower with 328 dwelling units and 13,640 GSF of double-height ground floor retail. As air quality, GHG, and climate change analyst, developed the CEQA analysis of air quality and GHG impacts from construction and operation of the project, as well as a health risk assessment to analyze toxic air contaminant (such as diesel particulate matter) exposure at off-site sensitive receptors from construction and operation of the project. (2019–2020)

5531 State Farm Drive Air Quality and GHG Technical Report, City of Rohnert Park, California. The project includes the construction of a 9,000-square-foot warehouse building on a 1.70-acre site, which is currently occupied by two buildings totaling 14,156 square feet. As air quality, GHG, and climate change analyst, developed the CEQA analysis of air quality and GHG impacts from construction and operation of the project facilities. Air quality and GHG emissions and impacts were based on calculations using the CalEEMod model. (2021)

**655 4th Street Project Air Quality Assessment, City of San Francisco, California.** The project included demolition of existing uses on the project site and construction of two new buildings with approximately 960 dwelling units, with a mix of 257 studios, 323 one-bedroom units, 343 two-bedroom units, and 37 three-bedroom condominiums. In



addition, the proposed project would include 10,439 square feet of retail, 11,459 square feet of restaurant space, 38 hotel rooms, and 21,840 square feet of office space. As air quality analyst, prepared the CEQA air quality technical assessment, construction and operational HRAs, and emission calculations using the CalEEMod model. (2021–2023)

Confidential Project EIR, California Public Utilities Commission, California. The project includes the construction, operation, and maintenance of a new 230-kilovolt (kV) switching station in the City and County of San Francisco. The switching station would be connected to the local 230-kV system by reconfiguring two existing underground single-circuit 230-kV transmission lines located in the City and County of San Francisco, City of Daly City, and City of Brisbane. As air quality, GHG, and climate change analyst, developed the CEQA analysis of air quality and GHG impacts from construction and operation of the project. Air quality and GHG emissions and impacts were based on calculations using CalEEMod models. (2019)

Estero Trail EIR, Sonoma County, California. The project would implement two new 50-foot-wide, pedestrian-only trail corridors, two parking and trailhead amenity areas, and an improved access road to the trailheads. The EIR studied 31.8 acres of project area, with approximately 4.8 acres of actual potential disturbance associated with construction of two 5-foot-wide trails within the designated trail corridors. As air quality, GHG, and climate change analyst, developed the CEQA analysis of air quality and GHG impacts from construction and operation of the project. Air quality and GHG emissions and impacts were based on calculations using CalEEMod models. (2019–2021)

**Fairfield Inn and Suites Project IS/MND, City of Rohnert Park, California.** The project included development of a 100-room hotel on a vacant 1.83-acre parcel. The hotel building would have five floors and would have a combined total building area of approximately 57,670 square feet. As air quality analyst, prepared CEQA air quality modeling and prepared IS/MND air quality and GHG sections. (2021)

Home2 Suites by Hilton Project IS/MND, City of Rohnert Park, California. The project included development of a 96-room Home2 Suites by Hilton hotel at 6490 Redwood Drive in Rohnert Park. As air quality analyst, prepared the CEQA air quality and GHG emissions assessment technical memorandum. Air quality and GHG emissions impacts were based on calculations using the CalEEMod model. (2021)

Hunter Subdivision Project EIR, City of St. Helena, California. Led the air quality, GHG, and energy assessments for the EIR for a proposed residential project on an approximately 17-acre parcel located near downtown St. Helena. The project includes 51 single-family homes, 25 multifamily units, and up to 25 accessory dwelling units. The analysis included a detailed weekday and Saturday intersection level of service analysis, vehicle miles traveled analysis, and horizon year analysis. As air quality, GHG, and climate change analyst, developed the CEQA analysis of air quality and GHG impacts from construction and operation of the project. Air quality and GHG emissions and impacts were based on calculations using CalEEMod models and project-specific information. (2020–2022)

**70–74 Liberty Ship Way Project IS/MND, City of Sausalito.** The project included redevelopment of a 3.9-acre site and construction of three two-story buildings within the Marinship Specific Plan area. As air quality analyst, prepared the CEQA air quality and GHG emissions assessment technical memorandum. Air quality and GHG emissions impacts were based on calculations using the CalEEMod model. (2021)

# **Emily Scricca**

### **BIOLOGICAL RESOURCES**

Emily Scricca is a wildlife biologist with more than 14 years' experience with natural resource-related projects throughout California, including experience conducting protocol-level surveys, assessments, and biological monitoring for numerous species, including burrowing owl (Athene cunicularia), bald eagle (Haliaeetus leucocephalus), golden eagle (Aquila chrysaetos), Swainson's hawk (Buteo swainsonii), tricolored blackbird (Agelaius tricolor), western snowy plover (Charadrius nivosus), white-tailed kite (Elanus leucurus), California tiger salamander (Ambystoma californiense), California red-legged frog (Rana draytonii), foothill yellow-legged frog (Rana boylii), California giant salamander (Dicamptodon ensatus), Santa Cruz black salamander (Aneides flavipunctatus niger), western pond turtle (Actinemys marmorata), northern California legless lizard (Anniella pulchra), San Francisco garter snake (Thamnophis sirtalis tetrataenia), American badger (Taxidea taxus), San Francisco dusky-footed woodrat (Neotoma fuscipes annectens), San Joaquin kit fox (SJKF) (Vulpes macrotis), Townsend's big-eared bat (Corynorhinus townsendii), western red bat (Lasiurus blossevillii), valley elderberry longhorn beetle (Desmocerus californicus), vernal pool fairy shrimp (Branchinecta lynchi), and vernal pool tadpole shrimp (Lepidurus packardi). From her various positions in California, Emily has strong knowledge of California flora and fauna and is well versed in environmental survey and sampling techniques. She has extensive experience conducting nesting bird surveys and a demonstrated ability to identify birds by sight and sound.

Emily has a strong background in endangered species permitting, biological impact assessment, and biological compliance implementation. Emily has a strong knowledge of regulatory permitting processes including; National Environmental Policy Act, California Environmental Quality Act (CEQA), federal Endangered Species Act, California Fish and Game Code, Lake and Streambed Alteration Agreements, Migratory Bird Treaty Act, and Clean Water Act. Additionally, she is a detail-oriented, effective communicator, and has prepared numerous technical reports in support of the environmental review and permitting processes for dozens of projects. Emily has successfully implemented and managed large teams of biologists on a variety of environmental resources projects throughout California.

# Relevant Project Experience

UC Berkeley Levine-Fricke Stadium Project, Alameda County, California. Lead biologist for the proposed Levine-Fricke Stadium Project within the Strawberry Canyon Recreational Area in Berkeley, California. Conducted a field biological resources assessment and prepared the biological resources section of the Draft Administrative Draft Environmental Impact Report (EIR) CEQA document for the project. (2022–Present)



#### Education

San Jose State University MS, Environmental Studies, 2017 University of Vermont BS, Animal Sciences, 2010

#### Certifications

USFWS, Section 10(a)(1)(A) Native Endangered and Threatened Species Recovery Permit, No. TE45251C-1

 California tiger salamander

CDFW, Memorandum of Understanding, Scientific Collecting Permit, No. SC-013755

California Tiger Salamander

CDFW, Scientific Collecting Permit, Special Use Permit, No. S-220390005-22040-002

### **Professional Affiliations**

National Wildlife Federation

San Francisco Bay Bird Observatory

The Wildlife Society
Western Bird Banding

Association



**123** Independence Drive Project, City of Menlo Park, California (2021–2022). Lead biologist for the proposed redevelopment project. Conducted reconnaissance-level biological field survey assessments and prepared the biological resources chapter of the EIR. Responded to comments and drafted edits of the chapter in response to comments.

State Route 17 Emergency Shaded Fuel Break, California Department of Forestry and Fire Protection (CAL Fire) and Santa Clara County FireSafe Council, Santa Clara County, California. Lead biologist for the 6.5-mile, 494-acre shaded fuel break project along both sides of Highway 17 from the Santa Clara/Santa Cruz County boundary to the Town of Los Gatos. Work included conducting biological surveys, reporting, pre-construction trainings, implementation of project-specific best management practices, agency coordination, mapping locations of sensitive resources, permit package preparation and implementation of avoidance measures. (2019–2021)

Sanborn and Upper Stevens Creek Forest Health Plan, Santa Clara County Parks, Santa Clara County, California. Lead biologist for the 1,367-acre 10-year forest health management project. Conducted biological reconnaissance-level field assessments in accordance with Cal Fire's California Vegetation Treatment Program Environmental Impact Report. Drafted a biological resources analysis report for the project, and the biological resources chapter of the Project-Specific Analysis for CEQA compliance. Coordinated directly with CDFW and USFWS for project implementation and mitigation measure development. Species analyzed for project impacts: CRLF, FYLF, special-status salamanders, marbled murrelet, least bell's vireo, special-status plants, nesting birds, and roosting bats. (2022–2023)

B.F. Sisk Safety of Dams Modification Project, DWR, Merced County, California. Biologist for the 1,800-acre project: conducted surveys for SWHA, golden eagle, bald eagle, and nesting raptors; burrow assessments for burrowing owl, SJKF, and American badger; tricolored blackbird habitat assessments; Crotch's bumblebee (Bombus crotchii) habitat assessments; and rare plant surveys/population estimates. Prepared a Biological Resources Existing Conditions Report following numerous assessments on the site, Biological Resources Section of a Supplemental Environmental Impact Report, 2081 Incidental Take Permit for CTS and SJKF for the project, mitigation opportunities and assessment reports, and the CTS relocation plan and SJKF den replacement plan. (2020–Present)

As-Needed Environmental Services, San Jose Water Company, Santa Clara County, California. Lead biologist/California Department of Fish and Wildlife (CDFW)-approved biologist under the CDFW Lake and Streambed Alteration Agreement for multiple projects with the Los Gatos Creek Watershed Maintenance Program. Conducts biological surveys; reporting; surveys for special status animals such as roosting bats, FYLF, CRLF, WPT, steelhead, and SFDFWR; compliance monitoring; and implementation of best practices associated with Regional Water Quality Control Board, CDFW, and U.S. Fish and Wildlife Service authorizations. (2019–Present)

### Specialized Training

- Pond Turtle Nesting Workshop, The Wildlife Project (2024)
- California Red-Legged Frog Level II Workshop, The Wildlife Project (2020)
- Foothill Yellow-Legged Frog Workshop, The Wildlife Project (2019)
- Fifty Plant Families in the Field: San Francisco Bay Area, Jepson Herbarium (2018)
- Rare Pond Species Survey Techniques Workshop, Laguna de Santa Rosa Foundation (2017)
- Amphibians of the SF Bay Area Workshop, Laguna de Santa Rosa Foundation (2016)
- CEQA Essentials Workshop, Association of Environmental Professionals (2016)

# Erin Fisher-Colton

### **BIOLOGICAL RESOURCES**

Erin Fisher-Colton (*she/her*) is a biologist with 10 years' experience providing biological surveying, monitoring, and mapping for nesting birds, special-status species, and rare plants in California and 9 years' related experience working directly with California birds, mammals, reptiles, and amphibians. Erin has experience with many species of nesting birds, including Swainson's hawk (*Buteo swainsoni*), burrowing owl (*Athene cunicularia*), and tricolored blackbird (*Agelaius tricolor*); northwestern and southwestern pond turtle (*Actinemys marmorata* and *A. pallida*); California red-legged frog (*Rana draytonii*); San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*); and others. She has conducted botanical surveys in a variety of habitats and is familiar with plant keys and identification techniques for rare plant species.

Erin is proficient with technical report writing, habitat mapping, and data entry and analysis and has worked on numerous vegetation management and water infrastructure projects. She is familiar with state and federal environmental laws, the California Environmental Quality Act (CEQA), and the Santa Clara Valley Habitat Plan.

### Selected Project Experience

Ostwald Mitigation Project, San Jose Water Company, Santa Clara County, California. Conducted a reconnaissance-level biological survey and aquatic resources delineation. Assessed the site for impacts to California red-legged frog, foothill yellow-legged frog (*Rana boylii*), Santa Cruz black salamander (*Aneides niger*), San Francisco dusky-footed woodrat, and others. (2024)

Montevina Improvement Project, San Jose Water Company, Los Gatos, California. Conducted a reconnaissance-level biological survey and aquatic resources delineation for a culvert and drainage. Conducted focused habitat assessment for foothill yellow-legged frog. (2024)



#### Education

San Jose State University MS, Environmental Studies California State Polytechnic University, Pomona BS, Environmental Biology

#### **Permits**

CDFW Plant Voucher Collecting Permit, No. 2081(a)-23-133-V

### **Professional Affiliations**

The Wildlife Society – Western Section & SF Bay Area Chapter Jepson Herbarium Golden Gate Raptor Observatory

UC Santa Cruz Student Housing West, UC Santa Cruz, Santa Cruz, California. Conducted biomonitoring during grading and ground-disturbing activities for California Endangered Species Act-listed bumble bee species, California red-legged frog, and nesting birds. (2024)

Elena Road–Fremont Road Evacuation Route Project, Santa Clara FireSafe Council, Los Altos Hills, California. Project manager for a vegetation management project providing biological resource services on 2.7 miles of suburban roadway. Conducted a biological pre-activity survey for San Francisco dusky-footed woodrat, California red-legged frog, aquatic resources, and other biological concerns. Prepared a letter report summarizing field survey efforts and results. (2024)



Loma Chiquita Road–Mount Chual Spur Road Escape Route Project, Santa Clara County FireSafe Council, Santa Clara County, California. Conducted a reconnaissance-level survey for a 70-acre, 7.5-mile-long proposed fuel management project in the Santa Cruz Mountains. Assessed habitat for California Endangered Species Act-candidate bumble bees, Santa Cruz black salamander, California giant salamander (*Dicamptodon ensatus*), California red-legged frog, foothill yellow-legged frog, northwestern pond turtle, western red bat (*Lasiurus frantzii*), San Francisco dusky-footed woodrat, rare plants, and other biological concerns. Conducted vegetation mapping of a variety of native vegetation communities. Conducted pre-activity survey along Loma Chiquita Road for rare plants, aquatic resources, and special-status species. (2024)

City of Belmont Open Space Fuel Reduction Project, City of Belmont Parks and Recreation, Belmont, California. Conducted a reconnaissance-level survey for a 42-acre proposed vegetation management project in Belmont, San Mateo County, California. Assessed habitat for rare plants, Mission blue butterfly (*Icaricia icarioides missionensis*), white-tailed kite (*Elanus leucurus*), pallid bat (*Antrozous pallidus*), San Francisco dusky-footed woodrat, and other species. Conducted rare plant survey for Franciscan onion (*Allium peninsulare var. franciscanum*), western leatherwood (*Dirca occidentalis*), San Francisco collinsia (*Collinsia multicolor*), woodland woollythreads (*Monolopia gracilens*), and others. (2024)

Midway Plaza Development Project, Vacaville, California. Conducted a reconnaissance-level survey to evaluate the potential for special-status species, such as burrowing owl, California tiger salamander, and rare plants to occur. Drafted biological resources section of the CEQA Initial Study for the project. (2024)

Arana Gulch Sewer Line Project, Consor North America Inc., Santa Cruz, California. Conducted pre-construction surveys for nesting birds, roosting bats, and other biological concerns. Relocated 23 San Francisco dusky-footed woodrat middens out of the construction footprint. Conducted biological monitoring of vegetation removal activities. (2023–2024)

**DeAnza College Master Plan, DeAnza College, Cupertino, California.** Conducted a reconnaissance-level survey to evaluate the potential for special-status species, such as white-tailed kite (*Elanus leucurus*), pallid and Townsend's big-eared bats (*Antrozous pallidus, Corynorhinus townsendii*), bat roosting colonies, and other biological resources to be impacted by project activities. Prepared a letter report describing existing site conditions, special-status species potential to occur, and summary of biological constraints. (2023)

Robleda-Burke Evacuation Route Project, Santa Clara County FireSafe Council, Los Altos Hills, California. Project manager for a vegetation management project providing biological resource services on roughly 3.0 miles of suburban roadway. Conducted a biological pre-activity survey for San Francisco dusky-footed woodrat and other biological concerns. Oversaw the completion of a letter report summarizing field survey efforts and results. (2023)

Interstate 280 Hazardous Fuel Reduction Project, Los Altos Hills County Fire District, Los Altos Hills, California. Prepared a biological resources analysis report for a 150-acre, 5.5-mile-long proposed fuel management project on Interstate 280 (northbound, southbound, and center divide rights-of-way). Conducted land cover mapping and field evaluations in which the biotic resources of the site were determined. Evaluated the potential for Santa Cruz black salamander, California red-legged frog, southwestern pond turtle, white-tailed kite, Townsend's big-eared bat, and San Francisco dusky-footed woodrat to be impacted by planned project activities. (2022)

East Bay Applied Sciences Center Project, California State University, East Bay, Hayward, California. Conducted a nesting bird and roosting bat habitat assessment to evaluate the potential for future nesting bird and roosting bat occupancy on the proposed project site. (2022)

# Matt Ricketts

### **BIOLOGICAL RESOURCES**

Matt Ricketts (*MAT RICK-ets; he/him*) is a senior biologist with 24 years' experience as a wildlife biologist and conservation planner specializing in biological resource inventories and documentation, special-status species surveys, federal Endangered Species Act (ESA)/California ESA compliance, and environmental impact analysis under the California Environmental Quality Act (CEQA). He enjoys the challenge of synthesizing complex scientific and regulatory information into reader-friendly documents and communicating this information to clients, regulatory agencies, and project stakeholders. He has worked on a wide range of project types and sizes under many roles, from construction monitor to meeting facilitator. He therefore understands the importance of balancing technical rigor with practical feasibility in environmental documents and strives to bring this balance to every project he works on.

### Relevant Project Experience

**123** Independence Drive Project, City of Menlo Park, California. Served as senior peer reviewer for biological resources chapter of the environmental impact report (EIR). Used previous experience and familiarity with ConnectMenlo EIR to guide technical staff in their analysis. (2021)

Newell Creek Pipeline Improvement Project, City of Santa Cruz, California. Served as senior biologist. The project addresses structural deficiencies in and improves maintenance access to the existing 9.25-mile Newell Creek Pipeline between

Education

Eastern Kentucky
University
MS, Biology/Applied
Ecology, 1999
University of Illinois at
Urbana-Champaign
BS, Natural Resources
and Environmental

### Professional Affiliations

National Habitat Conservation Planning Coalition

The Wildlife Society

Sciences, 1997

Loch Lomond Reservoir and the Graham Hill Water Treatment Plant. Co-authored biological resource assessment report and biological resources section of the draft EIR (released for public review in November 2021). Also assisted the City with federal Endangered Species Act permitting strategy, including determining if the project qualifies for coverage under the City's Operations and Maintenance Habitat Conservation Plan. (2021–2023)

County of Santa Clara Solar Panel Installation Project, County of Santa Clara, San Jose to Morgan Hill, California. Served as lead biologist. The project involved the installation of photovoltaic solar panels at 14 County-owned sites between the Cities of San Jose and Morgan Hill to further expand on the County of Santa Clara's renewable energy portfolio and reduce County emissions from operations. Prepared the biological resource assessment to support CEQA documentation and facilitated project compliance with the Santa Clara Valley Habitat Plan (i.e., preparation and submittal of Reporting Form for Public Projects). (2021–2022)

Sustainability Policy and Regulatory Update of the County of Santa Cruz General Plan/Local Coastal Program and Santa Cruz County Code, County of Santa Cruz, California. Served as senior biologist. The proposed project is an update to the County's General Plan/Local Coastal Program and associated revisions to the Santa Cruz County Code to implement policies from the Sustainable Santa Cruz County Plan that was accepted by the Board of Supervisors in October 2014. Prepared the biological resources chapter of the draft EIR that required synthesis of



previous County-level policy EIRs. Analyzed potential impacts of over 30 policy updates on biological resources at a program level. The EIR was certified by the Board of Supervisors on November 15, 2022. (2021–2022)

Santa Cruz Water Rights Project, City of Santa Cruz, California. Served as biologist. The proposed project would modify water rights to expand authorized place of use, improve existing diversions, extend the City's time to put water to full beneficial use, and provide for underground storage to expand the City's water supply. Conducted field reconnaissance of project-level impact sites and program-level area and co-authored biological resources chapter of EIR. Compiled and synthesized a large amount of available information on Santa Cruz County biological resources and analyzed potential impacts at both project and program levels for a complex project with many components. (2020–2021)

Delta Dams Rodent Burrow Remediation Project, California Department of Water Resources, Eastern Alameda and Contra Costa Counties, California. Served as senior wildlife biologist. The project is being implemented to address dam stability and safety concerns at Clifton Court Forebay in eastern Contra Costa County and Dyer and Patterson Reservoirs in eastern Alameda County. Proposed activities would occur within approximately 117 acres that supports many sensitive resources, including habitat for California red-legged frog, California tiger salamander, burrowing owl, and western pond turtle. Tasks included preparation and coordination of federal ESA biological assessments, biological resources existing conditions report, and initial study section. (2021–2023)

B.F. Sisk Safety of Dams Modification Project, California Department of Water Resources, Western Merced County, California. Serving as senior wildlife biologist. The project is being proposed in partnership with the Bureau of Reclamation to address dam stability and safety concerns at B.F. Sisk Dam in western Merced County. Proposed activities would occur within an approximately 1,800-acre footprint that supports many sensitive biological resources, including habitat for California tiger salamander and California red-legged frog. From May to December 2020, led preparation of the biological resources existing conditions report, California ESA Section 2081 Incidental Take Permit (ITP) application to the California Department of Fish and Wildlife (CDFW), and Supplemental EIR biological resources chapter. All documentation required collaboration and coordination among multiple biologists and were delivered on schedule and within budget. Continuing to provide as-needed support for amendments to CDFW ITP as well as Master Lake and Streambed Alteration Agreement. (2020 – Present)

# Relevant Previous Experience

1350 Adams Court Project, City of Menlo Park, California. While working at ICF, served as lead biologist. The proposed project involved the construction of a new life science building within the existing Menlo Park Labs Campus. Conducted site assessment to verify findings of previous biological resource report and wrote biological resources section of the initial study. Summarized previous biological resource analysis conducted for ConnectMenlo EIR and analyzed whether the project would result in any changes from the previous analysis. (2018)

# William Burns, RPA

### **ARCHAEOLOGY**

William Burns (WILL-ee-em BURNS; he/him) is an archaeologist with 21 years' experience in cultural resource management. William is highly knowledgeable about the California Environmental Quality Act (CEQA), the National Environmental Policy Act, the Native American Graves Protection and Repatriation Act, and the National Historic Preservation Act (NHPA), particularly the Section 106 process. He evaluates buildings and districts for archaeological sensitivity and possible inclusion on the National Register of Historic Places. William assesses project and building plans for archaeological sensitivity and reviews archaeological reports on the state government regulatory end of the process.

William possesses expertise about pre-contact archaeological sites, paleocoastline reconstruction, and artifact identification and analysis. He applies this expertise to archaeological report writing and editing for Section 106 projects. He also serves on field crews and as a supervisor on archaeological projects, overseeing surveys, site examinations, data recoveries, and artifact database creation and maintenance. For precise site mapping, William uses GPS devices, primarily Trimble GEO XH, ArcGIS, and Maptitude.

### Selected Project Experience

San Francisco Garter Snake Recovery Action Plan 2019 to 2029 at the West-of-Bayshore Property, San Mateo County, California. Completed archaeological assessment for an approximately 180-acre undeveloped area within in San Mateo County. The primary focus of the project was to enhance and protect habitat for the federally endangered San Francisco garter snake and federally threatened California red-legged frog, while permitting the Airport and other agencies to conduct maintenance activities for the on-site utility and storm drainage infrastructure. The assessment consisted of a records search, pedestrian survey and re-recordation of Native American resources, and augering to determine subsurface conditions and soil mapping. Soil mapping and historic maps were used to locate the historic coastlines of the bay to determine areas of higher sensitivity and monitoring locations. This was used to develop an archaeological monitoring plan for the project.



#### Education

University of York MS, Coastal and Marine Archaeology, 2010,

University of Massachusetts at Amherst BA, Anthropology (Mathematics minor), 2004

#### Certifications

Register of Professional Archaeologists (RPA)

Divemaster (National Association of Underwater Instructors)

Occupational Safety and Health Administration (OSHA) HAZWOPER (40-hour)

Basic First Aid/BBP (American Heart Association)

Adult CPR/AED (American Heart Association)

#### Pump Station 4 Force Main Project, South San Francisco, California. The present

scope also accounts for potential U.S. Army Corps of Engineers and State Water Resources Control Board review for compliance with Section 106 of the NHPA. For the purposes of this scope, we assume that the project area of potential effects consists of less than 50 acres of land.



San Francisco Food Hub and Shops Project, San Fransico California. Completed archaeological assessment for the demolition of the existing buildings and construction of a new structures in the Bayview area of San Francisco under CEQA.

Advanced Meter Infrastructure Project, Santa Clara County, California. Served as project archaeologist on this Countywide project to upgrade metering systems for the San Jose Water Company at 16 locations. Tasks included conducting the records search, performing a survey at each of the 16 sites, and preparing the cultural resources report. Two historic structures were identified during the study and evaluated for impacts.

**Confidential Project; Santa Clara and Merced Counties, California.** Project consists of a 486-acre wind farm and associated 16-mile new transmission line. Organized and oversaw multiple survey efforts and development of an archaeological management and monitoring plan for the many and varies cultural resources in the vicinity. Coordinated monitoring efforts and tribal liaison for tribal monitoring efforts during construction phases.

Alameda County Advanced Meter Infrastructure Project, Alameda County, California. The project proposed to upgrade existing traditional water meter reading systems within its service area with an Advanced Metering Infrastructure system across 84,200 existing meters for the Alameda County Water District. As project archaeologist, performed the records search and reviewed and summarized the data of the approximately 41,000-acre project area. Reviewed geomorphological data for the project site and developed a sensitivity model and monitoring plan for the project.

B.F. Sisk Dam Safety of Dams Project, California Department of Water Resources, Merced County, California. The B.F. Sisk Dam Safety of Dams Project consisted of repairs and maintenance of the historic dam. The vicinity around the dam contained many historic features of the dam's construction, as well as prehistoric sites, including reported burials. Performed the cultural survey documenting these resources, conducted records search, and prepared cultural resources report.

California High-Speed Rail Project, Construction Package 2–3, Fresno to Bakersfield, Dragados/Flatiron Joint Venture, Fresno, Kings, Counties of Tulare and Kern, California. As lead archaeologist for 8 years on a 65-mile segment of the project, conducted and oversaw field surveys and archaeological, tribal, and paleontological monitoring efforts. Prepared cultural resources survey reports and monthly monitoring summaries. Managed reporting to client and state agencies and served as a tribal liaison for five separate consulting tribal communities.

Confidential Project; Confidential Client multiple projects, Santa Clara, San Mateo, Alameda, Marin, Sonoma, San Joaquin, Amador, Stanislaus, Calaveras, Tuolumne, Mariposa, Madera, Fresno Counties, California. Conducted background research, performed survey, organized and coordinated cultural monitors with clients and lead agencies, and authored reports for over 500 vegetation management projects for clearing areas around at-risk electrical transmission lines. Projects are within numerous federal and state jurisdictions, including, but not limited to, U.S. Forest Service, National Park Service, Bureau of Reclamation, Bureau of Land Management, and California State Parks. Specifically for the U.S. Forest Service, National Forests is conducting archaeological work for El Dorado National Forest, Los Padres National Forest, Sequoia National Forest, Sierra National Forest, and Stanislaus National Forest.

The California State University Maritime Academy, Vallejo, California. Conducted records search, performed pedestrian survey, and prepared campus-wide cultural resources archaeological sensitivity report. Additional tasks included performing cultural resources assessment under CEQA for road improvements, academy building changes, and hillside stabilizations. Additionally, the dredging of a large dock basin for academy training ship required an archaeological



assessment and biological survey at a sample of transects both in the basin and in the surrounding shoreline vicinity. SCUBA surveys were used attempting to locate both archaeological and biological resources.

Santa Cruz Wharf Expansion Project, City of Santa Cruz, California. Project involved restoration of a historical municipal wharf. As project archaeologist, investigated the potential for submerged resources through magnetometer and sub-bottom profiler surveys and analyzed the results for potential resources. Then conducted reconnaissance underwater SCUBA surveys on these potential resource locations to further investigate. All methods and results were drafted in a technical report.

# Ryan Brady, RPA

### **ARCHAEOLOGY**

Ryan Brady (*RI-an BRAY-dee; he/him*) is an archaeologist with 25 years' cultural resources management experience throughout California and Nevada. Ryan acts as principal investigator, field director, and project manager, and meets the Secretary of the Interior's Standards for prehistoric archaeology. He assesses archaeological finds in the context of clients' legal responsibilities under local, state (California Environmental Quality Act [CEQA]), or federal (Section 106) regulations. Extensive work experience includes Phase I surveys, Phase II evaluations, and Phase III data recovery of archaeological properties across California and much of the Great Basin.

Ryan implements and manages a variety of cultural resource projects. He has extensive experience in the San Francisco Peninsula and greater Bay area. He has worked on Bay Area projects that range from large-scale infrastructure developments to single-site evaluations and surveys. The studies are often conducted to support project environmental impact reports (EIRs).

# Relevant Project Experience

UC Elkus Ranch Master Plan EIR, University of California, San Mateo County, California. Dudek completed a California Historical Resources Information System records search, a Sacred Lands File search with Native American Heritage Commission), and an intensive survey of 141 acres on the UC Elkus Ranch Property. One previously recorded site was relocated and inspected. Two new prehistoric sites were identified on the survey. Dudek completed extended Phase I assessments of the new resources and a site record update for previously recorded resource.



Education
California State University,
Sacramento
MA, Anthropology
Universitat Autónoma
de Barcelona
Visiting Researcher
University of California,
Davis
BA, Anthropology,
Spanish minor

#### Certifications

Register of Professional Archaeologists, No.16181

### **Professional Affiliations**

Society for American Archaeology Society for California Archaeology

### San Francisco State University Master Plan EIR, San Francisco State University,

**California.** Addressed the cultural resources component of the EIR for an updated Master Plan. The work involved a records search, reconnaissance survey, Native American consultation, and preparation of the cultural resource section for the EIR. One new site was recorded at the campus.

California State University Monterey Bay Master Plan EIR, California State University Monterey Bay, California. Addressed the cultural resources component of the EIR for an updated Master Plan. The work involves a records search, reconnaissance survey, Native American consultation, and preparation of the cultural resource section for the EIR.

On-Call Environmental Services, City of Santa Cruz, California. Under an environmental on call contract with the City of Santa Cruz, Brady has assisted with various redevelopment projects in the downtown area, peer reviewed cultural resource documents prepared by other consultants, assisted the City with Assembly Bill 52 consultation, and provided guidance on other cultural resource compliance issues, such as how the City should address non-compliance with cultural resource regulations.



Cultural Resources Inventory for the UC Santa Cruz Modular Student Housing Project, UC Santa Cruz, California. Served as cultural resources principal investigator for the proposed development project. Tasks included a records search, Native American consultation, completion of a 9.4-acre survey, and a letter report that summarized results of the studies and recommendations for moving forward.

Phase I Cultural Resource Assessment at 6468 Almaden Road, David J. Powers and Associates, San Jose, California. As project manager and principal investigator, supervised a cultural resource assessment of a 1.28-acre parcel that was planned to be subdivided and developed. One historical resource, the Reuben Baker Ranch House, was located on the property. Results of the study included recommendations for avoidance of the resource and intermittent construction monitoring.

Santa Cruz Downtown Library Mixed-Use Extended Phase I assessments and Phase II evaluation, City of Santa Cruz, Santa Cruz County. As project manager, assisted with design and implementation of an Extended Phase I investigation to identify potential historical resource potentially present beneath a paved parking lot. Dudek implemented strategically placed backhoe trenches, informed by potential features identified on Sanborn maps, to investigate the potential for significant buried historical resources. Dudek identified potentially significant historical resources, which were further evaluated with additional subsurface investigation.

Dana Adobe EIR, SWCA Environmental Consultants, Nipomo, California. Acted as crew chief for Extended Phase I work at CA-SLO-97/142/H for redevelopment of the Dana Adobe to create a historical interpretive park on the property. Served as primary author for the Phase II evaluation report. The project was highly political among stakeholders. The results of the findings helped the project move forward by proposing solutions that would not negatively affect significant cultural resources.

UC Santa Cruz Great Meadow Bike Path, UC Santa Cruz, California. As project manager, supervised a cultural resources inventory and assessment for upgrades to an existing bike path. The survey encompassed 37 acres. Six historic-age cultural resources and a National Register of Historic Places—eligible district were located within the project area. Potential impacts to the resources were assessed relative to mitigation measure established in the UC Santa Cruz Long Range Development Plan EIR, along with project-specific mitigation measures.

**505 Lincoln Boulevard, Sobrato Organization, San Jose, California.** As project manager and principal investigator, managed and supervised construction monitoring for a 2.94-acre multi-use development in downtown San Jose. The project was compliant with CEQA Guidelines.

Data Recovery along Sand Hill Road, Stanford University, Palo Alto, California. As a field archaeologist, hand excavated trenches for data recovery at an interior Bay Area occupation site.

# Simon McGuire

### **ENVIRONMENTAL ACOUSTICIAN**

Simon McGuire is an environmental acoustician with 3 years' professional experience as an environmental analyst. Simon has private and public sector experience in environmental surveys and monitoring. With past experience in water quality analysis and biological resources monitoring. He is now specializing in noise analysis, monitoring, and modeling.

### **Dudek Project Experience**

Olivenhain Noise, San Diego County Water Authority, San Diego, California. Worked alongside a superior to conduct a baseline noise survey and take 24-hour measurements of the ambient noise environment.

York Field Stormwater Capture, Craftwater Engineering, Whittier, California. Assisted in document preparation for draft MND. Researched and wrote sections of regulatory setting, thresholds of significance and existing context.



Education
University of San Diego
BS, Environmental
Studies 2024
Professional Affiliations

Association of Environmental

Lagoon Pacific Residential, Ohno Construction, Oceanside, California.

Performed baseline survey of the ambient noise environment. Created residential noise level model with the assistance of a supervisor.

**5870 and 5880 Pacific Center, Pacific Center Owner, San Diego, California.** Performed baseline survey of the ambient noise environment. Created a CadnaA model of the project's operational noise impacts.

Confidential Project, Confidential Client, Blythe, California. Assisted in the creation of a CadnaA noise model of the project's predicted operational noise.

Old Poway Specific Plan, City of Poway, Poway, California. Performed baseline survey of the ambient noise environment. Created a CadnaA model of the project's operational noise impacts.

Olinda Reliability Project, Upstream Renewable, Orange County, California. Assisted in the updating of a CadnaA noise model of the projects operational noise impacts.

SDSU Evolve Student Housing, San Diego State University, San Diego, California. Performed baseline survey of the ambient noise environment. Created construction noise models of the project's construction noise impacts and a CadnaA noise model of the project's operational noise impacts.

OB Pier Renewal, Moffatt & Nichol, San Diego, California. Assisted in memorandum preparation focusing on the environmental setting section.

Campus Lane Apartments, Wiseman Commercial, Rockville, CA. Created a construction noise model analysing the impacts of construction noise.



**Confidential Project, Confidential Client.** Created a construction noise model analysing the impacts of construction noise.

Confidential Project, Confidential Client. Watsonville, California. Performed baseline survey of the ambient noise environment.

Stockton Campus, The California State University, Stanislaus, Stockton, California. Performed baseline survey of the ambient noise environment.

Yosemite Gardner Site Annexation, City of Merced, Merced, California. Performed baseline survey of the ambient noise environment.

Truckee Regional Library, JK Architecture and Engineering, Truckee, California. Performed baseline survey of the ambient noise environment. Created a CadnaA model of the project's operational noise. Created a construction noise model to determine construction noise impacts. Prepared noise technical report with assistance of a supervisor.

### Relevant Previous Experience

Shellfish Water Quality Study, Port of San Diego, San Diego, California. Assisted in biological monitoring of various species of shellfish and water quality sampling of San Diego Bay.

Plant Identification Guide, Port of San Diego, San Diego, California. Created a native and invasive plant identification guide of the species found in managed mitigation area.

Bird Identification Guide, Port of San Diego, San Diego, California. Created a bird identification guide of commonly found species in San Diego Bay for public use.

# Cole Martin

### **NOISE**

Cole Martin is an Environmental Acoustician with over 17 years' professional experience and extensive knowledge of various state and federal transportation agency policies and guidance related to transportation noise measurement, prediction, impact assessment, and mitigation. Cole also evaluates noise and vibration impacts from residential, manufacturing, industrial (e.g., mining, fossil-fueled and renewable power generation, electrical transmission, and natural gas transmission), municipal, commercial, and mixed-use facilities upon sensitive human and wildlife receptors. His services include development and direction of noise and vibration measurement and prediction programs, modeling using a number of noise level prediction modeling suites, and developing noise reports.

The following selected project experience samples illustrates the many clients, markets, and applications of acoustics and noise control engineering that characterize Cole's career in consulting.



Education Columbia College of Chicago BA, Audio Arts & Acoustics

**Certifications**FHWA TNM

Engineers

**Professional Affiliations**Institute of Noise Control

### Relevant Project Experience

San Diego State University (SDSU) Imperial Valley Campus Brawley STEM

Building Project, Brawley, California. Served in the development of noise and vibration models for traffic, stationary operations, and construction, as well as the preparation of the noise technical memorandum.

SDSU Fenton Parkway Bridge Project, San Diego, California. Served in the development of noise and vibration models for traffic and construction, as well as the preparation of the noise technical report.

Millenia Elementary School Project, Chula Vista Elementary School District, Chula Vista, California. Served in development of noise models for exterior and exterior-to-interior noise assessment. Additional roles included the development of the memorandum for the noise assessment.

**Element Hotel Project, Chula Vista, California.** Served in the development of noise models for exterior and exterior-to-interior noise assessment. Additional roles included the development of the memorandum for the noise assessment.

Creekside Village EIR, Winn Ridge Investments LLC, El Dorado County, California. Served in the development of the EIR for the project. His role included reviewing the Environmental Noise and Vibration Assessment prepared by others and transcribing and writing the EIR for the noise section of the EIR.

**OR Village 7 and Village 8 SR-125 Barrier Analysis Project, Chula Vista, California.** Served as a modeler for this project. His role included development of noise models and barrier analysis using the Federal Highway Administration Traffic Noise Model 2.5.

# James P. Cowan

#### **NOISE**

James P. Cowan is a board-certified noise control engineer with 42 years' experience in noise control, architectural acoustics, and environmental noise issues. He has managed hundreds of acoustical projects nationwide, including writing educational programs and policies for public agencies, and more than 100 environmental impact statement noise chapters for all types of projects. He has consulted for public agencies, architects, engineers, industrial personnel, and attorneys in all areas of noise control; hearing damage and protection criteria; and acoustic design of offices, studios, dwellings, worship spaces, schools, and theaters. James has lectured on acoustical topics to thousands of professionals, delivered live seminars and webinars, and taught courses for professional societies and private organizations across the country. In addition to teaching acoustics courses at Drexel University for 10 years in their Civil

#### Education

Muhlenberg College, BS, Physics, Mathematics Pennsylvania State University, MS, Acoustics

#### Certifications

Institute of Noise Control Engineering, Board-Certified continuously since 1986

Engineering Department, he wrote an internet-based college course in architectural acoustics that he taught for 17 years through Boston Architectural College. He is also the sole author of three published acoustics textbooks.

### Relevant Project Experience

McLoughlin Wastewater Treatment Plant, Capital Region District, Esquimalt, British Columbia. Worked with project architects and engineers to evaluate the room acoustics, mechanical system noise and vibration control, and sound isolation designs for the control rooms, offices, conference rooms, and other acoustically sensitive spaces in a new wastewater treatment plant on a point of land at the mouth of Victoria Harbor in Esquimalt, British Columbia. Sound propagation outside the building and its effect on the surrounding communities was also evaluated.

Veterans Administration Medical Center, Veterans Administration, Louisville, Kentucky. Worked with project architects and engineers on the acoustical design of a new Veterans Administration hospital complex in Louisville, Kentucky. The project involved LEED v4 certification for acoustic performance, requiring full evaluations of the mechanical systems for background noise levels in all noise-sensitive spaces, appropriate insulation of perimeter walls for acoustic privacy, and room finish evaluations.

Reagan National Airport Secure National Hall, Metropolitan Washington Airports Authority, Washington, DC. Worked with project architects and engineers on the acoustical design of a new ticketing and security screening area at Reagan Airport in Washington, DC. The main acoustical issues evaluated revolved around providing acceptable background sound levels in the hall from the elaborate heating, ventilation, and air conditioning system indoors, the adjacent commuter rail line, and roadways both above and below the new spaces.

Friedman Auditorium Renovations, National Security Agency, Fort Meade, Maryland. Worked with project architects and engineers on the acoustical design of the main auditorium for the National Security Agency in Fort Meade, Maryland. The main acoustical issues were providing acceptable background sound levels in the auditorium from the upgraded heating, ventilation, and air conditioning system, and providing clear speech intelligibility to all audience members in the facility.



Rebuild by Design Meadowlands, New Jersey Department of Environmental Protection, Bergen County, New Jersey. Worked with the environmental team on the noise and vibration sections of an environmental impact statement for a major flood control project in Bergen County, New Jersey. The most pressing issue was the construction of the project, which involved extensive pile driving very close to many residential buildings in the area.

Capitol Corridor Rail Extension, New Hampshire Department of Transportation, Lowell, Massachusetts to Concord, New Hampshire. Evaluated the potential noise impacts from the proposed extension of Massachusetts Bay Transportation Authority commuter rail service in the Boston area from Lowell, Massachusetts to Concord, New Hampshire. The 66-mile corridor would pass through many residential communities. Thousands of noise-sensitive locations were evaluated for impacts using standard Federal Transit Administration noise guidelines.

Federal Courthouse, General Services Administration, Mobile, Alabama. Worked with project architects and engineers on the acoustical design of a new federal courthouse building in Mobile, Alabama. The project involved complying with the General Services Administration's strict acoustic privacy criteria for courtrooms and all other sensitive spaces. In addition to partition designs to meet the acoustic insulation requirements and mechanical system noise and vibration control issues for the sensitive spaces, some courtrooms were located directly below the mechanical penthouse, so additional measures needed to be taken to ensure that the required interior noise level limits were maintained for these rooms.

**Verona Conference Center, Epic Systems, Verona, Wisconsin.** Worked with the project architects and engineers on the acoustical design of a large conference center in Verona, Wisconsin. The conference center has many themed conference rooms, a training center, a multistory open dining facility, executive offices, teleconference facilities, a large vendors' display area, and a 5,000-seat auditorium capable of being partitioned into three spaces having simultaneous, independent events.

**Kokomo Hum, City of Kokomo, Indiana**. As principal investigator, evaluated mysterious noise sources that only certain people heard and were affected by in the town of Kokomo, Indiana. Industrial noise sources and potential electromagnetic sources were identified as causing the sensations people were experiencing.

Regional Office Renovation, U.S. Geological Survey, Mountain View, California. Worked with project architects and engineers on the acoustical design of the office renovation for the U.S. Geological Survey offices on the NASA Ames Research Center campus, qualifying for LEED v4.1 acoustics points. Required full evaluations of the mechanical systems for background noise levels and room finishes in an auditorium, recording rooms, offices, and conference rooms.

Checked Baggage Reconciliation Area Noise Evaluations, Transportation Security Administration, Nationwide. Evaluated noise exposures of Transportation Security Administration officers in the baggage inspection areas of 30 airports around the United States. Provided noise control recommendations to meet the noise exposure goals at workstations for all surveyed airports.

# Rachel Strobridge

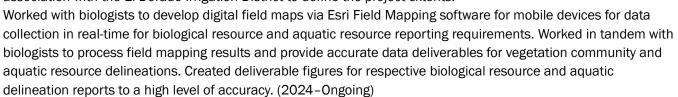
### **GEOGRAPHIC INFORMATION SYSTEM**

Rachel Strobridge (RAY-chull STROH-bridge; she/her) is a geographic information system (GIS) analyst with 8 years' experience utilizing geospatial software to analyze data, organize and maintain spatial databases, create maps, and provide technical support to various environmental projects. In addition to having expertise in programs such as ArcGIS, Rachel is also experienced in AutoCAD and graphics software, including the Adobe Creative Cloud suite of programs.

# Relevant Project Experience

San Jose Water Environmental Consulting Services, San Jose Water, California. Served as primary GIS analyst for multiple water projects for San Jose Water. Created and maintained spatial databases for multiple separate and interconnected projects. Generated data deliverables and networked with core staff. Created report figures for standalone repair projects as well as multi-year monitoring contracts, such as the Los Gatos Watershed Maintenance Project, Foothill Yellow-legged frog Assessment Project, Upper Los Gatos Culverts Project, Ostwald Intake Mitigation Project, and Webb Canyon Retaining Wall Project. (2024–Ongoing)

Collections Rehabilitation Project, El Dorado Irrigation District, El Dorado, California. Served as the GIS co-lead to help develop defined project limits in association with the El Dorado Irrigation District to define the project extents.



El Dorado On-Call Environmental Tasks, El Dorado Irrigation District, El Dorado County, California. Assisted with initializing and managing various environmental projects at multiple locations across El Dorado County. Services provided include project management; data compilation, creation, and maintenance; client correspondence; and interdisciplinary correspondence within the various environmental divisions (including archaeological, biological, and environmental hazards and limitations such as acousitcs) to create figures and graphics. Some of the projects worked on include the following:

- The Acorn Day Use Area Project. An update of and constructed improvements to the day use area adjacent to Jenkinson Lake. GIS work included map production and data creation and management.
- The Motherlode Force Main Project. A multisegment pipeline replacement project. GIS tasks included extensive desktop mapping efforts and report figure creation for botanical and aqatic resources.



Education
California State University
of Sacramento
BA, Geography,
Concentrations
in Physical and Human
Geography, 2014
American River College,
Certificate of
Achievement,
GIS, 2015
Professional Affiliations

URISA, Northern California Chapter



The Reservoir A Fuel Treatment Project. A fuels reduction project, the purpose of which was to reduce forest fuel sources for the purposes of reducing fire risk. GIS assisted urban foresters in creating field maps and maintaining spatial databases.

The El Dorado Canal Fuel Break Project. GIS tasks included assistance with bird surveys, data management, and field data collection management.

Santa Clara County Parks, Mt. Madonna Forest Health Plan, California. Assisted forestry management and served as the GIS lead for the Mt. Madonna Forestr Health Plan. Provided extensive analysis for the Forest Health Plan document and assisted in creating figures for all sections, including biology, geology, planning, and hydrology.

Vegetation Management Plan for the South Tahoe Public Utilities District, Tahoe City and Adjacent Utility Districts, Multiple Locations, California. Served as GIS poject lead for a multi-agency coopoerative effort to identify and prescribe various forestry treatment for forest areas and heavily vegetated locations within the North Tahoe Public Utility District, South Tahoe Public Utility District, Tahoe City Public Utility District, and other utility districts, the purpose of which is to reduce fire risk via reducing fuel load. Efforts included assisting the districts in identifying and delineating management sites vis desktop analysis and the use of publicly available GIS data, compiling data from multiple sources and assisting in environmental analysis to select priority areas, and provision of the results of the data compilation efforts. Additional GIS tasks included extensive data creation, collection, and management; multidisciplinary figure drafting and graphic creation for environmental reports; and spatial analysis tasks.

# Nathan Reid

### **GEOGRAPHIC INFORMATION SYSTEM**

Nathan Reid (*NAY-thun REED*) is a geographic information system (GIS) analyst with 2 years' professional experience using geospatial software to analyze data, manage, and maintain spatial databases, produce maps, and offer technical support for various environmental initiatives. In addition to having expertise in programs such as ArcGIS, Nathan is experienced in utilizing graphics software, including the Adobe Creative Cloud suite of programs.

#### Education

University of California, Los Angeles BA, Geography, Concentrations in Physical and Human Geography, 2024

Sierra Community College AS Natural Sciences, 2022

### Relevant Project Experience

Crocker Middle School, Hillsborough, California. Provided GIS support and generated figures for Crocker Middle School. Assisted with the creation of a biological resources assessment as well as a cultural resource assessment that highlights potential impacts and any cultural or biological resources near the project area. (2025)

West Hillsborough Elementary School, Hillsborough, California. Provided GIS support and generated figures for West Hillsborough Elementary. Assisted with the creation of a biological resources assessment as well as a cultural resource assessment that highlights potential impacts and any cultural or biological resources near the project area. (2025)

The Woodlands, Santa Rosa, California. Provided GIS support and generated figures for The Woodlands Project. Assisted with the creation of a Land Use figure and an Evacuation model figure using Traffic Analysis Zone, and ZoneHaven data. (2025)

California State University Master Services Agreement, Multiple Locations, California. Provided GIS support and generated figures for various projects under the California State University Master Services Agreement contract, specifically for California State University, Monterey Bay and San Diego State University. Delivered GIS support and created maps for a cultural resources assessment related to the proposed California State University, Monterey Bay Academic Building IV project and developed maps for a biological resources assessment, highlighting significant biological resources in proximity to the project site. Offered GIS support and produced maps for multiple technical reports concerning the proposed San Diego State University Evolve Student Housing project, emphasizing potential impacts and cultural resources near the project area. (2024)

Confidential Solar Project, Confidential Client, Merced, California. Provided GIS support for the preparation of figures for a paleontological sensitivity map for the confidential solar project. This process involved georeferencing Dibblee maps and manually digitizing the paleontological sensitivities. (2024)

North Coast Interceptor Reach 5, City of Laguna Beach, California. Provided GIS support and produced maps for the biological resources assessment, fire history, and sound monitoring reports for the North Coast Interceptor Reach 5 project. Responsibilities include database management, figure creation and revision, and data creation. (2024)



Campus Lanes Apartments, Wiseman Commercial, Fairfield, California. Offered GIS support and created figures for the Critical Issues Analysis, sound monitoring, and cultural resources reports for the Fairfield Campus Lane Apartments project. Responsibilities include database management, figure creation and revision, and data creation. (2024)

**Newport Grove Arborist Report, Discovery Builders Inc., Sacramento, California.** Provided GIS support and created supplemental figures for the Newport Grove arborist report, specifically analyzing both tree location, health, protection status, and levels of impact. Responsibilities include database management, figure creation and revision, and data creation. (2024)

Multiple Projects, California Department of Water Resources, Multiple Locations, California. Provided GIS support for multiple planning and environmental permitting projects for the Delta and San Joaquine field divisions under the supervision of senior GIS staff. Responsibilities include database management, figure creation and revision, and data creation. (2024)

Solar Farm and Battery Energy Storage Systems Environmental Permitting/Entitlement Services, Confidential Client, Multiple Locations, California. Provided GIS support services for multiple critical issues analyses and biological resource assessments for potential solar farm projects and battery energy storage systems sites throughout California. Responsibilities included database creation and management, research, analysis, and report figure production. (2024)

# Relevant Previous Experience

GIS Intern, Placer County, Auburn, California. Editor of the Regional Forest Health Program's 10-Year Action Plan, responsible for shaping strategic initiatives in forest management. Actively attended meetings and reviewed documentation to ensure compliance with California Environmental Quality Act and National Environmental Policy Act regulations for various projects. Utilized the Land Tender/ArcGIS Suite to identify consensus priority projects focused on enhancing forest health and resilience, facilitating effective decision-making and promoting sustainable practices. (2024)

GIS Intern, Placer County Water Agency, Auburn, California. Collaborated with environmental planners and engineers to create detailed maps using ArcGIS Pro and Online. Responsible for updating the Agency's GIS with the latest infrastructure data. Conducted fieldwork involving GPS systems and physical inspections to ensure accuracy and relevancy of spatial information. (2023)

# Dennis Pascua

#### **TRANSPORTATION**

Dennis Pascua is a senior transportation planner and Dudek's transportation services manager with 32 years' experience in transportation planning/engineering throughout California. Dennis has successfully managed a variety of projects for local agencies and private developers, including traffic and circulation impact analyses and parking demand studies in both highly urbanized and rural areas. He is highly experienced with California Environmental Quality Act (CEQA)/National Environmental Policy Act and transportation topics and policies surrounding vehicle miles traveled, active transportation, and Complete Streets. Dennis also offers an international perspective, having managed transportation planning projects in the Philippines, Japan, and the United Arab Emirates.

### Relevant Project Experience

123 Independence Drive Residential Project, Menlo Park, California. Managed the team that prepared the Transportation Impact Analysis (TIA). The project would include demolition of five existing office and industrial buildings, and the construction of 116 townhomes and 316 rental apartments, for a total of 432 dwelling units. The TIA included the assessment of 15 study intersections within the Cities of Menlo Park and East Palo Alto and included Caltrans ramp intersections. These facilities were analyzed under the Existing, Near-Term (2025), Near-Term (2025) plus Project, Cumulative (2040), and Cumulative (2040) plus Project conditions. On-site and nearby intersections were analyzed for the potential impacts to an adjacent existing charter school, and a



Education
University of California,
Irvine
BA, Social Ecology
(Environmental Analysis
and Design)

**Professional Affiliations**Institute of Transportation
Engineers

Association of
Environmental
Professionals
American Planning
Association

comprehensive vehicle miles traveled (VMT) analysis was conducted using the City's travel demand model, which is a sub-regional model of the Bay Area Metropolitan Transportation Commission travel demand model.

Thousand Trails RV Resort Expansion Project, County of Santa Clara, California. Under an on-call contract, Dennis managed the preparation of a third-party peer review of the TIA and a sight distance analysis at the project's main driveway for the Thousand Trails RV Resort Expansion Project located west of Uvas Road in Santa Clara County. The peer review of the TIA was conducted based on the applicable policies and requirements of the County's VMT Policy Adoption, the Santa Clara County Countywide VMT Evaluation Tool, and the VTA Transportation Impact Analysis Guidelines. The sight distance analysis was prepared under the County's design standards, as well as standards from the AASHTO "Green Book."

Byron Airport Development Program EIR, Contra Costa County, California. Managed the team that prepared the transportation impact analysis and EIR transportation section for the implementation of the warehousing, industrial, general commercial, and office land uses proposed as part of the Byron Airport Development Project. The TIA included VMT for CEQA and the level of service (LOS) metric for General Plan consistency requirements. To mitigate project's significant VMT impact, prepared a detailed discussion of strategies from Contra Costa County's Transportation Demand Management Ordinance Guide and the California Air Pollution Control Officers Association that would be most effective in areas like the community of Byron and are appropriate for the project to avoid or



reduce the significant impact. VMT reductions for each strategy (using the applicable range of effectiveness) were applied to the project per California Air Pollution Control Officers Association's calculations and selected measures were included as mitigation measures to reduce project's VMT impact.

Former Dixon High School Modernization Project, Dixon, California. Managed the team that prepared the traffic assessment for a new middle school, on the former Dixon High School campus, in the Dixon Unified School District. The proposed project will modernize the existing old Dixon High School campus and repurpose the site as a 750-student middle school, serving grades 6 through 8. No significant growth in new students are anticipated to occur under the proposed project. Instead, all 219 6th grade students from existing elementary schools in the District (Anderson, Gretchen Higgins, and Tremont Elementary Schools), and all 535 7th and 8th grade students from the existing C.A. Jacobs Middle School, would be re-distributed to the new Dixon Middle School, for a total of 754 students. The proposed project is located within residential zoning, and is bordered by Anderson Elementary School to the north, single-family homes to the west and south, and farmland to the east. The traffic assessment analyzed the traffic impacts from the diversion of students from the existing schools within Dixon, to the proposed new middle school; as well as, proposed traffic demand management measures proposed by the District (i.e., staggered school start times and specified student loading areas).

City of Carson On-Call Environmental Analysis Services, Carson, California. Managed and prepared transportation and parking analyses, and peer reviewed transportation studies for various projects in the City under an on-call contract. Coordinated with the City's Planning and Public Works Departments, and Caltrans District 7, on analyses and peer reviews. Attended Planning Commission and City Council Hearings to support the transportation studies on behalf of the City.

Los Angeles Department of Water and Power On-Call Environmental Services, Los Angeles, California. Managed the in-house team that prepared TIAs for the following projects prepared under an on-call contract with the Los Angeles Department of Water and Power, the nation's largest municipal utility. The TIAs prepared, or currently being prepared, involve the analysis of construction-related traffic and potential lane closures on major public thoroughfares. Construction mitigation measures include the preparation of a Construction Traffic Management Plan that includes traffic control plans for roadway construction, and transportation demand management for construction worker traffic.

**Hunter Residential Subdivision, St. Helena, California.** Managed the team that prepared the TIA for a 101 residential dwelling-unit development, located on a 16.9-acre vacant site within the City of St. Helena, along the eastern terminus of Adams Street and along the northern terminus of Starr Avenue. The proposed project includes a residential subdivision tentative map consisting of 51 single-family residences, 25 work force income-restricted multifamily units, and 25 accessory (granny) dwelling units for a total of 101 dwelling units. Currently, the project site is located without access to roadways; however, as part of the project, Adams Street and Starr Avenue would be extended to serve the site. Primary access to the project site would be provided via the eastern extension of Adams Street, as well as the northern extension of Starr Avenue. The TIA contained both a VMT and LOS analysis prepared consistent with CEQA and City requirements.

Bellevue Ranch 7 Residential Development, Santa Rosa, California. Managed the team that prepared the focused traffic analysis for a new residential development in the City of Santa Rosa. The proposed project would include the demolition of an existing single-family residence and development of 30 single-family homes with up to seven accessory dwelling units on the 5.75-acre project site. Access to the project would be via Dutton Meadow. The proposed project would also include construction of new roadways, including Vintana Drive, Common Way, Countryside Lane, and Crosswinds Way. The focused traffic analysis assessed vehicular sight distance related to new roadways and intersections proposed by the project, as well as alternative emergency access designs proposed on project streets (e.g., turnarounds and hammerheads).

# Lisa Valdez

### **SENIOR TRANSPORTATION PLANNER**

Lisa Valdez (*LEE-SUH Val-DEZ*; *she/her*) is a senior transportation planner with 26 years' experience in transportation planning and analysis, including managing the development of long-range transportation plans, multimodal mobility plans, and transportation analyses for public and private clients throughout the United States. Her expertise includes traffic impact analyses, freight, corridor, and parking demand studies, and transportation demand management plans. Lisa is experienced in California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and Fixing America's Surface Transportation Act compliance. She has led technical analyses for large-scale transportation infrastructure and commercial renewable energy projects, as well as multimodal statewide, regional, and local transportation plans and studies. Lisa is skilled at collaborating with multidisciplinary teams to effectively guide projects through complex national, state, and local regulatory processes.

# Relevant Project Experience Land Development

The Lakes at Thousand Oaks Mitigated Negative Declaration, City of Thousand Oaks, California. Assisted the City of Thousand Oaks with the transportation section of the Draft Initial Study/Mitigated Negative Declaration for The Lakes project in the City. The project is a 165-unit development adjacent to the Lakes at Thousand Oaks commercial development. Prepared the transportation section of the Draft EIR, including assessing potential impacts to pedestrian, bicycle and transit facilities; conducting a consistency analysis of regional and local plans, assessing the project-related change in VMT, and evaluating the proposed site access and potential impacts to hazards and emergency access. The VMT of the proposed project and the forecast regional VMT was calculated using the Ventura County Travel Demand Model. Dudek worked with the City and applicant team.



Education

California Polytechnic
State University, San Luis
Obispo, M.C.R.P., City and
Regional Planning
University of California,
Santa Cruz,
B.A., Environmental
Studies
Lancaster University,
Lancaster, England
Environmental Science

American Planning Association Institute of Transportation Engineers Urban Land Institute

**Professional Affiliations** 

City of Tulare, California. Prepared a Transportation Impact Analysis (TIA) for a mixed-use development on approximately 210 acres. The proposed project includes approximately 1,197 total units of low, medium, and high-density housing, a neighborhood commercial center, a community center, and a Kindergarten through 8<sup>th</sup> grade public school, and a central park. The TIA evaluated the potential level of service for 23 intersections and 6 road segments, evaluated the potential change in vehicle miles traveled, analyzed the transit, pedestrian, and bicycle facilities that would serve the project site, recommended transportation improvements to minimize significant impacts, and calculated the project's fair share cost to implement the recommended improvements.

Old Town Newhall Specific Plan Parking Study Update, City of Santa Clarita, California. Prepared a parking study as part of the City's update to the Old Town Newhall Specific Plan (OTNSP). The study estimated the existing on-street parking supply within a 15-block area of Old Town Newhall, reviewed the Urban Land Institute (ULI) parking



demand and utilization rates for the existing and proposed land uses, and estimated the potential parking demand based on an inventory of land uses per block. The study identified whether the proposed parking supply in the downtown area is sufficient to meet the existing and future parking demand within the OTNSP.

The Derby Mixed-Use Development Transportation Impact Study and Transportation Section of Draft EIR, City of Arcadia, California. Prepared a transportation impact analysis for a proposed mixed-use development in downtown Arcadia. The project includes 214 multifamily units, new restaurant space for the existing Derby Restaurant, a new 3,300 square foot restaurant, and a new 1,400 square foot café. The study evaluated the existing traffic conditions in the study area, provided a vehicle miles traveled screening analysis, and included a detailed valet parking plan to assess the proposed onsite parking access and on-site circulation. The findings of the study were used to support the preparation of the transportation section of the project's Environmental Impact Report.

Interstate-15 Industrial Park Project Traffic Impact Study, Covington Group, City of Hesperia, California. Prepared a transportation impact analysis for a proposed 1.85 million-square-foot industrial park in the City of Hesperia. The transportation impact analysis documented existing, opening year (2024), and horizon year (2040) traffic conditions, evaluated level of service for 24 study intersections, assessed off-ramp queuing at Interstate 15 and U.S. Highway 395, and included a vehicle miles traveled analysis per Senate Bill 743 and the updated CEQA Guidelines. The project is anticipated to generate over 7,000 passenger car equivalent daily trips. The transportation impact analysis assessed project-relates transportation impacts and identified CEQA-required mitigation measures for significant transportation impacts and/or other improvements needed to meet the City of Hesperia's level of service standards.

California Office of Emergency Services Transportation Impact Study, Costa Mesa, California. Currently preparing a transportation impact study for a proposed emergency operations center for the California Office of Emergency Service Southern Region, which covers 11 counties and 226 incorporated cities. The proposed secured facility will consist of office buildings, an emergency operations center and shared training rooms, and a separate warehouse building. The study evaluates the potential project-related traffic impacts by during typical operations and emergency conditions, including intersection level of service, site access, and potential impacts to pedestrian and bicycle facilities near the site.

Painted Rock Mine Environmental Assessment, Douglas County, Nevada. Prepared the transportation section for the project's Environmental Assessment in accordance with NEPA. The project included a proposal to the Bureau of Indian Affairs (BIA) to lease up to 148.9 acres of land for aggregate mining activities and approval of 0.8-acre right-of-way for mine access. The BIA served as the lead agency with the Bureau of Land Management and Douglas County serving as cooperating agencies. The analysis identified the potential transportation related environmental consequences on the local roadways and intersections, school bus routes, residential and off-highway vehicle access, and roadway surface conditions.

Main Street Warehouse Trip Generation and Queuing Analysis, City of Carson, California. Prepared a focused site access analysis for the proposed Main Street Warehouse Project located on a 2.67-acre industrial site in Carson. Dudek reviewed trip generation rates for three potential warehouse uses and as a conservative analysis evaluated the potential project impacts using each rate. A queuing analysis was prepared for the project driveways to assess the adequacy of any off-site storage lanes into the project site, as well as the adequacy of driveway throat lengths and space on site for vehicles to queue without affecting the internal circulation on the project site. Queuing was analyzed utilizing the SimTraffic software and conducted for all three trip generation rates evaluated for the project.

# **Arthur Chen**

#### **TRANSPORTATION**

Arthur Chen (AAR-thr CHEN) is a transportation planner and Dudek's lead travel demand modeler with 13 years' experience in city and transportation planning. He has worked primarily as a transportation modeler throughout his career, with extensive experience on various travel demand models around the San Francisco Bay Area. He also has extensive experience with active transportation plans, such as making bicycle maps for the Cities of Belmont and Seaside. Other experience includes doing transportation impact studies for various projects in the Bay Area. He has worked for TJKM as a transportation modeler for various transportation and land use projects and has also worked at the Stanislaus Council of Governments as a transportation modeler, planner, and census researcher. Arthur has created various census maps for use in the federally mandated Unmet Transit Needs assessments for Stanislaus County. In addition, Arthur has worked on the creation of a new geographic information system (GIS) mapping layer for the Town of Danville and designating traffic signal locations along with driving under the influencerelated incidents in the town. Arthur has experience with the San Joaquin-Stanislaus-Merced Three County transportation model. He also has experience preparing full Regional Transportation Plans (RTPs). Arthur has experience with Trafficware Synchro, Esri ArcGIS, Caliper TransCAD, and Bentley CUBE.



Education
University of Southern
California,
MA, Urban Planning
University of California,
Berkeley,
BA, Geography
Professional Affiliations
Institute of Transportation
Engineers
American Planning
Association

# Relevant Project Experience

Solano Napa Activity Based Model On-Call Land Use, Transportation, and Socioeconomic Modeling and Forecasting Services, Solano and Napa Counties, Solano Transportation Authority, California. Task lead for the Solano Transportation Authority providing travel demand modeling on-call services. The services included developing the new activity-based model, calibration/validation, and maintenance of the model. The main goals of this project were to:

- Develop a new model based on Metropolitan Transportation Commission (MTC) Travel Model 1.5 and adding additional detail in Napa and Solano networks and zones
- Calibrate the model to improve highway and transit validation
- Provide public transit assignment validation on Capital Corridor rail, express bus, local bus, and access to BART and ferry
- Serve as a custodian and authoritative keeper of the model, maintain files, hardware, and software, and respond to requests from Solano Transportation Authority and Napa Valley Transportation Authority
- Design and implement model updates in response to regulations/policies, such as MTC Congestion
  Management Program Modeling Consistency Guidelines, Senate Bill 743 Vehicle Miles Traveled Analysis,
  active transportation plans, etc.



Senate Bill 743 Vehicle Miles Traveled Implementation and Mitigation Measures, City of Morgan Hill, California. Task lead assisting with the setup of the vehicle miles traveled (VMT) thresholds and implement mitigation measures. The work included evaluating VMT methodologies and tools available for the City, tailoring the Santa Clara County VMT Evaluation Tool for local needs, extracting VMT metrics from the regional travel demand model for Morgan Hill, creating VMT threshold maps, and identifying mitigation measures.

Travel Demand Model Update, San Joaquin County, San Joaquin Council of Governments, California. Task lead. Assisted the San Joaquin Council of Governments, Stanislaus Council of Governments, and Merced County Association of Governments to update the Three County Travel Demand Model (TCM) to the year 2016 and provide support through 2021. In 2018, also updated the model to base year 2015 and prepared it for the 2018 RTP. The main tasks of this project were to:

- Perform thorough quality assurance/quality control of the model to reduce redundancy, remove deadweight, and improve model performance
- Improve transit components in the model to be able to validate ridership on regular and high-quality transit. Prepare the model to be used to forecast improvements in Altamont Commuter Express commuter train services and Valley Link connections to BART
- Update, calibrate, and validate the TCM to the year 2016
- Provide assistance in 2021 RTP/Sustainable Communities Strategy development
- Provide on-call support for the model until 2021

South County Corridor Study, Stanislaus County, Stanislaus Council of Governments, California. Modeler/traffic planner. Assisted with a feasibility study evaluating the existing conditions and future conditions for various alternatives. Offered intersection control and geometric recommendations, bicycle and pedestrian accommodations, and potential bus stop locations.

Stanislaus Council of Governments Federal Transportation Improvement Program, Stanislaus County, California. Modeler/planner. Assisted in creating a 4-year program of transportation improvements based on long-range goals. The purpose of the document was to ensure federal funding continued to flow into the Stanislaus region based on compliance with numerous federal regulations.

Southeast Specific Plan/South Central Specific Plan Transportation Impact Analysis, City of Fresno, California Modeler/planner. Analyzed traffic impacts of two Specific Plans in the City of Fresno. Utilized the Fresno Council of Governments' travel demand model for traffic forecasting on selected study intersections along with VMT analysis on the land uses proposed in the Specific Plans.

Sonoma County Travel Demand Model Update, Sonoma County. Modeler. Assisted with updating and improving the Sonoma County Travel Demand Model. Tasks included updating the base year to 2018, updating the roadway network, calibrating the model with the Sonoma County travel behavior survey, validating the assignment module to match count data collected, and adding additional travel analysis zones for more detail in the urban regions.

Mountain House Town Center Revision, San Joaquin County. Modeler. Provided new travel demand runs for the updated Mountain House Town Center with analysis on intersection level of service and identified traffic impacts associated with new intersections.

# Amanda Meroux, TE

#### **TRANSPORTATION**

Amanda Meroux (uh-MAN-duh meh-ROO; she/her) is a traffic engineer with 7 years' experience, specializing in multimodal traffic modeling and site access analysis, along with the preparation of traffic impact analysis (TIA), technical documents, site access and roadway design, and traffic control plans. Amanda has an educational backgroud in civil and environmental engineering, emphasizing air quality and transportation studies. She has experience working with TIA procedures, including vehicle miles traveled (VMT) analysis. data collection, cumulative project development, trip generation calculations, level of service (LOS) analysis for intersections and roadway segments, signal warrant analysis, construction traffic, internal circulation and access evaluation, and vehicle turning analysis. Additionally, she has experience modeling and simulating traffic during evacuation events, specifically related to wildland fires. She has experience with various types of transportation and design software, including PTV Vistro/Vissim, Synchro/SimTraffic, Traffix, AutoTurn, and Highway Capacity Software, as well as other technical programs, such as ArcGIS and AutoCAD.

### Relevant Project Experience

**123** Independence Drive Project, City of Menlo Park, California. Assisted in the preparation of the TIA that identified potential traffic impacts associated with the redevelopment of an existing office park, including the demolition of 5 existing office and industrial buildings, and the construction of 116 townhomes

and 316 rental apartments, for a total of 432 dwelling units. A VMT analysis was conducted for California Environmental Quality Act (CEQA) consistency, along with an operational LOS analysis using PTV Vistro (version 2022) software for Existing, Near Term, and Cumulative conditions with and without the project traffic at 15 intersections and 3 additional driveways for City General Plan consistency. Project driveways were also analyzed for queuing impacts using SimTraffic (version 10) simulation software. Additionally, all intersection improvements were identified where feasible, and conceptual geometric figures were drafted at impacted intersections to illustrate proposed improvements from the operational LOS analysis.

1005 O'Brien and 1230 Willow Road Life Sciences Project, City of Menlo Park, California. Assisted in the preparation of the TIA that identified potential traffic impacts associated with the demolition of approximately 90,631 square feet of existing office and light warehouse storage buildings and construction of two research and development buildings, a parking garage, and open space/pedestrian area. A VMT analysis was conducted for CEQA consistency, along with an operational LOS analysis using PTV Vistro (version 2023) software for Existing, Near Term, and Cumulative conditions with and without the project traffic at 12 intersections and 3 additional driveways for City General Plan consistency. Project driveways were also analyzed for queuing impacts using SimTraffic (version 11) simulation software. Additionally, all intersection improvements were identified where feasible, and conceptual geometric figures were drafted at impacted intersections to illustrate proposed improvements from the operational LOS analysis.



Education
University of California,
Davis
BS, Civil and Environmental
Engineering, 2017
Certifications

Professional Traffic Engineer, CA No. 3097 **Professional Affiliations** 

American Society of Civil Engineers (ASCE) Institute of Transportation

Engineers (ITE)



Byron Airport Development Program, County of Contra Costa, California. Prepared the TIA that identified potential traffic impacts associated with the development of light industrial, warehousing and logistics, commercial, and low-intensity office uses on the airport property. The TIA included arterial roadway segment and intersection LOS analysis under the Existing and Future Year (2040) conditions with and without the project as well as project access analyses, queuing analyses, and signal warrant evaluations to determine impacts and required mitigation measures.

Additionally, traffic impacts related to VMT were analyzed using the Contra Costa County Transportation Analysis Model, and transportation demand management and VMT reduction measures were recommended.

Thousand Trails RV Resort Expansion Project, County of Santa Clara, California. Conducted a sight distance analysis at the project driveway for an RV resort expansion project located west of Uvas Road in Santa Clara County. The findings of the sight distance analysis were summarized in a memorandum, and an exhibit was provided identifying any potential sight distance constraints along Uvas Road and at the project driveway.

Montclair Place District Specific Plan, City of Montclair, California. Prepared the TIA that identified potential traffic impacts associated with the demolition of the existing Montclair Place Mall to construct a pedestrian-oriented, mixed-use downtown district, with structured parking facilities throughout a series of planned phases. The Montclair Place District Specific Plan provides development standards and architectural guidelines in the plan area through the year 2040, and would include over 6,000 residential units, over 500,000 square feet of general office and medical office uses, and over 1 million square feet of shopping and retail uses. Traffic impacts related to VMT were analyzed using the San Bernardino Transportation Analysis Model. Additionally, traffic impacts related to LOS were analyzed at 56 intersections throughout the study area, at project driveways, and along the I-10 freeway. Caltrans facilities were analyzed using Highway Capacity Manual 6 methodology through the Highway Capacity Software 7 and Synchro/SimTraffic (version 10) software for freeway mainline, weaving, and ramp analyses.

Jefferson Multifamily Housing Project, JPI, City of Murrieta, California. Prepared the TIA that identified potential traffic impacts associated with the construction of an 852-unit multifamily development and associated improvements on the northeast corner of Jefferson Avenue and Murrieta Hot Springs Road. Traffic impacts related to LOS were analyzed at eight intersections and three site access driveways using Synchro/SimTraffic (version 11) software for Existing conditions and two Opening Year conditions based on construction phasing with and without the project. Additionally, the three project driveways and adjacent intersections to the project site were analyzed for queuing impacts using SimTraffic (version 11) simulation software, and recommended intersection and/or roadway improvements based on LOS and/or queuing impacts were summarized in the TIA. All recommended improvements were reviewed and coordinated with the City of Murrieta and the applicant to create roadway striping and improvement plans with the development of the project. A VMT analysis was also conducted for CEQA consistency.

Mesa Verde Specific Plan, Mesa Verde Owner LLC, Calimesa, California. Conducted traffic simulation modeling using PTV Vissim software to analyze wildfire evacuation scenarios associated with the development of the Mesa Verde Specific Plan (MVSP), an approximately 1,463-acre plan area in the City of Calimesa. The MVSP area includes up to 3,650 residential units, over 4 million square feet of proposed business park land uses, 300,000 square feet of commercial and mixed-use land uses, elementary schools, open space and public/private parks, utility infrastructure, and roadways. Traffic simulation modeling included analysis of travel times throughout the Specific Plan area and consideration of future planned projects and roadway infrastructure, both with and without the addition of project traffic, under 19 evacuation scenarios.

# Patricia Ambacher

### **SENIOR ARCHITECTURAL HISTORIAN**

Patricia Ambacher (*pa-TRISH-uh am-bah-ker*; *she/her*) is a senior architectural historian with 22 years' experience specializing in cultural resources and historic preservation, California Environmental Quality Act (CEQA), National Environmental Policy Act, and Section 106 of the National Historic Preservation Act. Patricia evaluates properties for their eligibility for listing in the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local registration programs. Patricia has prepared a range of environmental and technical documents, including environmental impact reports (EIRs), historic resources evaluation reports, finding of effects, built environment treatment plans, and historic property management plans. For mitigation, she has authored Historic American Building Surveys (HABS), Historic American Engineering Records (HAERS), and Historic American Landscape Survey documents and interpretative panels. She meets the Secretary of the Interior's Professional Qualifications Standards in architectural history.



Education
California State University,
Sacramento
MA, History—Emphasis in
Public History, 2002
BA, History, 1993

# **Professional Affiliations**California Preservation Foundation

### Relevant Project Experience

Crocker Middle School and West Hillsborough Elementary Multi-Purpose Room Projects, Hillsborough City School District, Hillsborough, California. The projects are

to construct a new multipurpose building and renovate portions of the existing school's buildings. Dudek was tasked with providing environmental consulting services including preparing a notice of exemption. Because the schools are more than 45 years of age they require inventory and evaluation using the criteria of the NRHP and the CRHR to determine if it was a historical resource for the purposes of CEQA. Serves as the senior architectural historian, providing project oversight, overseeing the team of architectural historians, and conducting the senior review of the technical report.

The Woodlands Project, City of Santa Rosa, Santa Rosa, California. The project proposes a General Plan Amendment to change the underlying land use designation, rezone the area to be consistent with the proposed land use designations, and a zoning text amendment to add text to the Municipal Code. The amendment is intended to allow for future residential development of the project site. The City of Santa Rosa is the CEQA lead agency. Dudek was tasked with evaluating the former Sonoma County Hospital Complex, which consists of more than 30 buildings and structures with a layered development history, to determine its eligibility for the NRHP and CRHR. Serves as the senior architectural historian, overseeing the team of architectural historians, and conducting the senior review of the technical report, which will support the CEQA document.

South Bascom Avenue Adult Daycare Facility, Tupaz Day Care Services, Inc., San Jose, California. The project proposed the demolition of the existing buildings located and the construction of a new 15,438-square-foot, 3-story building on an approximately 0.50-acre site. The existing buildings were more than 45 years of age and required inventory and evaluation to determine if they were historical resources for the purposes of CEQA. Serves as the senior architectural historian, providing project oversight, overseeing the team of architectural historians, and conducting the senior review of the technical report.



**Evolve Student Housing Project, San Diego State University, San Diego, California.** The project involves the construction of new student housing, dining, and auxiliary uses to the university's main campus. The project requires the demolition of 13 apartment buildings that are more than 45 years of age. The project is subject to CEQA. The buildings required inventory and evaluation to determine if they were historical resources and one apartment building was found eligible for the NRHP and the CRHR and required the development of mitigation measures to try and reduce the impact. Serves as the senior architectural historian, conducting the senior review of the technical report, and preparing the cultural resources chapter and mitigation measures for the EIR.

Golden State Natural Resources Forest Resiliency Demonstration Project, Golden State Finance Authority, Various Counties, California. Golden State Finance Authority serves as the lead agency for implementation of the Golden State Natural Resources Forest Resiliency Demonstration Project, which is a response to the growing rate of wildfires in California. The project was subject to CEQA and a program-level and project-level EIR was prepared. Part of the project includes new construction in an NRHP-eligible historic district. Serves as an architectural historian who prepared the cultural resources chapter of the EIR as part of a team of cultural resources specialists.

Sacramento Commons EIR, Kennedy Wilson, Sacramento, California. The proposed project involved demolishing a mid-century modern garden apartment complex nominated to the NRHP. It was determined eligible for the NRHP by the Keeper of the Register because of property owner objection. That determination made the property a historical resource for the purposes of CEQA. Served as the lead architectural historian, providing peer review of a subconsultant's historical resources evaluation of the apartment complex and developed mitigation measures, which included preparing a Level II HABS, were crafted because the EIR concluded the project would have a significant and unavoidable impact to the historical resource. Also conducted archival research pertaining to the architectural plans at the University of California, Berkeley, Environmental Design Archives and prepared the work plan for the creation of the documentation.

Kaiser Permanente Historic Mining District HAER, Lehigh Southwest Cement Company, Cupertino, California. The client needed to prepare a HAER document as part of the mitigation to address impacts of the eventual demolition a contributing structure to an NRHP- and CRHR-eligible historic district. The documentation was submitted to local repositories for use as future reference material. As lead architectural historian, prepared the HAER and conducted archival research using special collections at the Bancroft Library.

Pinal Creek Bridge Replacement Project, City of Globe, Arizona. The project planned to replace the Pinal Creek Bridge, which contributes to the NRHP-listed Globe Downtown Historic District. The bridge was also individually determined eligible for NRHP inclusion under Arizona's statewide bridge survey. The bridge replacement constituted an adverse effect to a historic property under Section 106. As part of the mitigation, a HAER document was prepared, as well as a HAER Plan that outlined the process to prepare the documentation. A Historic Building Summary was also prepared to assess visual and indirect effects to the contributing buildings of the historic district and the historic district. National Park Service accepted the HAER. Authored the three documents.

Interpretive Panel Design for the Apache Trail (SR 88), Federal Highway Administration Central Federal Lands Highway Division, Maricopa County, Arizona. The project proposed improvements to an 11.16-mile section of the Apache Trail. The project resulted in an adverse effect to the road and the 15 culverts that are character-defining features of the road. Interpretive panels were prepared for placement along the Apache Trail highlighting the history of the road's construction and the important role the road played in Arizona's tourism industry in the twentieth century. Served as the lead architectural historian, conducting archival research used as the basis for the interpretive panels. Worked with a multidisciplinary team and assisted with authoring the text for the panels.

# Fallin E. Steffen, MPS

### **ARCHITECTURAL HISTORIAN**

Fallin Steffen (FAL-in STEF-in; she/her) is an Architectural Historian with 10 years' experience in historic preservation, architectural conservation, and cultural resource management in the Monterey Bay Area and Northern California. Fallin's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas, including reconnaissance- and intensive-level surveys, preparation of resource-appropriate and city-wide historic contexts, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria. Additionally, Fallin was appointed as a Commissioner to the Santa Cruz City Historic Preservation Commission assisting Santa Cruz City Staff with design review and conformance with the Secretary of the Interior Standards for proposed residential, commercial, and municipal projects involving historic properties. Fallin meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She is experienced with interdisciplinary projects spanning private and public development, transportation, and water infrastructure, and maintains experience forming educational sessions about the identification of and best practices for the preservation of historic resources.



Education
Tulane University,
New Orleans, LA
Masters of Preservation
Studies, 2015
University of California,
Santa Cruz, CA
B.A. History of Art & Visual
Culture, 2010

# Relevant Project Experience

123 Independence Drive Mixed-Use Project, Department of Community Development, City of Menlo Park, California. Served as architectural historian and co-author of the Historical Resources Evaluation Report. The Sobrato Organization retained Dudek to prepare a cultural resources study in support of the 123 Independence Drive Mixed-Use Project located in the City of Menlo Park. The study included a pedestrian survey of the subject properties for buildings and structures over 45 years of age; building development and archival research for the identified properties located within the project site; recordation and evaluation of cultural resources identified within the study area for the NRHP, CRHR, and local eligibility criteria and integrity requirements; and an assessment of potential impacts to historical resources in conformance with the California Environmental Quality Act (CEQA) and all applicable local municipal code and planning documents. Fallin's efforts included exterior survey fieldwork of the resources and archival building development research in local repositories.

San Francisco State University Major Master Plan Revision Project, San Francisco, California. Dudek was retained by San Francisco State University Capital Planning, Design, and Construction to conduct a historic built environment study for the proposed San Francisco State University Master Plan Update environmental impact report (EIR). Only buildings more than 45 years of age and proposed for renovation or demolition were included in this historic built environment study for the proposed project. The historic built environment resources study includes the following components: (1) a California Historical Resources Information System (CHRIS) records search covering the proposed project site plus a 0.5-mile radius; (2) a pedestrian survey of the project site for built environment resource; (3) archival and building development research for buildings located within the project site; (4) the evaluation of buildings for the NRHP, CRHR, California Historic Landmark, and local eligibility criteria and integrity requirements;



and (5) consideration of impacts to historical resources in compliance with the CEQA and PRC Sections 5024 and 5024.5 for state-owned resources. Fallin served as architectural historian and co-author of the cultural resources study. Her role in the preparation of the study included required exterior survey, and in some cases, interior survey fieldwork involving all buildings and structures on campus over 45 years of age scheduled for demolition and/or substantial alteration as part of the proposed Master Plan Revision Project, and extensive archival and building development research at both campus archives and other local repositories. (2019)

Vista Woods Apartment Project, CEQA Compliance and HUD Permitting, Pinole, California. Served as architectural historian and co-authored the Built Environment Resources Inventory and Evaluation Report for the Vista Woods Apartment Project. The purpose of the project was to replace existing buildings on a development site comprising three parcels located in the City of Pinole, California with a new 4-story, 179-unit apartment complex providing affordable housing to seniors. As the project includes funding from the Department of Housing and Urban Development (HUD), the City of Pinole requested the document comply with Section 106 of the NHPA of 1966 and CEQA. Fallin authored the historical significance evaluation for 1106 San Pablo Avenue and its associated components. The significance evaluation determined that the property does not appear eligible for designation under NRHP, CRHR, and local designation criteria.

The Delivery Station Building Project, Cultural Resources Inventory and Evaluation Report, San José, California. Served as architectural historian for the project, conducted fieldwork and co-authored the Cultural Resources Inventory and Evaluation Report. Dudek was retained by Kimley-Horn to complete a Historic Resources Evaluation for an industrial complex located in the City of San José, California. The purpose of the project is the replacement of the existing industrial complex with an approximate 94,325 square feet new warehouse building and site related improvements. The report entailed archival building development research in local repositories and the composition of an appropriate historic context focused on the history of San José, exterior survey fieldwork of the resources, and historical significance evaluations for the resources in consideration of NRHP, CRHP, and local designation requirements. As a result of the significance evaluation, the subject property does not appear eligible for listing in the NRHP, CRHR, or local inventory, due to a lack of significant architectural merit.

Bidwell and El Rancho Verde Parks Master Plan, Cities of Hayward and Union City, California. Served as architectural historian and co-author of the Cultural Resources Study. Dudek was retained by Carducci Associates to prepare a cultural resources study in support of the Bidwell and El Rancho Verde Parks Master Plan project proposed by the Hayward Area Recreation Park Department and located in Alameda County. The study included a CHRIS records search of the project sites and a 0.5-mile radius buffer; a pedestrian survey of the subject properties for cultural resources; building development and archival research; recordation and evaluation of cultural resources identified within one property in the study area; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. The former Bidwell School property and all associated buildings and structures were found not eligible under all NRHP, CRHR, and local designation criteria. The cultural resources study and efforts included exterior survey fieldwork of resources, archival building development research in local repositories, composition of appropriate historic context focused on the development of post-war residential communities in the Bay Area, and historical significance evaluations for the resources in consideration of NRHP, CRHP, and local designation requirements.

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Page J-4.292

**Proposal** 

# 80 Willow Road Mixed-Use Project

**Environmental Impact Report** 

REVISED

**April 22, 2025** 









Prepared by EMC Planning Group
Page J-4.293

### **PROPOSAL**

# 80 WILLOW ROAD MIXED-USE PROJECT

### ENVIRONMENTAL IMPACT REPORT

### PREPARED FOR

City of Menlo Park

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REVISED April 22, 2025

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# **Table of Contents**

1.0 Introd	DUCTION1	-1
1.1	Project Understanding	1-1
1.2	Relevant Project Experience	1-2
2.0 Projec	т Теам	2-1
2.1	EMC Planning Group	2-1
2.2	Team Members	2-1
2.3	Organizational Chart	2-2
3.0 Approa	ACH AND PROPOSED WORK PLAN	3-1
3.1	Approach	3-1
3.2	Proposed Work Plan	3-2
4.0 RATE SO	CHEDULE AND PRICING STRUCTURE	1-1
5.0 Projec	T Schedule5	5-1
Tables		
Table 1-1	Proposed Project Summary1-1	
Table 2-1	EMC Planning Group Key Staff Members2-1	
Table 2-2	Subconsultant Team Members	
Table 3-1	Anticipated Technical Reports & Peer Reviews	
Attachments	S	
Attachment A	A Relevant Project Experience	
Attachment I	B EMC Planning Group Resumes	
Attachment (	C Subconsultant Team Resumes	
Attachment I	D Illingworth & Rodkin Scope of Work and Budget	
Attachment I	E Ninyo & Moore Scope of Work and Budget	

Hexagon Transportation Consultants Scope of Work and Budget
Todd Groundwater Scope of Work and Budget
Sandis Scope of Work and Budget
Fastcast Scope of Work and Budget (Optional Task)
Page & Turnbull Scope of Work and Budget (Optional Task)

Keyser Marston Associates Scope of Work and Budget (Optional Task)

Attachment K

# 1.1 Project Understanding

The City of Menlo Park is reviewing applications for Architectural Control, Tentative Map, Below Market Rate Housing Agreement, Use Permit, and a Heritage Tree Removal Permit to accommodate demolition of an existing one-story commercial building (commonly referred to as the former Sunset Magazine headquarters) and to construct a new mixed nonresidential and residential development. The application asserts to have been filed under the so-called "builder's remedy" provision of California Government Code § 65589.5(d)(5) of the Housing Accountability Act (HAA). Table 1-1, Proposed Project Summary, presents the project components including the proposed uses, number of residential and hotel units, square footage, and height.

Table 1-1 Proposed Project Summary

Building	Proposed Use	# of Units	Square Footage	Height
1	Office Retail	n/a n/a	336,065 11,700	301 feet
2	Residential Hotel	231 residential 130 hotel	190,534	461 feet
3	Residential Retail	434 residential n/a	2 17,540	397 feet
4	Montessori Preschool	n/a	2,670	22 feet
Totals		665 residential <sup>1, 2, 3</sup> 130 hotel	558,509	

SOURCE: City of Menlo Park (Project Application)

NOTE: 1. Residential Total - 99.5 dwelling units per acre density

2. Residential Total - 959,644 square feet - 3.30 floor area ratio

3. 133 Affordable Units

The approximately 6.68-acre project site is located at 80 Willow Road in Menlo Park. It is surrounded by Middlefield Road, commercial/mixed-use, and residential to the north (Menlo Park), commercial use, San Francisquito Creek and a residential neighborhood to the south (Palo Alto), San Francisquito Creek and a residential neighborhood to the east (Palo Alto), and Willow Road, commercial uses, and a residential neighborhood to the west (Menlo Park). Surrounding buildings and those in the immediate vicinity are one- and two-stories. San Francisquito Creeks serves as a border between Menlo Park in San Mateo County at the west and Palo Alto in Santa Clara County at the east.

# 1.2 Relevant Project Experience

In addition to the representative projects presented in our Statement of Qualifications submitted to the City of Menlo Park on April 18, 2024, the following experience, relevant to the proposed project, provides additional qualifications for the team associated with SB 330 projects, project with impacts to potential historic structures, mixed use projects, and controversial projects. Additional information regarding these projects is presented in Attachment A.

### **SB 330 Applications**

- 50 Los Gatos-Saratoga Road Multi-Family Housing (SB 330) Initial Study, Town of Los Gatos
- 240 Tamal Vista Boulevard Multi-Family Housing (SB 330) & Major Design Review Initial Study, Town of Corte Madera
- 143 & 151 E. Main Street Mixed-Use Project (SB 330) Initial Study/Mitigated Negative Declaration, Town of Los Gatos
- 2480 & 2740 Hecker Pass Road Subdivision (SB 330) EIR, City of Gilroy
- North 40 Specific Plan Phase II (SB 330) Initial Study, Town of Los Gatos
- 320 Sheridan Drive Apartments (SB 330) CEQA Review, City of Menlo Park

### **Historic Structures**

- 2480 & 2740 Hecker Pass Road Subdivision (SB 330) EIR, City of Gilroy
- Mid Valley Shopping Center EIR, County of Monterey
- 1065 South Winchester Mixed-Use EIR, City of San Jose
- 50 Los Gatos-Saratoga Road Multi-Family Housing (SB 330) Initial Study, Town of Los Gatos
- Catellus Properties Phased Improvement Plan EIR, City of Monterey

### **Controversial Projects**

- Carmel High School Stadium Improvements EIR, Carmel Unified School District
- Ann Sobrato High School EIR, Morgan Hill Unified School District
- Mid Valley Shopping Center EIR, County of Monterey
- Gilroy Super Walmart EIR, City of Gilroy

Representative project cutsheets are included in Attachment A.

# 2.1 EMC Planning Group

EMC Planning Group will be the prime consultant. Table 2-1, EMC Planning Group Key Staff Members, presents staff that would be assigned to the project.

Table 2-1 EMC Planning Group Key Staff Members

Staff Member	Role	
Teri Wissler Adam Senior Principal	Principal-in-Charge (Project Direction, Editing, Quality Control)	
Stuart Poulter, AICP, MCRP Principal Planner	Project Manager, EIR Preparation (Aesthetics, Historic Structures, Land Use & Planning, Population & Housing, Alternatives, etc.)	
Ron Sissem, MRP Senior Principal	EIR Preparation (Greenhouse Gas Emissions, Transportation)	
Zane Mortensen, MS Senior Planner	EIR Preparation (Air Quality, Greenhouse Gas Emissions, Energy, & Noise)	
Shoshana Lutz Senior Planner	EIR Preparation (Geology & Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, Public Services, Recreation, Utilities & Service Systems)	
Janet Walther, MS Principal Biologist	EIR Preparation (Biological Resources); Peer Review of Arborist Report	
Rose Ashbach, MS Associate Biologist	Site Investigation and EIR Preparation (Biological Resources); Peer Review of Arborist Report	
Vanessa Potter, MS, RPA Archaeologist	EIR Preparation (Cultural and Tribal Cultural Resources); Archaeological Resources Assessment (Optional Task)	

Resumes for EMC Planning Group are included in Attachment B.

# 2.2 Team Members

Four technical subconsultant firms have joined the EMC Planning Group team and will prepare reports for use in preparation of the EIR. The companies, along with their technical specialties, and staff that would be assigned to the project, are presented in Table 2-2, Subconsultant Team Members.

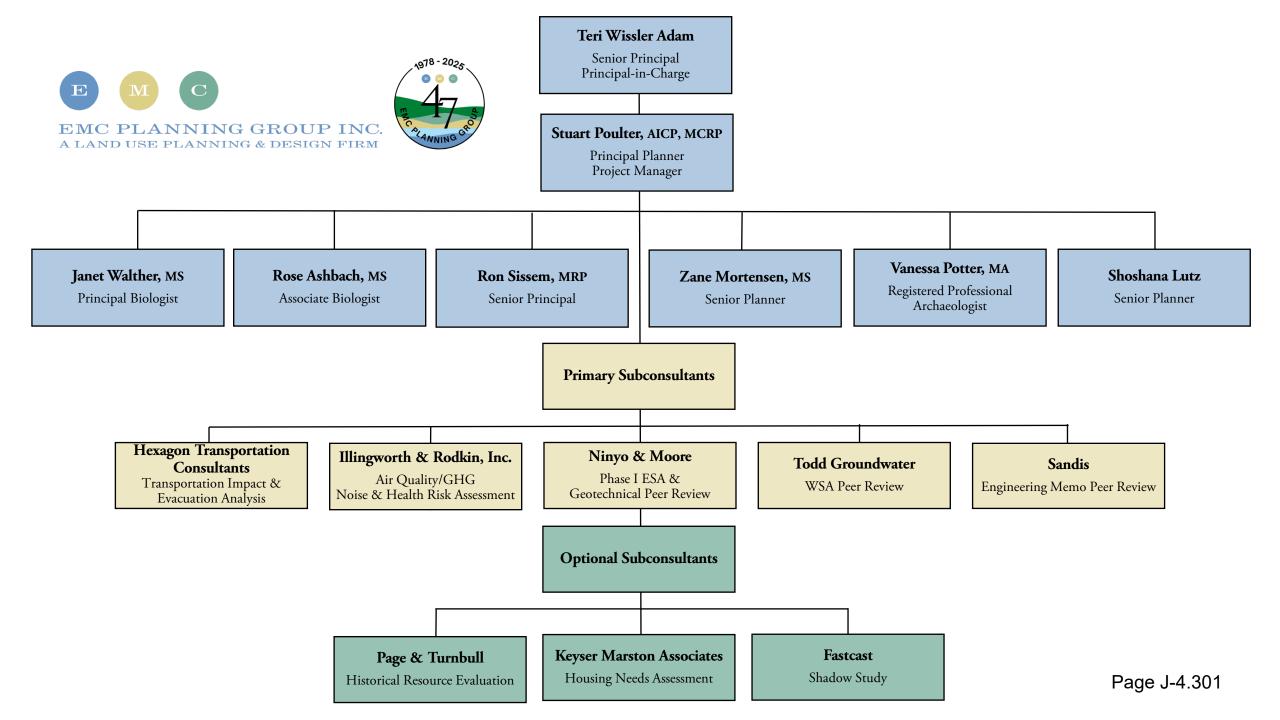
Table 2-2 Subconsultant Team Members

Company Name	Technical Specialty	Staff Member/Title
Hexagon Transportation Consultants, Inc.	Transportation	Gary K. Black, President Ollie Zhou, T.E., Vice President & Principal Associate
Illingworth & Rodkin Inc.	Air Quality and Health Risk Assessment, Greenhouse Gas Emissions, and Noise & Vibration	Michael S. Thill, Principal James Reyff, Meteorologist, Senior Consultant Carrie J. Janello, MS, Consultant (Noise & Vibration) Casey Divine, MA, Environmental Consultant (Air Quality & GHG)
Ninyo & Moore	Phase I ESA Geotechnical Peer Review	Brandon Wilken, PG, QSD, Principal Geologist Marlene Watson, PE, GE, Principal Engineer Peter Connolly, PE, GE, Principal Engineer Luke Swickard, Project Environmental Scientist
Todd Groundwater	Water Supply Assessment Peer Review	Iris Priestaf, Ph.D., Principal Maureen Reilly, PE, Principal Engineer Sebastien Poore, PE, Associate Engineer
Sandis	Peer Reviews of Engineering Memos	Nate Dickinson, PE, QSD/P, Director of Engineering Steve Yasutake, PE, Senior Project Manager
	Optional 1	Fask Subconsultants
Page & Turnbull	Historic Resource Evaluation	Christina Dikas, Principal in Charge, Project Manager Jennifer Hembree, Cultural Resources Planner
Fastcast	Shadow Study	Adam Noble, Managing Partner
Keyser Marston Associates	Housing Needs Assessment	David Doezema, Senior Principal

Subconsultant team member's resumes are included in Attachment C.

# 2.3 Organizational Chart

Organizational chart of the project team is presented on the following page.



# **Approach and Proposed Work Plan**

# 3.1 Approach

EMC Planning Group's approach for providing environmental services is tailored to each project, focusing on the major environmental issues associated with each, and on the specific needs of the client/lead agency. Our foremost priority is to establish a highly collaborative working relationship with our clients. This is best accomplished through being responsive, transparent, clear in all of our communications, and providing proactive leadership that anticipates the needs and potential challenges faced by public agency staff, particularly for highly controversial projects where public scrutiny and attention is at its highest. Our general work approach includes assuring that we have a thorough understanding of the proposed project including background, actions requested, objectives, type and scale of improvements, alternatives, associated permitting requirements, the existing environmental and/or baseline setting, environmental constraints, and potential stakeholder concerns. It goes without saying that all work is conducted within the context of fully understanding the scope of work, budget and schedule.

EMC Planning Group will lead a team of professional environmental analysts, planners and technical experts to provide the services requested by the City. This specific team was assembled for two key reasons. First, EMC Planning Group has the utmost confidence in the expertise of each team member given either our experience working with and collaborating with each team member over many years or, in the case of Page & Turnbull and Keyser Marston Associates, their renown in the historic preservation and housing/real estate industries particularly in Menlo Park or the Bay Area more generally. Second, each team member understands the project context given their respective experience and expertise and/or has worked with EMC Planning Group on projects with similar analysis requirements.

EMC Planning Group has a staff of 25 team members who assume a variety of roles and responsibilities, and who carry out a full-range of land use planning, technical environmental analyses, entitlement management, and community planning projects. The diverse skills of the firm's staff allow EMC Planning Group to maintain flexibility with regard to our services and to respond efficiently and effectively to client requests. Staff meetings at EMC Planning Group are held every Monday morning to discuss project schedules, workload, current budget status, and other project management needs. The proposed project will be assigned a principal-in-charge and a project manager. Other EMC Planning Group staff that will be assigned include biologists, an archaeologist,

air quality and greenhouse gas emissions specialists, and environmental analysts. Our subconsultant team members will address historic resources, transportation, air quality/greenhouse gas emissions modeling and analysis, construction-related and operational human health risks, and noise.

Project team meetings will be held to address issues immediately. Monthly check-in meetings and regular communications will be provided to keep Menlo Park staff informed of the work and budget status. New issues or potential challenges will be discussed with City staff as early as possible so solutions can be developed collaboratively. EMC Planning Group will make maximum use of existing data to reduce time and cost. Delivering CEQA documentation to City staff and eventually Planning Commission and City Council for decision making in the most efficient manner possible is our "front-end" goal. Setting up the CEQA processes and preparing the documentation to make City staff's job of reviewing the project as simple and streamlined as possible is the "back end" goal. Consequently, it will be critical that we work with City staff to ensure a clear project description, environmental and baseline setting, and adequate identification of environmental impacts and mitigation strategies.

# 3.2 Proposed Work Plan

### Task 1 Project Management

EMC Planning Group will provide ongoing project management throughout the process, including coordination with subconsultants, City staff, and outside responsible and/or regulatory agencies. Project team meetings between City staff, subconsultants, and/or other agencies (e.g., Menlo Park Fire Protection District, Cal Water, City of Palo Alto, etc.), will occur as needed during the project review process, and per City staff guidance.

EMC Planning Group will prepare for, and attend, all meetings with City staff and other agencies, as well as prepare meeting agendas and minutes for City review. This scope of work assumes attendance at up to twenty-four (24) monthly (virtual) check-in meetings with City staff and no more than eight (8) virtual meetings with responsible/trustee agencies (for a total of 32 project management/consultation meetings).

Project management includes ongoing oversight to ensure the project is on schedule and within budget. EMC Planning Group staff meet every Monday morning to discuss company-wide project priorities for the following several weeks. Individual team meetings are held on a regular basis to discuss process, issues, and schedule. Time spent on projects is kept in real time using Deltek Ajera software, so that at any time, project managers can check the status of the work conducted, as well as the time spent on each task.

# Task 2 Project Kick-Off Meeting and Site Visit

EMC Planning Group staff (Principal-in-Charge and Project Manager) will attend a project (inperson) kick-off meeting with city staff, followed by a site investigation. The purpose is to further articulate the project description and project schedule, and to discuss other topics including communications protocols, key environmental issues, public controversy, potential project alternatives, etc.

# Task 3 Review of City Documents and Data Collection

EMC Planning Group will review the applicant's proposal and related documents, the City's General Plan and Zoning Code, Municipal Code, and the City's adopted 2016 Environmental Impact Report for ConnectMenlo: General Plan Land Use & Circulation Elements and M-2 Area Zoning Update for the City of Menlo Park (general plan EIR), other EIRs prepared for the City of Menlo Park, and other relevant documents required for the analysis for each respective environmental topic to be addressed in the CEQA review process.

# Task 4 Preparation of CEQA Noticing

EMC Planning Group will prepare the Notice of Completion (NOC), Notice of Availability (NOA) and Notice of Determination (NOD) at the appropriate timeframe. EMC Planning Group will also upload the appropriate notices to the State Clearinghouse via the CEQA Submit website once approved as the City's submitter. EMC Planning Group can coordinate with City staff on how to be able to accept EMC Planning Group as the Submitter.

EMC Planning Group will coordinate with City staff for mailing the CEQA Notices to public agencies and filing any documents with the San Mateo County Clerk-Recorder's office. All CEQA Notices will be provided in electronic (PDF) format for the City's use and distribution as appropriate. According to City staff, approximately 70 individual entities, agencies, etc. are on the City's CEQA distribution list. The City will generate the public notification list for surrounding properties. City staff will coordinate with local newspapers to publish CEQA notices directly. It is assumed EMC Planning Group staff will handle all other required noticing, filing, and distribution tasks.

Note: preparation and distribution of the Notice of Preparation (NOP) is addressed under a separate task (see Task 7.3 below).

### Task 5 Technical Studies and Peer Reviews

Based on EMC Planning Group's understanding of the anticipated project issues and project context, additional technical studies will be required to be performed by EMC Planning Group and/or its subconsultant team for incorporation into the EIR analysis. The proposed technical studies, as well as peer reviews of applicant-prepared technical studies are listed in Table 3-1,

Anticipated Technical Reports & Peer Reviews and included in the proposed budget. EMC Planning Group would review the analyses completed by team subconsultants for adequacy. It is assumed that the City will want to review and comment on these technical reports prior to its content being integrated into the EIR.

Note that several optional technical reports are also listed under "Optional Technical Reports" which are provided at the discretion and preference of City staff. These optional technical reports are discussed further under the "Optional Task" discussion.

Table 3-1 Anticipated Technical Reports & Peer Reviews

Technical Report	Preparer/Peer Reviewer			
Proposed Technical Reports				
Air Quality, Greenhouse Gas Emissions, and Health Risk Assessment	Illingworth & Rodkin			
Environmental Noise Assessment	Illingworth & Rodkin			
Transportation Impact Analysis & Evacuation Analysis <sup>1</sup>	Hexagon Transportation Consultants			
Phase I Environmental Site Assessment	Ninyo & Moore			
Peer Reviews of Applicant-Prepared Technical Reports				
Water Supply Assessment	Todd Groundwater			
Geotechnical Report	Ninyo & Moore			
Various Engineering Memos	Sandis			
Arborist Report	EMC Planning Group			
Optional Technical Reports				
Historic Resource Evaluation	Page & Turnbull			
Historic Resources Technical Report	Page & Turnbull			
Character-Defining Features Memorandum	Page & Turnbull			
Preservation Alternatives Memorandum	Page & Turnbull			
Archaeological Resources Assessment	EMC Planning Group			
Shadow Study	Fastcast			
Housing Needs Assessment	Keyser Marston Associates			

<sup>1.</sup> Includes intersection study (up to 25 key intersections), up to 10 intersection counts, and mixed-use trip generation modeling.

Each of these technical analyses are discussed further below under the applicable issue areas to be addressed in the project EIR. Complete copies of each subconsultant's proposed scope of work is included in Attachments D-K of this proposal.

### Task 6 Tribal Consultation Assistance

EMC Planning Group would obtain a list of culturally and regionally-affiliated tribes from the Native American Heritage Commission (NAHC) (via a Sacred Lands File Search) and prepare the offer of tribal consultation to tribe(s) in accordance with Assembly Bill (AB) 52. The offer letter(s) should be sent on City letterhead and sent out by City staff to tribal representatives. We have budgeted to attend two (2) hours of meetings (telephone or Zoom), if consultation is requested and if the City desires our attendance. The results of any consultation process with tribal representatives will be presented in the "Tribal Cultural Resources" section of the draft EIR (discussed further below under Task 8).

# Task 7 Initial Study/Notice of Preparation

Per direction from City staff, the initial study will serve as a tool to determine what significant environmental factors need to be studied in greater detail under the EIR and which environmental factors may not be significant or potentially significant. It is assumed for purposes of the overall project schedule, that most of the required technical reports and peer reviews addressed in Task 5 above will be completed prior to completion of the initial study.

Alternatively, it should be noted that Section 15060(d) of the CEQA Guidelines states that if "the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process" and "In the absence of an initial study, the lead agency shall still focus the EIR on the significant effects of the project and indicate briefly its reasons for determining that other effects would not be significant or potentially significant." If the City, in consultation with EMC Planning Group, were to decide to skip the initial study task(s) and move straight to preparation of an EIR, a revised scope and budget could be provided to reduce the overall level of effort, expedite the environmental review process, and reduce the overall project budget. Instead of an initial study, an NOP "attachment" document could be prepared which will still clearly outline the anticipated project impacts and level of review required for each environmental topic while helping to focus the subsequent review conducted in the EIR.

### Task 7.1 Draft Initial Study

EMC Planning Group will prepare the draft initial study and provide an electronic (PDF) version to the City for review and comment. Additionally, EMC Planning Group assumes up to twenty (20) hard copies of the draft initial study may be required.

### Task 7.2 Final Initial Study

EMC Planning Group will incorporate any and all comments from the City on the draft initial study into the final initial study. Twenty (20) hard copies of the final initial study will be provided to the City for internal distribution and to make available to the public at City Hall.

### Task 7.3 Notice of Preparation

In conjunction with preparation of the initial study, EMC Planning Group will prepare the notice of preparation (NOP) that will be released prior to preparation of the EIR to solicit feedback from public agencies on the scope and content of the EIR in accordance with CEQA Guidelines Section 15082. A draft NOP will be sent to the City for review and comment. EMC Planning Group will incorporate any and all comments into the final NOP, which will be provided to the City. The initial study will be included as an attachment to the NOP.

This proposal assumes that EMC Planning Group will post the NOP with the County Clerk and send copies to those on the City's distribution list. EMC Planning Group will submit the NOP to the State Clearinghouse (SCH) through its online CEQA submittal portal (CEQASubmit) This task includes the creation of a new project file on SCH, which also requires that the City accept EMC Planning Group as a "submitter." EMC Planning Group can coordinate with City staff to accept EMC Planning Group as the Submitter.

### Task 7.4 Scoping Meeting

This task includes EMC Planning Group's in-person attendance at one scoping meeting, ideally near the end of the 30-day NOP scoping period. The budget for this task assumes the scoping meeting will be no longer than four (4) hours. EMC Planning Group will coordinate with, and prepare on behalf of, City staff regarding the materials needed for the scoping meeting including meeting agenda and a brief presentation on the CEQA process. In addition, EMC Planning Group will track detailed verbal and written comments as needed to prepare responses to meet all legal requirements.

### Task 8 Administrative Draft EIR

EMC Planning Group will review all responses to the NOP to ensure that all relevant concerns raised are addressed in the administrative draft EIR (ADEIR). EMC Planning Group will communicate with local, regional, state, and federal agencies to ensure that relevant issues raised by commenting agencies are addressed in the ADEIR.

The ADEIR will include tables and exhibits for ease of data presentation. All impact topics will include a description of the existing conditions, potential project impacts, significance conclusions, and identification of mitigation measures, as necessary.

EMC Planning Group will prepare the ADEIR based on the scope of topics summarized below. Note that some of the issues discussed below may be adequately addressed in the initial study and, therefore, would not require additional analysis in the EIR.

### Introduction

The introduction will address the purpose for preparing the EIR, the analysis methodology, the EIR process, and terminology.

### **Executive Summary**

CEQA Guidelines Section 15123 requires an EIR to contain a brief summary of the proposed project and its consequences. This executive summary section includes all subject matter required by Section 15123.

### **Environmental Setting and Baseline Conditions**

This section will include a discussion of the existing, physical environmental setting at the project site, as well as the baseline conditions by which the proposed project will be evaluated.

### **Project Description**

Consistent with CEQA Guidelines Section 15124, this section will include the following: 1) a list of objectives of the project summarizing the underlying purpose of the project that can later be used to devise required alternatives; 2) a description of the regional and location and boundaries of the proposed project; 3) a general description of the project's technical and environmental characteristics; 4) a statement briefly describing the intended uses of the EIR and a list of related environmental review and consultation requirements required by federal, state or local laws, regulations or policies; and 5) supporting illustrative graphics.

### **Environmental Policy Consistency Analysis**

CEQA Guidelines section 15125, Environmental Setting, requires an EIR include a discussion of any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans. This section, which will included in the environmental setting section, will address the proposed project's consistency with policies found in the City's general plan. Any inconsistencies will be identified.

### Intended Uses of the EIR

This statement will include a list of the agencies that are expected to use the EIR in their decision making; a list of approvals required to implement the project; and a list of related environmental review and consultation requirements required by federal, state, or local laws, regulations, or policies.

### **Aesthetics**

### **Issues**

This section of the EIR will address the potential for the proposed project to alter visual resource conditions in the project vicinity. With construction of three buildings with heights of 301 feet (Building 1), 461 feet (Building 2), and 397 feet (Building 3), the proposed project would introduce structures at substantially greater heights than any buildings in the immediate vicinity. In addition, the proposed buildings have the potential to create light and glare that adversely affects day or nighttime views.

### Approach

EMC Planning Group will evaluate the proposed project's potential to have a substantial visual impact and/or substantially degrade the visual character of the area.

The following tasks will be completed:

- Review the applicable responses to the notice of preparation;
- Photograph the project area from applicable viewsheds and scenic resources from Willow Road and Middlefield Road and other locations that may be appropriate; photograph surrounding uses; and describe the existing visual setting;
- Describe views to the project area that are available from applicable viewsheds and scenic resources and Willow Road/Middlefield Road;
- Evaluate the visual effects of new development on the project site and surrounding viewsheds;
- Determine if the proposed project would conflict with applicable zoning and other regulations governing scenic quality;
- Determine if the project would create a new source of substantial light or glare that would adversely affect day or nighttime views in the area;
- Determine if the proposed project would result in an environmental impact associated with shading surrounding buildings;
- Identify visual impacts that may be significant; and
- Present mitigation measures as may be necessary to reduce significant impacts to a less than significant level.

Additionally, per the request of City staff, a shadow analysis/study to be prepared by subconsultant, Fastcast, is included as an optional task to help address the proposed project's shade and shadow impacts on surrounding sensitive public use areas. This study is addressed further under Optional Task 1 below.

### Assumptions

- If the City chooses not to have the consultant prepare a shadow study, a shadow study will be provided by the applicant's architect.
- The applicant's architect will provide 3-D renderings and building elevations.

### Air Quality

### Issues

The proposed project will generate criteria air pollutant emissions during demolition, construction, and operations. Collectively, these emissions have the potential to result in a cumulatively considerable net increase in criteria air emissions that could contribute to regional air quality impacts.

### Approach

The proposed project is located in the San Francisco Air Basin (air basin), which falls under the authority of the Bay Area Air Quality Management District (air district). Therefore, the analysis will reference the air district's 2022 CEQA Air Quality Guidelines, as well as other relevant CEQA documents. The air district provides project level thresholds of significance that can be used to evaluate the potential significance of individual project impacts.

Emissions modeling using the California Emissions Estimator Model (CalEEMod) will be conducted by Illingworth & Rodkin as part of the health risk assessment. As outlined in the scope of work in Attachment D, cumulative health risks will be evaluated by modeling construction emissions, nearby roadways, and stationary sources. The analysis will examine health risk impacts from the project's construction, increased traffic, and potential new stationary sources on existing and future sensitive receptors. The CalEEMod results from the health risk assessment will be used to determine the net change in emissions between existing and proposed conditions. The net change in emissions will be compared to the air district's thresholds of significance to evaluate the extent of operational air quality impacts.

The following tasks will be undertaken:

- Briefly describe the physical and climatological characteristics of the air basin, existing air pollutant conditions, and health effects of air pollutants;
- Review current air district documents, policies, and regulatory requirements applicable to the proposed project;
- Conduct a consistency analysis to determine if the proposed project is consistent with the air quality management plan;
- Identify applicable "Best Management Practices" to control construction dust or particulate matter emissions, including equipment exhaust, which should be considered a condition of project approval to minimize the short-term impact of construction related emissions;
- Utilize the CalEEMod results to quantify the net change in modeled criteria air pollutant
  emissions and compare the findings to the air district's thresholds of significance to assess
  whether the proposed project would result in significant impacts from criteria air pollutant
  emissions;
- Review the results of the health risk assessment conducted by Illingworth & Rodkin and
  describe project sources of hazardous air pollutants, their associated health risks, and existing or
  planned nearby sensitive receptors that could be impacted, as identified in the report; and
- If necessary, identify mitigation measures to reduce project-related emissions.

### **Biological Resources**

### Issues

Based on a preliminary review of aerial photographs, the proposed project is currently developed with office buildings, parking lots and urban park facilities. San Francisquito Creek is located along the southeastern and southwestern project boundaries. San Francisquito Creek is identified in the *National Wetlands Inventory* by the U.S. Fish and Wildlife Service and the creek channel and associated vegetation falls under the jurisdiction of the U.S. Army Corps of Engineers, Regional Water Quality Control Board and/or the California Department of Fish and Wildlife. According to the *80 Willow Road Project Arborist Report* prepared by WRA in 2024, 54 of the 83 trees surveyed within the study area are riparian trees. Impervious services below the dripline of the riparian trees will be restricted to the prior development envelope and permeable surfaces will be placed to avoid the root zones. Impacts to the creek corridor or riparian vegetation are not anticipated.

Although the project site has previously been developed, there are a number of special-status species with the potential to occur within the project area shown in the 2025 California Department of Fish and Wildlife's *California Natural Diversity Database*, including:

- Hoover's button-celery (*Eryngium aristulatum* var. *hooveri*);
- San Francisco collinsia (Collinsia multicolor);
- Crotch's bumble bee (*Bombus crotchii*);
- Northwestern pond turtle (Actinemys marmorata);
- Alameda song sparrow (Melospiza melodia pusillula);
- Hoary bat (*Lasiurus cinereus*);
- Pallid bat (*Antrozous pallidus*);
- Western bumble bee (Bombus occidentalis); and
- Protected nesting birds and raptors.

### Approach

This evaluation will assess potential habitat present for special-status species in the area and recommend mitigation measures for the protection of biological resources. If suitable habitat is identified, recommendations may also include the need for additional specific or protocol-level surveys to be conducted during an appropriate time of year.

The following scope of work includes tasks to conduct a reconnaissance-level biological survey and prepare a section addressing biological resources in the EIR.

### Research

Compile and review available project information, including preliminary site plans, the arborist report, and aerial photographs. Conduct a review to determine the special-status species that have

been recorded as occurring within the general project vicinity based on current database searches of *California Natural Diversity Database*, the California Native Plant Society *Rare and Endangered Plant Inventory*, the U.S. Fish and Wildlife Service's *Information for Planning and Consultation* database, the U.S. Fish and Wildlife Service's *National Wetlands Inventory*; and other biological studies conducted in the vicinity of the project site, if available.

### **Peer Review of Applicant-Prepared Arborist Report**

EMC Planning Group biological staff will peer review the applicant-prepared arborist report, (prepared by WRA) for adequacy, completeness, and adherence to professional standards and to ensure consistency with the City of Menlo Park Heritage Tree Ordinance (Municipal Code Title 13, Chapter 13.24). Any recommended edits or updates will be shared with City staff in a memorandum summarizing EMC's peer review.

### Reconnaissance-Level Field Survey

Complete a reconnaissance-level field survey to (1) identify and map the principal plant communities; (2) assess the potential for special-status species and their habitats, wildlife movement corridors, potentially jurisdictional wetlands and waterways, regulated trees, and other significant biological resources to occur; and (3) identify and map any observed locations of special-status species and/or habitats. Plant and wildlife species observed during the survey will be recorded in field notes. Any special-status species observed will be reported to the *California Natural Diversity Database* in compliance with California Department of Fish and Wildlife permit requirements, after the information is provided to the City of Menlo Park.

### **EIR Section**

Prepare the biological resources section of the EIR, describing existing habitats and plant and animal species found on the project site, and the occurrence of and/or potential for special-status species and their habitats. Due to the size of the project and the proposed construction materials, analysis of bird collision impacts per the 2020 U.S. Fish and Wildlife Service *Methods to Reduce Bird Collisions with Glass When Remodeling and Designing New Facilities* and/or preparation of an Avian Collision Mitigation, Monitoring, and Adaptive Management Plan may be recommended. One or more figures will be prepared to illustrate habitat types and the location(s) of special-status species occurring on or in the vicinity of the project site. Potential impacts to biological resources will be identified, and mitigation measures will be provided to minimize potential impacts when possible.

Note: Focused surveys for specific plant and/or animal species are not included in this proposed scope of work. The presence or absence of certain species can be determined during the reconnaissance-level site assessment. If appropriate habitat for other sensitive species is observed during the site assessment, species-specific surveys may be required (i.e., surveys for annual plants not in bloom at the time of the reconnaissance-level survey, protocol-level surveys for special-status wildlife species, etc.).

### **Cultural Resources**

### Historical Resources (Structures)

### Issues

The project site currently houses the now-vacant, former headquarters for Sunset Magazine. As detailed in the 2024 historic register nomination documentation submitted by Los Angeles areabased historic preservation firm, Chattel, Inc., on behalf of the Menlo Park Historical Association, Sunset Magazine Headquarters is a 1951 office building designed by Cliff May in the California Ranch architectural style, with landscape designed by Thomas Dolliver Church. The property consists of one contributing building, the Cliff May-designed L-shaped Headquarters building, and one contributing site, the Thomas Dolliver Church-designed landscape. According to the Chattel-prepared nomination forms, Sunset Headquarters is eligible for listing in the National Register of Historic Places at the state level of significance under Criterion A in the area of Commerce for its association with Sunset Magazine, a longstanding publication managed by the Lane publishing family that greatly influenced public perception of the West, and under Criterion C in the areas of Architecture and Landscape Architecture as a prominent and first example of the California Ranch architectural style being applied by master designer Cliff May to a commercial office building and as a prominent example of a planned landscape by master landscape architect Thomas Dolliver Church.

The State Historical Resources Commission at its next meeting in May 2025 intends to consider and take action on the nomination of the Sunset Magazine Headquarters to the National Register of Historic Places (National Register). Properties formally determined eligible for listing in the National Register of Historic Places by the State Historic Resources Commission are automatically listed in the California Register.

For the purposes of CEQA, in accordance with CEQA Guidelines Section 15064.5(a) (1-4), a historical resource is defined as the following:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources;
- A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant; and
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency
  determines to be historically significant –basically, any resource eligible against California
  Register criteria provided that the determination is supported by substantial evidence in light of
  the whole record.

In accordance with Public Resources Code § 21084.1, a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. According to CEQA Guidelines Section 15064.5(b)(1), substantial adverse change to the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

CEQA also requires a lead agency to identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

### **Approach**

Per a direction from City staff, this scope of work assumes existing historic resource documentation for the existing former Sunset Magazine office complex will suffice in order to assess the property's eligibility to be included on the National Register of Historic Places and California Register of Historical Resources and therefore, meeting the definition of a historical resource under CEQA Guidelines Section 15064.5(a) (1-4). This section of the EIR will include an analysis of the project-specific impact of the proposed project pursuant to CEQA and will develop a list of mitigation measures, consistent with CEQA Guidelines Section 15126.4(b) (Mitigation Measures Related to Impacts on Historical Resources) for consideration by the City.

If deemed necessary by City staff, this proposal includes the preparation of an independent historic resource evaluation, to be prepared by San Francisco-based historic preservation firm, Page & Turnbull, as an optional task. See further discussion of Page & Turnbull's optional reports under Optional Tasks 1-4 below.

### Historic and Unique Archaeological Resources

According to City staff, the applicant has stated that Archaeological/Historical Consultants has been engaged as the archaeological consultant on behalf of the applicant and Archaeological/Historical Consultants will prepare an archaeological survey report for the project. The report will include a record search through the Northwest Information Center, intensive archaeological survey, geoarchaeological sensitivity assessment, historic-era archaeological sensitivity assessment, and recommendations for further study (if needed).

EMC Planning Group in-house archaeologist, Vanessa Potter, MA, RPA, will conduct the following steps to complete this section of the EIR:

- Review responses to the notice of preparation pertaining to cultural resource issues;
- Review available background research including site plans, maps, aerial photographs, and the applicant-prepared archaeological report;

- Conduct a peer review of the archaeological report to ensure it was prepared in compliance with the requirements of CEQA; and
- Prepare the cultural resources section of the EIR based on the information found within the historic resource evaluation and applicant-prepared archaeological report.

Per a request from City staff, an optional task has been included to have EMC Planning Group archaeologist, Vanessa Potter, MA, RPA, prepare an independent archaeological resources assessment of the project site (see Optional Task 6). This optional task and associated cost include a record search, archaeological site survey, preparation of archaeological report, and mitigation recommendations (if necessary).

### Assumptions

- If the City chooses not to approve the optional task historic resource evaluation to be prepared by Page & Turnbull, the City and/or applicant will provide EMC Planning Group with a historic resource evaluation and/or other historic resource documentation to help address the project's impacts to historical resources in the draft EIR.
- If the applicant's archaeology report is to be utilized for purposes of the cultural resources section of the EIR, all necessary documentation, including Northwest Information Center record search information and data, will be shared by the applicant's archaeological consultant with EMC Planning Group archaeologist, Vanessa Potter, MA, RPA, in order to complete the archaeological resources impact analysis.

### **Energy**

### Issues

Energy will be required for both the construction and operation of the project. During construction, fuel will be consumed by vehicles and machinery traveling to and from the site, as well as for equipment used in the building process. During operations, electricity will be needed for lighting, HVAC systems, and other building functions, while natural gas may be used for other project applications.

### Approach

The thresholds of significance for energy impacts are qualitative. Consequently, potential impacts will be discussed qualitatively. The proposed project will be required to comply with uniformly applied regulations and potentially to reduce criteria air emissions and/or GHG emission via measures that also reduce energy demand; applicable regulations and air quality and GHG reduction measures will be discussed to identify how energy demand will be moderated. The project potential to result in wasteful or inefficient energy use will be evaluated in the context of these variables, whether the proposed development type (and its energy demand) can be characterized as unnecessary or wasteful.

Natural gas energy demand for the proposed project will be calculated and reported based on the CalEEMod results provided by Illingworth & Rodkin. Vehicle miles traveled taken from the same CalEEMod results will serve as an input to for estimating the volume transportation fuel consumption using the Emissions Factor Model.

The following tasks will be completed:

- Report energy demand from on-site use of natural gas and electricity for the proposed project conditions based on the CalEEMod results provided by Illingworth & Rodkin;
- Identify transportation fuel demand for the proposed project conditions based on Emissions Factors model results;
- Identify current regulatory requirements that would reduce energy demand from future development;
- Identify energy demand reduction measures being proposed by the project applicant;
- Describe energy demand reduction that would occur with implementing air quality and/or GHG mitigation measures, if any;
- Identify the significance of energy impacts; and
- Present mitigation measures to reduce energy consumption, if necessary.

### **Geology and Soils**

### **Issues**

Although several active faults are within ten miles of the project site, no known surface expressions of fault traces are thought to cross the project site. In addition, the project site is not located in a State-designated Alquist Priolo Earthquake Fault Zone. The results of the applicant's geotechnical engineer (Langan) notes that their geotechnical investigation indicate the project site's subgrade soil will consist of clay with various amounts of sand. A review of the California Department of Conservation (California Geologic Survey) online "Earthquake Zones of Required Investigation" map notes that the project site, given its location along San Francisquito Creek, is located entirely within a California Geologic Survey-designated "Liquefaction Zone."

### Approach

This section of the EIR will utilize the analysis included in the applicant-provided geotechnical investigation documentation to be prepared by Langan. The impact evaluation will address the project's impacts associated seismic-related ground failure including liquefaction as well as directly result in liquefaction hazards. This section will also address earthquakes, landslides, erosion, expansive soils, and paleontological resources. The following tasks are proposed:

- review applicable responses to the NOP and information obtained from other public agencies;
- review available soils, geologic, and soils information in the City's general plan/general plan EIR,
   application materials;

- review available paleontological resources records in existing reports, City/County planning documents, and request paleontological database search via Natural History Museum Los Angeles County;
- present the existing geologic and soils setting; discuss geologic, erosion, and paleontological impacts; and
- present mitigation measures as needed.

### **Greenhouse Gas Emissions**

### Issues

The proposed project will generate greenhouse gas (GHG) emissions during both construction and operations. During construction, emissions will result from off-road sources (e.g., heavy equipment, trucks, and other machinery) and on-road sources (e.g., haul trucks and worker vehicles). During operations, mobile source, building energy source – electricity and natural gas, and area source emissions will be generated. Project emissions will contribute to global warming.

### Approach

Four different information sources will be used as context and guidance for evaluating GHG impacts. These include CARB's 2022 Scoping Plan, the air district's 2022 CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans, Tile 12, Chapter 12.16, of the City's Municipal Code, and the City's Climate Action Plan.

The Scoping Plan is the state's roadmap achieve its most recent GHG emissions reduction target, carbon neutrality by 2045, as mandated in AB 1279. Appendix D of the Scoping Plan includes guidance for local agencies for actions they can and should take to contribute their "fair share" towards the GHG reductions need to achieve the 2045 target. The air district's guidance includes specific performance standards that must be met by individual land use projects for their GHG impact to be found less than significant. The performance standards mirror the fundamental Scoping Plan direction for local agencies. Therefore, the air district guidance represents a local plan for reducing GHG emission that can be used to assess the GHG impacts of the proposed project.

Consistent with the 2022 Scoping Plan, the air district's guidance suggests that a project which meets the following key performance standards would have a less than significant impact: 1) applicant commits to installing no permanent natural gas infrastructure to support the project (the project will be all electric); 2) the applicant commits to meeting the Tier 2 electric vehicle support infrastructure standards in the latest version of the California Green Building Standards Code; 3) the project energy impacts are less than significant; and 4) the project is found to have a less than significant vehicle miles traveled impact.

The City's reach code for all-electric development, adopted in 2019, requires new residential and nonresidential buildings to use electricity for all appliances, with exceptions for life science buildings and certain restaurants. If the proposed uses are consistent with the exempt applications, impacts

associated with the installation of natural gas infrastructure may be mitigatable. This local regulation can be seen to supersede the air district's performance standard for no natural gas subject to the City's approval on an applicant's exception request to use nature gas on the circumstances permitting in the reach code. As stated in the RFP, the applicant is proposing natural gas and an energy source for various end uses. EMC Planning Group will consult with the City to determine if it intends to approve an exception to the reach code that would allow installing permanent natural gas infrastructure. Lacking this exception, the project would not meet the air district's no natural gas performance standard. If the VMT impact of the project were found to be less than significant, the significance of GHG impacts could turn on the natural gas issue.

The City's *Climate Action Plan*, last amended in August, 2024, outlines strategies aimed at achieving GHG reduction targets through specific programs and initiatives. The Climate Action Plan cannot be used to streamline the analysis of GHG impacts as provided in CEQA Guidelines Section 15183.5, as the proposed project is not consistent with the growth assumptions used as inputs to the plan. Nevertheless, the plan can be used as reference to consider GHG reduction measures in it that are applicable to the project and could be required as mitigation or as conditions of approval to align the project with the City's GHG reduction strategy.

The GHG analysis will include the following tasks:

- Summarize the existing climate change setting at the global, state and local levels;
- Summarize the existing climate change policy and regulatory setting, including review of state and local legislation and regulations;
- Review and summarize the air district's GHG guidance and performance-based standards;
- Review and summarize the Climate Action Plan and reach code and their applicability to the proposed project;
- Review the project description to assess whether the proposed development aligns with the objectives and strategies to achieve the City's GHG reduction goals;
- Evaluate the significance of GHG impacts in the context of the Scoping Plan, air district guidance and City reach code; and
- Propose mitigation measures, if necessary, to ensure the project is consistent with the applicable plans, regulations, and policies.

### **Hazards and Hazardous Materials**

### Issues

As noted in the application materials, redevelopment of the project site will require the demolition of the existing vacant office and gardens of the former Sunset Magazine Headquarters, which was constructed in 1951. The existing structure may contain asbestos building materials and/or lead-based paint due to its age. In addition, the proposed development would likely use and store small quantities of household hazardous wastes (i.e., ammonia, paints, oils).

Additionally, the proposed project will introduce an unplanned number of new residents onto local roadways in the instance of emergency evacuation scenarios due to fire, earthquake, flooding, etc. Such a scenario may not have been addressed or anticipated in local or regional emergency response and/or evacuation plans including the 2021 San Mateo County *Multijurisdictional Local Hazard Mitigation Plan* (Menlo Park Annex) and the City of Menlo Park 2014 Emergency Operations Plan.

### Approach

This section will document any known site surrounding the project area that may have the potential to cause harm to the environment or public through the accidental release of hazardous materials. The scope of work for this EIR section is as follows:

- Review responses to the notice of preparation pertaining to hazards and hazardous materials issues;
- Review publicly accessible hazardous materials databases via the Department of Toxic Substances Control (EnviroStor) and State Water Resources Control Board (GeoTracker) as well applicable background information from the general Plan, general plan EIR, and the project's data sheets and materials;
- Review and incorporate findings of the Phase I Environmental Site Assessment (ESA) to be prepared by subconsultant, Ninyo & Moore, to determine if potential hazardous materials or conditions exist on or around the project site;
- Review state and local fire hazards maps, emergency response/evacuation plans, policies, and procedures applicable to the proposed project;
- Review the application materials and information provided by the applicant related to hazardous materials on-site;
- Present the existing setting associated with hazards and hazardous materials; and
- Present impacts and mitigation measures as applicable.

For a complete copy of Ninyo & Moore's scope of work and cost for preparation of a Phase I ESA, please see Attachment E.

Hexagon Transportation Consultants have included preparation of an analysis for the proposed project's impact on emergency evacuation. As noted by Hexagon in their full scope of work included as Attachment F, it is unclear if there are quantitative thresholds to determine project impacts from an evacuation perspective. For the purpose of this scope, it is anticipated that such an analysis could assist in addressing CEQA Guidelines Appendix G Checklist (Hazards and Hazardous Materials) questions associated with determining whether with the proposed project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The purpose of the evacuation analysis could be to determine the

amount of time it takes to evacuate the buildings, the project's effect on evacuation times for the neighboring communities, or how the project affects the nearby roadway's operations during an evacuation.

### **Hydrology and Water Quality**

### Issues

The project site sits on the western edge of San Francisquito Creek, which forms the boundary of the cities of Menlo Park and Palo Alto. San Francisquito Creek is the last free-flowing urban creek on the southern peninsula of San Francisco Bay. The watershed and floodplain of San Francisquito Creek encompass almost 40 square miles, originating on the east-facing slopes of the Santa Cruz Mountains and flowing to the San Francisco Bay. After a serious flooding event in 1998, the San Francisquito Creek Joint Powers Authority (SFCJPA) was formed in 1999 to lead projects that mitigate the risk of flooding along the San Francisquito Creek and the Bay. The cities of East Palo Alto, Palo Alto, Menlo Park, and the San Mateo County Flooding and Sea Level Resiliency District and the Santa Clara Valley Water District formed the SFCJPA.

The project site is within the San Mateo Plain subbasin of the larger Santa Clara Valley groundwater basin (Department of Water Resources [DWR] Basin Number 2-9.03). The San Mateo Plain is not a highly used basin. Their drinking water is mostly supplied by San Francisco Public Utility Commission, providing Hetch Hetchy water, except for two small water systems in East Palo Alto (Palo Alto Park Mutual and O'Connor Coop) that rely upon groundwater for drinking water exclusively. Approximately 2,300 acre-feet of groundwater are pumped from the basin annually.

According to a September 2024 technical memorandum prepared by the applicant's engineer consultant, BKF Engineers, the northeast corner of the site is within "Flood Zone AE (Outside of Channel)" according to the Federal Emergency Management Agency (FEMA) and is therefore subject to the City's Flood Damage Prevention Ordinance (Municipal Code Chapter 12.42), which is based on FEMA Technical Bulletins and the latest editions of state and national building codes. Per the FEMA Flood Insurance Rate Map (FIRM) No. 06081C0308E, Community Number 060321 (City of Menlo Park), Panel No. 0308, Suffix E, Effective Date of October 16, 2012, the Base Flood Elevation (BFE) varies across the site and was determined to be Elevation 59.50 at its highest point within the site. The Design Flood Elevation (DFE) was determined to be 60.50, 12-inches above the BFE per Menlo Park City Standards.

### Approach

This section will address whether the proposed project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; erosion hazards; and flood hazard potential and risks.

The scope of work for this EIR section is as follows:

• Review responses to the notice of preparation pertaining to hydrology and water quality issues;

- Review applicable water quality and watershed planning documentation including the 2023 San Francisquito Creek Joint Powers Authority Comprehensive Plan;
- Review applicable groundwater management and planning documents associated with the Santa Clara Valley Groundwater Basin and the San Mateo Plain subbasin;
- Review the general plan, general plan EIR, the 2021 San Mateo County Multi-Jurisdictional Local
  Hazard Mitigation Plan (City of Menlo Park Annex), and any other relevant documents associated
  with flooding hazards;
- Review and present the existing on site and surrounding surface water conditions;
- Present project's consistency with National Pollutant Discharge Elimination System and Regional Water Quality Control Board requirements for water quality;
- Present potential groundwater supply impacts associated construction dewatering and recharge capabilities;
- Present the increase in impervious surfaces;
- Present proposed project design features to address the increase in run-off associated with the increase in impervious surfaces; and
- Identify impacts and present mitigation measures, if necessary.

### **Noise**

### Issues

The primary noise- and vibration-related issues associated with the project would result from temporary project construction activities and permanent project operations.

### Approach

Illingworth & Rodkin would complete an environmental noise assessment to quantify existing and future noise levels at the sites, calculate operational and construction noise and vibration levels, assess noise and vibration impacts and identify mitigation measures if necessary (see Attachment D for a complete noise assessment scope of work). EMC Planning Group would review and summarize the information and conclusions found in the environmental noise assessment prepared by Illingworth & Rodkin in this section of the EIR

The following steps will be taken to complete this section of the EIR;

- Review responses to the notice of preparation pertaining to noise issues;
- Present the existing setting associated with noise;
- Incorporate noise measurement data and the predicted noise levels associated with the project;
   and
- Present impacts and mitigation measures as applicable.

### **Population and Housing**

### **Issues**

The proposed project would result in unplanned level of population growth in this area of Menlo Park with new homes and businesses. The project site is currently zoned "C-1 (Administrative and Professional District, Restrictive)" with a maximum permitted density of thirty (30) dwelling units per acre. At this permitted density, the project site would only be able to accommodate approximately 200 dwelling units. With a total of 665 residential units proposed, the proposed project represents an increase of permitted residential density of approximately 70 percent. The project site was not identified as an opportunity site in the City's 6<sup>th</sup> Cycle 2023-2031 Housing Element.

### Approach

This section of the EIR will use publicly-available and/or City-provided population and housing data to evaluate impacts of the proposed project related to population and housing as well as provide data for decision-makers during the entitlement process.

### **Fire Protection**

### **Issues**

According to the Menlo Park Fire Protection District (fire district) website, the fire district has a service boundary of 30 square miles, serves the cities of Menlo Park, Atherton, East Palo Alto, and some unincorporated areas in San Mateo County. Seven fire district stations currently serve an estimated residential population of approximately 90,000. The closest fire station (Station 1) sits across Middlefield Road 0.21 miles northeast of the project site at 300 Middlefield Road.

The fire district provided preliminary review comments to the applicant in April 2024.

The proposed project would result in unplanned level of population growth in this area of Menlo Park with new homes and businesses, which would require fire protection services that may or may not be accommodated by current fire district staffing and facilities. The construction or expansion of fire protection facilities to accommodate the proposed project may result in environmental impacts.

### Approach

Proposed project effects on fire protection services will be evaluated to determine if the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service rations, response times or other performance objectives.

The following tasks will be conducted for this analysis:

Review responses to the notice of preparation regarding fire protection services;

- Review the general plan and general plan EIR, and other documentation that may be available regarding acceptable response times;
- Contact the fire district regarding facilities, staffing, and fire and emergency response times;
- Consult with the fire district regarding the capacity of the department to serve the proposed
  project based upon existing facilities, staffing, and response times, and whether existing facilities
  are sufficient to serve the proposed project or whether a new fire station is needed and when;
- Consult with the fire district regarding the capacity of the department to serve the proposed
  project based upon existing facilities, staffing, and response times, and whether existing facilities
  are sufficient to serve the proposed project or whether a new fire station site is needed and
  when;
- Evaluate the potential impacts that may be associated with constructing additional facilities; and
- Present mitigation measures as necessary.

### **Police Protection**

### Issues

According to the Menlo Park Police Department (police department) website, the police department serves all of Menlo Park, including the project site. The police department is headquartered at Menlo Park City Hall at 701 Laurel Street.

The proposed project would result in unplanned level of population growth in this area of Menlo Park with new homes and businesses, which would require police protection services that may or may not be accommodated by current police department staffing and facilities. The construction or expansion of police protection facilities to accommodate the proposed project may result in environmental impacts.

### Approach

Proposed project effects on law enforcement services will be evaluated to determine if the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities or the need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service rations, response times or other performance objectives. The EIR will evaluate if the police department can serve the project from its existing station, or whether a new station would be required.

The following tasks will be conducted for this analysis:

- Review responses to the notice of preparation regarding law enforcement services;
- Review the general plan and general plan EIR, and other documentation that may be available regarding acceptable response times;

- Contact the police department regarding facilities, staffing, and emergency response times and discuss the capacity of the department to serve the proposed project based upon existing facilities, staffing, and response times, and to determine whether additional facilities would be required and where they might be located;
- Evaluate the potential impacts that may be associated with constructing additional police department facilities; and
- Present mitigation measures as necessary.

### **Schools**

### **Issues**

Four elementary/middle school districts and one high school district are within the boundaries of Menlo Park: Menlo Park City School District, Ravenswood City School District, Las Lomitas School District, Redwood City School District, and Sequoia Union High School District. According to MySchool Locator, the project site is served by the Menlo Park City School District and Sequoia Union High School District and is within attendance boundaries of Encinal Elementary School (K-5) and Hillview Middle School (6-8), and Menlo-Atherton High School (9-12).

The proposed project would result in unplanned level of population growth in this area of Menlo Park with new homes. Residents of the development are likely to have school age children that may or may not be accommodated by current school district(s) staffing and facilities. The construction or expansion of school facilities to accommodate the proposed project may result in environmental impacts.

### Approach

The EIR will evaluate if the assigned school district(s) can serve the project from its existing school facilities or whether any new school(s) would be required.

The following tasks will be conducted for this analysis:

- Review responses to the notice of preparation regarding schools;
- Review the general plan and general plan EIR, and other documentation that may be available regarding school capacity;
- Contact the applicable school districts regarding facilities, staffing, and classroom capacity
  discuss the capacity of the school districts to serve the proposed project, and to determine
  whether additional facilities would be required and where they might be located;
- Evaluate the potential impacts that may be associated with constructing additional school facilities; and
- Present mitigation measures as necessary.

### Parks and Recreation and Other Public Facilities

### **Issues**

The Menlo Park Library and Community Services Department is responsible for providing recreational and cultural programs for residents of Menlo Park. According to the 2019 *City of Menlo Park Park & Recreation Facilities Master Plan Update*, the City's park and recreation facilities include two community parks, twelve neighborhood parks, two open space parks, ten community facilities, six joint use sites, and one county park. The closest parks and recreation facilities to the project site are Burgess Park (approximately 0.65 miles to the southwest) and Seminary Oaks Park (approximately 0.40 miles to the northwest).

In addition, Menlo Park has two libraries: Menlo Park Library on Alma Street (adjacent to Burgess Park) and Belle Haven Library at the Belle Haven Community Campus on Terminal Avenue.

The proposed project would result in unplanned level of population growth in this area of Menlo Park with new homes, whose residents would utilize City parks and recreation and other public facilities. Such an unplanned increase in population may or may not be accommodated by current City parks and recreation facilities and/or library staffing and facilities. The construction or expansion of recreational and/or other public facilities to accommodate the proposed project may result in environmental impacts.

### Approach

This section will address whether the proposed project would 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. This section will also address whether the project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

The following tasks will be conducted for this analysis:

- Review responses to the notice of preparation regarding parks and recreation and library facilities;
- Review the general plan and general plan EIR, the 2019 *City of Menlo Park Park &* Recreation *Facilities Master Plan Update*, and other documentation that may be available regarding parks and recreation and/or library facilities capacity;
- Contact the Menlo Park Library and Community Services Department regarding park and recreation and/or library facilities and discuss the capacity of the City's existing park and recreation and library facilities to serve the proposed project, and to determine whether additional facilities would be required and where they might be located;

- Evaluate the potential impacts that may be associated with constructing additional park and recreation and/or library facilities; and
- Present mitigation measures as necessary.

### **Transportation**

#### Issues

The proposed project would result in an increase in trip generation over the baseline conditions of the commercial/office use impacting Menlo Park and adjacent cities' roadways. The proposed project could also create the potential for on and off-site circulation issues and require careful consideration of parking operations at the proposed screened above ground parking garages. The proposed project could also result in a significant vehicle miles travelled (VMT) if, per the City's transportation impact analysis (TIA) Guidelines, individual components of the proposed project exceed the City's adopted VMT thresholds.

### Approach

The City's *Transportation Impact Analysis Guidelines* (approved in June 2020) specify which projects must complete a TIA prior to obtaining approval from the City. The TIA Guidelines require analysis of both VMT and level of service (LOS) transportation metrics independently, using the methodologies approved by the city for all projects, except those meeting established exemption criteria.

EMC Planning Group will utilize the VMT analysis, LOS analysis, and operational analysis to be prepared as part of a full transportation impact analysis for the proposed project by Hexagon Transportation Consultants (see Attachment F for a copy of Hexagon's full scope of work). Note that the VMT thresholds to be utilized by Hexagon Transportation Consultants will be those approved/updated by the City Council in January 2022.

EMC Planning Group would summarize the findings of the Hexagon-prepared project TIA in this section of the EIR and present mitigation measures as applicable. The scope of work for this section of the EIR is as follows:

- Review responses to the notice of preparation pertaining to transportation issues;
- Describe the existing transportation conditions in the vicinity of the project site, including the roadway network, bicycle and pedestrian facilities, and transit service;
- Summarize the travel demand modeling and other technical analysis developed by Hexagon Transportation Consultants and to be conducted in accordance with the current standards and methodologies required by law and set forth by the city of Menlo Park (in the TIA Guidelines) and the City/County Association of Governments of San Mateo County (C/CAG). The section

will also provide the LOS analysis summary, turning movement volumes, intersection lane configurations, and intersection and roadway LOS results;

- Describe the buildout scenario to be evaluated for each transportation impact as well as trip generation estimates;
- Review City transportation planning documents, policies, and procedures applicable to the
  proposed project to determine if the proposed project would conflict with a program, plan,
  ordinance or policy addressing the circulation system, including transit, roadway, bicycle and
  pedestrian facilities;
- Review project plans, including circulation and parking plans, to determine if the proposed project would substantially increase hazards due to a geometric design feature or incompatible uses; and
- Prepare the transportation section of the EIR including the existing setting, analysis of potential impacts, and mitigation measures to reduce potential significant impacts to a level of insignificance.

Hexagon Transportation Consultants have also included a task to prepare an evacuation analysis to address the project's potential to result in inadequate emergency access or impair or interfere with an adopted emergency response plan or emergency evacuation plan (to be addressed under the topic of "Hazard and Hazardous Materials" and/or "Wildfire").

### **Tribal Cultural Resources**

### **Issues**

CEQA defines a "tribal cultural resource" as any one of the following (PRC Section 21074): 1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either (1) included in or eligible for inclusion in the California Register of Historical Resources or (2) included in a local register of historical resources; 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. The lead agency shall consider the significance of the resource to a California Native American tribe; or a cultural landscape that meets the requirements listed above and is geographically defined in size and scope. Archaeological sites, including those that qualify as historical resources (PRC Section 21084.1), unique archaeological resources (PRC Section 21083.2[g]), and non-unique archaeological resources (PRC Section 21083.2[h]), may qualify as tribal cultural resources.

While it is not known whether the project site contains any tribal cultural resources, the City's 2016 general plan EIR notes that as recently as 2012, Native American remains were found at a construction site along Willow Road (approximately two miles northeast of the project site) in Menlo Park (pg. 4.4-6). Tribal cultural resources are known to be found in areas immediately adjacent to watercourses such as San Francisquito Creek. The San Francisquito watershed was home

to the Lamchin tribe of the Ohlone peoples. As the project site is immediately adjacent to San Francisquito Creek, the inadvertent discovery of tribal cultural resources is possible as it is noted that many archaeological resources are known to exist in the San Francisquito watershed according to the San Francisquito Creek Joint Powers Authority website.

### Approach

This section of the EIR will address the potential for the proposed project to impact tribal cultural resources. The results of the City's AB 52 consultation with local tribal representatives (discussed further under Task 6 above) will be presented in this section. Additionally, this section will rely upon tribal cultural information found in the City's general plan and general plan EIR as well information obtained from the NAHC Sacred Lands File Search and the Northwest Information Center records search result provided by the applicant's archaeological consultant.

The section will present the anticipated project impacts to tribal cultural resources and determine their levels of significance, and include appropriate mitigation measures to avoid, minimize, and/or mitigate potentially significant impacts to tribal cultural resources as applicable and as agreed to between the City and any consulting tribal representatives.

### **Water Supply**

#### **Issues**

According to the 2020 *Urban Water Management Plant Bear Gulch District*, the project site is within the service area of California Water Service Company (Cal Water). The majority of the water supply to the Cal Water Bear Gulch District is treated surface water (Hetch Hetchy) purchased from the City and County of San Francisco's Regional Water System, which is operated by the San Francisco Public Utilities Commission. The Bear Gulch District has a service population of almost 61,000, is located in southern San Mateo County, and serves the communities of Atherton, Portola Valley, Woodside, parts of Menlo Park (including the project site), parts of unincorporated Redwood City, and adjacent unincorporated portions of San Mateo County.

According to the Meyers+ Engineers memorandum in response to Menlo Park Planning Department Comments 29 (Water Budget) and 30) (Alternative Water Source) (dated August 6, 2024), domestic water will be provided to each of the buildings from a dedicated cold-water service with no interconnection between the three buildings. A recycled water system will be provided with a dedicated booster pump system and follow the same routing and pressure zones utilized in the domestic water system. Water use assumptions are also provided in the Meyers+ Engineers memo with an average annual water use intensity of 47 gallons per resident per day; 14.5 gallons per office square footage per year; 30 gallons per hotel guest per day; and 11.1 gallons per retail square feet per year. According to the Meyers+ Engineers memo, the project will use rainwater, graywater, stormwater and potentially blackwater as alternative water sources for non-potable applications such as toilet flushing, cooling applications, process water and irrigation as allowed by Division 4 of Title

22 of the California Code of Regulations and the California Plumbing Code. The project may also use conservation measures to achieve reductions compared to the water budget.

The proposed project would result in unplanned level of population growth in this area of Menlo Park with new residential and businesses which would require sufficient water supply. Such an unplanned increase in population may or may not be accommodated by the current water service provider. The construction or expansion of water supply facilities and/or infrastructure to accommodate the proposed project may result in environmental impacts.

# Approach

The proposed project includes 665 residential units and 558,509 square feet of commercial use, including 130 hotel units. Therefore, in accordance with CEQA Guidelines Section 15155, a water supply assessment (WSA) will be required in compliance with the requirements of Senate Bill (SB) 610. Per direction from City staff, the applicant is expected to coordinate with Cal Water to prepare a WSA. The WSA will be used in preparation of this section of the EIR. Per City staff's request, our scope of works includes a peer review by subconsultant, Todd Groundwater, of the applicant-prepared WSA. See Attachment G for a complete peer review scope and budget from Todd Groundwater.

This section will utilize applicable background information from the general plan, general plan EIR, and all other appropriate documentation. The following tasks will be conducted for this analysis:

- Review responses to the notice of preparation regarding water services;
- Review the WSA prepared for the proposed project;
- Present the existing setting regarding water service;
- Present the proposed project's water demand and the water district's available water supply;
- Identify if there are sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;
- Identify additional water supplies, if necessary; and
- Present impacts and mitigation measures, as necessary.

### **Wastewater**

#### Issues

The West Bay Sanitary District (sanitary district) provides wastewater collection and conveyance services to Menlo Park, including the project site. The proposed project would result in unplanned level of population growth in this area of Menlo Park with new residential and businesses which would require wastewater conveyance. Such an unplanned increase in population may or may not be accommodated by the current wastewater provider. The construction or expansion of wastewater

facilities and/or infrastructure to accommodate the proposed project may result in environmental impacts.

### Approach

This section of the EIR would address whether project would require or result in the relocation or construction of new expanded wastewater treatment facilities where construction or operation of such facilities could result in environmental impacts. This section will also address whether the project would result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the projected demand in addition to the provider's existing commitments. Physical changes, if necessary, would be evaluated.

This section will utilize applicable background information from the general plan, general plan EIR, the sanitation district's 2023 Wastewater Collection System Master Plan Update, and all other appropriate wastewater planning documentation. The following tasks will be conducted for this analysis:

- Review responses to the notice of preparation regarding wastewater generation and treatment;
- Review current planning documents related to wastewater generation and treatment and calculate the proposed project's generation of wastewater to evaluate capacity levels; and
- Present impacts and mitigation measures, as necessary.

# **Storm Water Drainage**

### Issues

According to the BKF Engineers' *Preliminary Storm Drain Memo* (dated September 6, 2024), approximately 4.02 acres of the project site is landscaped, and the remaining 2.66 acres consists of impervious surfaces. The existing site includes 38,525 square-feet of roof, 77,211 square-feet of impervious paving, and 175,320 square-feet (or roughly 60 percent of the site) of pervious landscaping that sheet flows to Willow Road, Middlefield Road, and San Francisquito Creek. No existing storm drain mains are located along Willow Road. The project will connect into the existing Middlefield Road storm drain main. Project site drainage will be detained on-site to not exceed existing flows, therefore there would not be an impact on the storm drain system.

The proposed project includes 118,066 square-feet of roof, 53,2541 square-feet of impervious paving, and 119,736 square-feet (or roughly 41 percent of the site) of pervious landscaping. The total impervious area is 171,320 square-feet. The project is proposing to treat 118,066 square-feet of impervious roof area in pervious planter area. Storm water flowing into the Menlo Park storm drain system will be treated prior to entering the storm drain system per the Municipal Regional Stormwater NPDES Permit C3 requirements by utilizing bioretention planters and mechanical treatment for the building.

## Approach

This section will utilize applicable background information from the general plan, general plan EIR, applicant-prepared stormwater technical documentation, and all other appropriate stormwater planning documentation for the City. The following tasks will be conducted for this analysis:

- Review responses to the notice of preparation regarding stormwater drainage;
- Consult with City Public Works staff to verify current City stormwater drainage and treatment standards;
- Review current planning documents related to stormwater generation and treatment and calculate the proposed project's generation of stormwater to evaluate capacity levels and impacts to the City's surrounding stormwater infrastructure; and
- Present impacts and mitigation measures, as necessary.

Per the request of City staff, civil engineering firm and subconsultant, Sandis, will provide a peer review of each of the following engineering/technical memorandum(s) and technical reports prepared by the applicant's engineering consultant, BKF Engineers: 1) Preliminary Storm Drain Memo; 2) Stormwater Control Plan; 3) Flood Plan Construction Memo; and 4) Sewer Calculations Memorandum. For a complete copy of Sandis' peer review scope of work and budget, please see Attachment H.

# **Utilities (Electric Power/Natural Gas/Telecommunications Facilities)** *Issues*

Although Pacific Gas and Electric (PG&E) delivers power, maintains the electrical grid and other infrastructure, and handles customer billing, energy in Menlo Park is purchased through Peninsula Clean Energy, a Community Choice Energy (CCE) program, from renewable energy sources, such as solar, wind, hydroelectric, geothermal, and biomass. CCE programs allow local governments to pool the electricity demands of their communities, purchase power with higher renewable content, and reinvest in local infrastructure. PG&E provides natural gas and electricity services to the vast majority of Northern California, including Menlo Park

There are numerous telecommunications providers in the city of Menlo Park that offer DSL, wireless, cable, fiber, and copper services, including AT&Tfiber, Xfinity, Viasat, T-Mobile Home Internet, Earthlink, Verizon, HughesNet, XNET Wifi, Etheric, Sonic, Atherton Fiber, and Starlink to residents and businesses in Menlo Park.

The proposed project would result in unplanned level of population growth in this area of Menlo Park with new residential and businesses which would require various utilities including electric power, natural gas, and telecommunications. Such an unplanned increase in population may or may not be accommodated by the current utility providers for the project site. The construction or expansion of utility facilities and/or infrastructure to accommodate the proposed project may result in environmental impacts.

## Approach

This section of the EIR would address whether the project would require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunication facilities, and if so, evaluate the environmental impacts of the relocation and/or construction.

### **Solid Waste**

### **Issues**

Recology provides solid waste collection and conveyance service for Menlo Park. Collected recyclables, organics, and garbage are conveyed to the Shoreway Environmental Center (Shoreway) in San Carlos for processing and shipment. Shoreway is owned by RethinkWaste, also known as the South Bayside Waste Management Authority, which is a joint powers authority made up of 11 public agencies (i.e., Belmont, Burlingame, East Palo Alto, Foster City, Hillsborough, Menlo Park, Redwood City, San Carlos, San Mateo, the County of San Mateo, and the West Bay Sanitary District.

The proposed project is likely to generate a greater amount of solid waste over the current commercial/office uses on site. The applicant submitted a "Enclosure and New Development Approval Form" issued by Recology San Mateo County dated September 25, 2024, which verified that project development plans and/or new enclosure(s) plans for recycle, compost and/or garbage service have been reviewed and deemed acceptable by Recology San Mateo County.

### Approach

This section of the EIR would address whether the proposed project would generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Additionally, this section will address whether the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

This section will utilize applicable background information from the general plan, general plan EIR, and all other appropriate documentation. The following tasks will be conducted for this analysis:

- Review responses to the notice of preparation regarding solid waste services;
- Review current planning documents related to solid waste in Menlo Park;
- Review publicly accessible solid waste reporting and capacity estimates for Recology San Mateo County and RethinkWaste; and
- Present impacts and mitigation measures, as necessary.

# **Effects Not Found to be Significant**

According to CEQA Guidelines Section 15128, "an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant

and were therefore not discussed in detail in the EIR. Such a statement may be contained in an attached copy of an Initial Study."

The following environmental topics are not anticipated to require further analysis in the EIR but will be briefly addressed in the initial study.

### Agriculture and Forestry Resources

The project site is classified as "Urban and Built-Up Land" by the California Department of Conservation. The project site is not used for agricultural production and does not contain any designated farmland. There are no Williamson Act contracts for land within project site. Additionally, there is no timberland or timberland zoned "Timberland Preserve Zone (TPZ)" on the project site according to the San Mateo County Zoning Map.

### Mineral Resources

The project site is within an urban area of the city. The project site is not included on the list of mine sites regulated by the Office of Mine Reclamation, in accordance with Assembly Bill 3098, and has not been designated as a locally important mineral resource recovery site in the general plan or other applicable land use plan. There are no mineral resource recovery operations within the city.

#### Wildfire

According to the 2025 San Mateo County – Unincorporated LRA Local Responsibility Area Fire Hazard Severity Zones Map, the entirety of the City of Menlo Park, including the project site, is located in a "Incorporated City" within the Local Responsibility Area (LRA) and is not located within a "Very High," or "Moderate" Fire Hazard Severity Zone in the State Responsibility Area (SRA). While this topic is not anticipated to require further review, the issue of the project's potential to substantially impair an adopted emergency response plan or emergency evacuation plan will be addressed in the "Hazards and Hazardous Materials" analysis.

### **Alternatives**

This section of the EIR will identify a reasonable range of alternatives to the preferred project that would avoid or substantially lessen any of the significant effects of the project. Analysis of four (4) alternatives, including the no project alternative, a project consistent with the City's general plan and Zoning Code alternative, and an alternative project to reduce significant impacts, are included in the budget. One (1) additional alternative will be developed during preparation of the administrative draft EIR. The analysis will include identify whether each alternative meets the project objectives. Ideas for alternatives will be identified in collaboration with City staff based on the range of significant unavoidable and significant, but mitigable, impacts identified in the EIR. Options for alternatives will also be considered in light of the issues of controversy that may be raised by the community.

# **Additional Required CEQA Topics**

The additional CEQA topics to be addressed in the EIR include the following:

- Cumulative Impacts;
- Significant and Unavoidable Impacts;
- Significant Irreversible Environmental Changes; and
- Growth-Inducing Impacts.

Note: The information required by CEQA Guidelines Section 15126.2(d) concerning irreversible changes, need be included only in EIRs prepared in connection with the adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency (among other activities). If not for the application being submitted under "builder's remedy"/Senate Bill (SB) 330, this topic would be required to be addressed in the EIR. EMC Planning Group will consult with City staff, regarding addressing this topic in the EIR. Addressing the topic has been included in the budget.

### **Deliverables**

One (1) PDF of the ADEIR will be provided to City staff for review and comment. EMC Planning Group will coordinate with City staff for producing hardcopies of documents but a maximum of twenty (20) hard copies of the ADEIR are included in the project budget.

## **Assumptions**

City staff will provide all comments and edits on the ADEIR in one consolidated set of comments.

# Task 9 Screencheck Draft EIR

Prior to production of the draft EIR, EMC Planning Group will review and incorporate all City comments on the administrative draft EIR and produce a "screencheck" draft EIR. The budget assumes that the City will compile ADEIR comments into one document.

### **Deliverables**

One (1) PDF of the screencheck draft EIR will be provided to City staff for review and comment.

# Task 10 Draft EIR

EMC Planning Group will prepare a draft EIR, supported by technical studies and pertinent environmental review information. EMC Planning Group will review and incorporate all City comments on the screencheck draft EIR into the draft EIR. The draft EIR will be distributed by EMC Planning Group, on behalf of the City, to the State Clearinghouse (via CEQASubmit), local and regional agencies, and any interested member(s) of the public for review. The budget assumes that the City will compile screencheck draft EIR comments into one document.

### **Deliverables**

EMC Planning Group will provide an electronic (PDF) copy of the draft EIR and appendices for City staff. EMC Planning Group will coordinate with City staff for producing hardcopies of documents but a maximum of twenty (20) hard copies of the draft EIR are included in the project budget.

# Task 11 Study Session

EMC Planning Group will attend (in-person) a special study session to be held at some point during the 45-day public comment period for the draft EIR. EMC Planning Group will track public comment received at the study session as needed to prepare responses to comments to meet all legal requirements.

# **Assumption**

It is assumed the study session will be recorded and a copy of the study session recording will be made available for EMC Planning Group's review to ensure all public comments are addressed.

## Task 12 Administrative Final EIR

Upon completion of the 45-day public review period, EMC Planning Group will evaluate the comments received on the draft EIR and prepare written responses in consultation with City staff. EMC Planning Group will prepare an administrative final EIR, including a draft response to comments document, and provide to the City.

### **Deliverables**

EMC Planning Group will provide an electronic (PDF) copy of the administrative final EIR and draft MMRP. EMC Planning Group will coordinate with City staff for producing hardcopies of documents but a maximum of twenty (20) hard copies of the administrative final EIR are included in the project budget.

# **Assumptions**

Given the level of public controversy anticipated with the proposed project, the project budget accommodates responding to three-hundred (300) comment letters on the draft EIR. We would recommend that a special e-mail address be set-up to direct public comments directly to EMC Planning Group staff. This allows for the efficient and timely review and preparation of response to comments. This assumes that twenty (20) percent of the comment letters will come in the form of "template" comment letters from neighborhood groups, environmental groups, historical societies and preservation advocacy groups, pro and anti-housing groups, etc. If the level of effort needed to respond to comments exceeds that, a contract amendment may be required. Please also note that this scope and budget does not accommodate assisting City staff with responding to Public Records

Act requests; however, if required, some contingency fee budget can be utilized for this purpose if needed

# Task 13 Final EIR

EMC Planning Group will prepare a final EIR consisting of revisions to the draft EIR, comments received on the draft EIR during the public review period, and responses to those comments, including any modifications to the document itself as a result of comments received during the public comment period. In conformance with CEQA Guidelines Section 15088, if the responses to comments make important changes in the information contained in the text of the draft EIR, EMC Planning Group will highlight the revisions directly in the text of the EIR.

### **Deliverables**

EMC Planning Group will provide an electronic (PDF) copy of the final EIR. EMC Planning Group will coordinate with City staff for producing hardcopies of documents but a maximum of twenty (20) hard copies of the final EIR are included in the project budget.

### Task 14 Draft MMRP

In conjunction with preparing the administrative final EIR, EMC Planning Group will prepare a draft mitigation monitoring and reporting program (MMRP). The MMRP will present all identified environmental impacts, proposed mitigation measures, level of significance after mitigation, and mitigation implementation timing requirements.

### Task 15 Final MMRP

EMC Planning Group will prepare the final MMRP after incorporating all City input on the draft MMRP. The final MMRP (PDF) will be provided to the City at as after completion of the final EIR.

# Task 16 CEQA Findings of Fact

EMC Planning Group will prepare draft and final (PDF and/or Word) of the required CEQA findings of fact to be incorporated into the final City Council resolution approving the project.

# Task 17 Public Meetings

EMC Planning Group Project Manager will attend (in-person) and make presentations at the following public meetings:

# Task 17.1 Two (2) Planning Commission Meetings

EMC Planning Group will attend two (2) Planning Commission hearings to consider recommendations associated with certification of the EIR and approval of the proposed project. EMC Planning Group will provide a brief presentation at both meetings regarding the information,

analysis, and findings contained in the EIR and take questions on the environmental analysis and CEQA process from Planning Commissioners.

# Task 17.2 Two (2) City Council Meetings

EMC Planning Group will attend two (2) City Council hearings to consider certification of the EIR and approval of the proposed project. EMC Planning Group will provide a brief presentation at both meetings regarding the information, analysis, and findings contained in the EIR and take questions on the environmental analysis and CEQA process from City Councilmembers.

# **Assumptions**

Attendance at additional public hearings will require use of contingency funds.

# **Optional Tasks**

# Optional Task 1 Shadow Study (Fastcast)

Per the request of City staff, a scope and cost has been obtained from visual consultant, Fastcast, to prepare a shadow/shade analysis. Using 3D CAD design models (to be provided by the applicant's architect), this study will present all potential shade and shadow impacts from the project upon site open spaces as well as surrounding public use areas. Sensitive area include Timothy Hopkins Creekside Park, San Francisquito Creek as well as public sidewalks and pathways in and around the project site. See Attachment I for a copy of Fastcast's full scope of and cost.

# Optional Task 2 & 3 Historic Resources Evaluation & Historic Resources Technical Report (Page & Turnbull)

Per the request of City staff, this proposal includes the preparation of an independent historic resource evaluation as an optional task, to be prepared by San Francisco-based historic preservation firm, Page & Turnbull, to assess the property's eligibility to be included on the National Register of Historic Places and California Register of Historical Resources and therefore, meeting the definition of a historical resource under CEQA Guidelines Section 15064.5(a) (1-4). See Attachment J for a complete copy of Page & Turnbull's scope of work.

The historic resource evaluation referenced above will then be used by Page & Turnbull to generate a historic resources technical report with an analysis of the project-specific impact of the proposed project pursuant to CEQA and will develop a list of mitigation measures, consistent with CEQA Guidelines Section 15126.4(b) (Mitigation Measures Related to Impacts on Historical Resources) for consideration by the City and incorporation in the draft EIR.

# Optional Task 4 Character-Defining Features Memorandum (Page & Turnbull)

EMC Planning Group subconsultant, Page & Turnbull, have provided preparation of a Character-Defining Features Memorandum, as an optional or alternative task to preparation of the full historic resource evaluation. This option assumes that the City of Menlo Park chooses to use the National Register registration form (prepared by Chattel, Inc., on behalf of the Menlo Park Historical

Association) as the documentation establishing the property's status as a historic resource for purposes of CEQA review, per category 1 of CEQA Guidelines Section 15064.5(a). As National Register nominations do not include a list of character-defining features, the Character-Defining Features Memorandum will provide the basis for understanding potential impacts of the project as well as development and analysis of preservation alternatives (discussed further in Task 8, under "Cultural Resources").

In this memorandum, Page & Turnbull will summarize the property's historic significance and provide a list of contributing buildings and site features and their specific character-defining physical features that contribute to the property's significance. Further discussion of this optional/alternative task is discussed in Page & Turnbull's full scope and budget found in Attachment J (under Optional Task 1, Option 1).

# Optional Task 5 Preservation Alternatives Memorandum (Page & Turnbull)

Page & Turnbull have also included an optional task to prepare a Preservation Alternatives Analysis Report, which will include a brief summary of historic resources; description of the proposed project; explanation of the process for developing the preservation alternatives. This optional task is discussed further in Page & Turnbull's full scope and budget found in Attachment J (under Optional Task 5).

# Optional Task 6 Archaeological Resources Assessment (EMC Planning Group)

Per the request of City staff, as an optional task, EMC Planning Group Registered Professional Archaeologist, Vanessa Potter, MA, would perform an archaeological resources assessment of the project site. This optional task would include the following:

- conduct archival research via the California Historical Resources Information System (CHRIS) via the Northwest Information Center at Sonoma State University;
- conduct Sacred Lands file search with the Native American Heritage Commission (NAHC);
- conduct a reconnaissance-level archaeological pedestrian survey of the project site to determine if surface indicators of historic or pre-contact archaeological resources are present; and,
- prepare a draft and final archaeological report summarizing the archival research/records searches, as well as survey results, for review by City staff.

# Optional Task 7 CEQA Statement of Overriding Considerations (EMC Planning Group)

As an optional task, EMC Planning Group will also prepare draft and final (PDF and/or Word) a statement of overriding considerations (if necessary) for City staff's use in the project approval hearing materials.

# Optional Task 8 Housing Needs Assessment (Keyser Marston Associates)

As an optional task, EMC Planning Group has teamed with Berkeley-based housing and real estate consulting firm, Keyser Marston Associates, who will prepare a housing needs assessment, if requested by City staff. Per guidance from City staff, it is EMC Planning Group's understanding that the City has a past practice of preparing housing needs assessments for projects that require an EIR. While not a requirement under CEQA, the information from a housing needs assessment may be helpful to assess potential impacts related to land use or population and housing. See Attachment K for a complete scope of work and budget for the housing needs assessment.

# **Rate Schedule and Pricing Structure**

The proposed budget is presented on the following page. Subconsultant budget spreadsheets are presented in Attachments D-K.

Please note that we have also included a ten (10) percent contingency budget to address any unanticipated and out-of-scope tasks that may arise during the course of the environmental review process. EMC Planning Group would only utilize funds from this contingency fee if authorized by City staff (as needed). Use of contingency funds may include, but not be limited to, attendance at additional meetings/hearings, assisting with Public Records Act requests, new scope associated with preparation of the draft EIR, assist with offsetting subconsultant costs for unforeseen and non-scoped requests, and responding to additional public comments on the draft EIR that are not accounted for in the budget.

The budget spreadsheet presented on the following page reflects current hourly billing rates for all EMC Planning Group staff anticipated to work on this project, if selected. EMC Planning Group bills for projects on a monthly basis based on the cost for services performed prior to the invoice date. EMC Planning Group's fee schedule is exclusive of direct reimbursable expenses, such as word processing, editing, printing, copying, travel, lodging, dining, communications, supplies, equipment rental, etc. Additional costs are noted in a separate table within the overall budget spreadsheet to differentiate hourly staff costs noted in the main itemized task table above. All expenses are billed at cost plus fifteen percent (15%) for administration. All outside services are billed at cost plus fifteen percent (15%) for administration. Hourly billing rates do not vary for different types of work, such as litigation.

Task		EMC Planning Group Inc.										
Staff	Senior Principal	Principal Planner	Senior Planner	Reg. Prof. Archaeologist	Principal Biologist	Associate Biologist	Desktop Publisher	Graphics	Production Manager	Admin./ Production	Total Hours	Total Cost
Billing Rate (Per Hour)	\$295.00	\$245.00	\$225.00	\$145.00	\$245.00	\$185.00	\$175.00	\$150.00	\$165.00	\$125.00		
Task 1 - Project Management	26	74	0	0	0	0	0	0	0	4	104	\$26,300.0
Task 2 - Project Kick-Off Meeting and Site Visit	10	10	0	0	0	0	0	0	0	0	20	\$5,400.0
Task 3 - Review of City Documents and Data Collection	2	24	40	6	2	6	0	2	0	0	82	\$18,240.0
Task 4 - Preparation of CEQA Noticing	1	28	8	0	0	0	6	4	8	10	65	\$13,175.0
Task 5 - Technical Studies (Oversight/Mgmt.)	2	31	2	0	0	0	0	0	0	0	35	\$8,635.0
Task 6 - Tribal Consultation Assistance	1	12	0	24	0	0	1	4	2	2	46	\$8,070.0
Task 7 - Initial Study/Notice of Preparation		•	•			•				•	-	
Task 7.1 - Draft IS	10	24	36	0	0	0	1	6	2	0	79	\$18,335.0
Task 7.2 - Final IS	2	8	12	0	0	0	1	2	1	0	26	\$5,890.0
Task 7.3 - NOP	1	6	0	0	0	0	0	0	1	2	10	\$2,180.0
Task 7.4 - Scoping Meeting	1	16	0	0	0	0	0	2	0	0	19	\$4,515.0
Task 8 - Admin Draft EIR	92	293	285	46	10	48	10	35	9	4	832	\$190,035.0
Task 9 - Screencheck Draft EIR	8	36	16	8	2	12	0	6	4	2	94	\$20,460.0
Task 10 - Public Review Draft EIR	4	24	10	1	1	2	4	2	8	10	66	\$13,640.0
Task 11 - Study Session	0	12	0	0	0	0	0	2	0	0	14	\$3,240.0
Task 12 - Administrative Final EIR	48	270	120	20	10	20	0	10	20	10	528	\$122,410.0
Task 13 - Final EIR	15	75	50	10	4	10	0	4	15	8	191	\$42,405.0
Task 14 - Draft MMRP	2	16	0	0	0	0	0	0	2	0	20	\$4,840.0
Task 15 - Final MMRP	1	8	0	0	0	0	0	0	0	0	9	\$2,255.0
Task 16 - CEQA Findings of Fact	3	20	0	0	0	0	0	0	1	0	24	\$5,950.0
Task 17 - Public Meetings			•	-		•					•	
Task 17.1 - Planning Commission (Two Hearings)	4	36	0	0	0	0	0	2	0	0	42	\$10,300.0
Task 17.2 - City Council (Two Hearings)	4	36	0	0	0	0	0	2	0	0	42	\$10,300.0
Subtotal (Hours)	237	1,059	579	115	29	98	23	83	73	52	Total Hours	Total Cost
Subtotal (Cost)	\$69,915.00	\$259,455.00	\$130,275.00	\$16,675.00	\$7,105.00	\$18,130.00	\$4,025.00	\$12,450.00	\$12,045.00	\$6,500.00	2,348	\$536,575.0

Additional Costs	
Production/Printing Costs	\$9,500.00
Travel Costs	\$4,000.00
Postal/Deliverables	\$1,000.00
Miscellaneous (CNDDB; Paleontological Database Search)	\$525.00
Administrative Overhead 15%	\$2,253.75
Total	\$17,278.75

Subconsultant Fees	
Hexagon Transportation Consultants (TIA & Evacuation Analysis)	\$255,200.00
Illingworth & Rodkin (Noise, AQ/GHG & HRA)	\$38,500.00
Ninyo & Moore (Phase I ESA & Geotechnical Peer Review)	\$11,501.25
Todd Groundwater (WSA Peer Review)	\$7,015.00
Sandis (Engineering Memos Peer Reviews)	\$9,000.00
Subconsultant Overhead 15%	\$48,182.44
Total	\$369,398.69

Total Costs	\$923,252.44
10% Contingency Fee (to be authorized as needed)	\$92,325.24

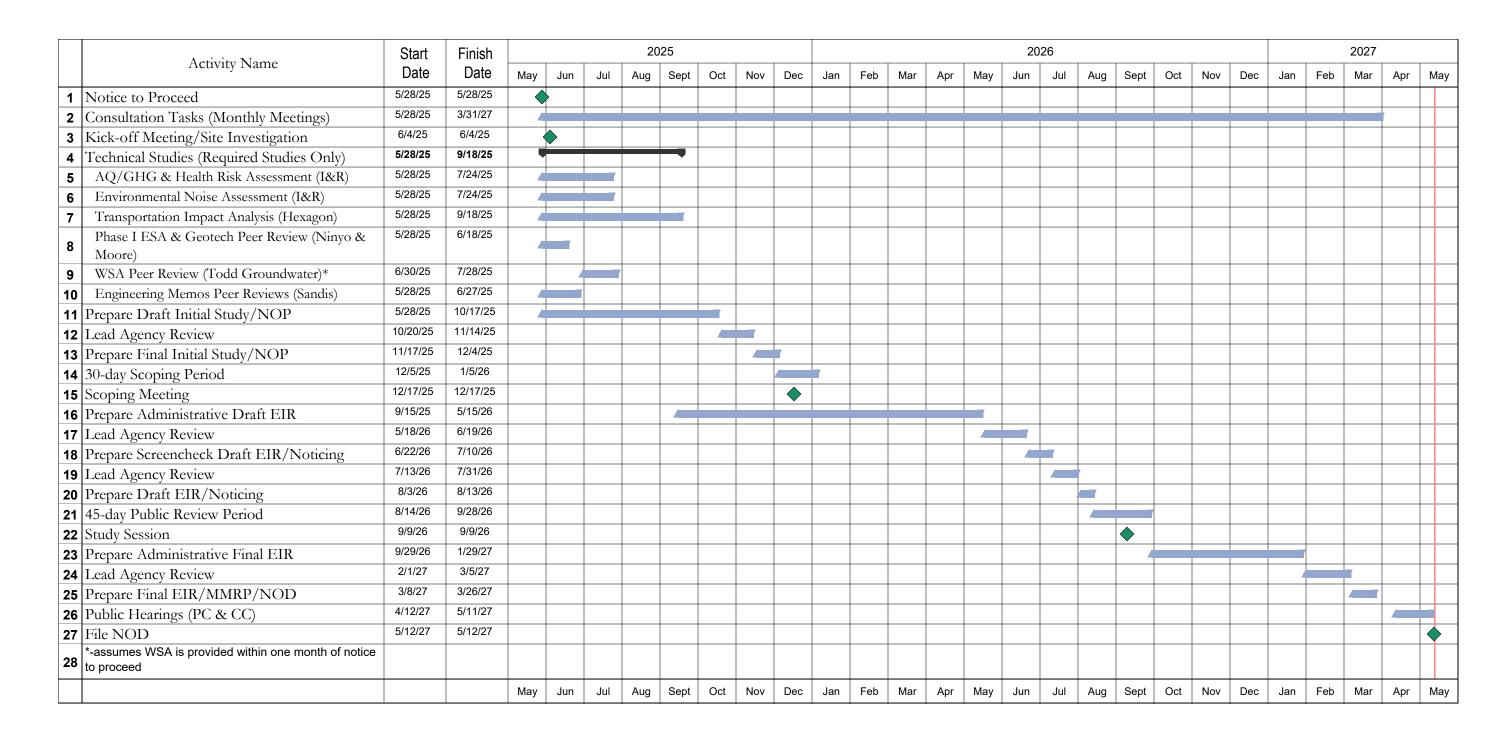
OPTIONAL TASKS*	
1 & 2 Historic Resources Evaluation/Historic Resources Technical Report (Page & Turnbull)	\$64,892.50
3 Character-Defining Features Memorandum (Page & Turnbull)	\$5,705.25
4 Preservation Alternatives Analysis (Page & Turnbull)	\$16,976.50
5 Shadow Study (Fastcast)	\$8,657.50
6 Archaeological Resources Assessment (EMC)	\$6,000.00
7 CEQA Statement of Overriding Considerations (EMC)	\$2,000.00
8 Housing Needs Assessment (Keyser Marston Associates)	\$57,660.00

<sup>\*</sup>Costs for optional subconsultant tasks is inclusive of EMC Planning Group 15 percent subconsultant overhead and management time for Project Manager (Stuart Poulter)

# 5.0 **Project Schedule**

A project schedule indicating the proposed timeframe in which specific tasks will be completed, including major milestones, is included on the following page.

# 80 Willow Road Mixed-Use Project Preliminary EIR Schedule (Updated)



Relevant Project Experience



# 50 Los Gatos-Saratoga Road Multi-Family Housing (SB 330) Initial Study













**Location**Los Gatos, CA

Lus datus, C

### Client

Town of Los Gatos 110 E. Main Street Los Gatos, CA 95030

### Contact

Sean Mullin Planning Manager (408) 354-6823 smullin@losgatosca.gov

#### **Project Duration**

April 2024 - January 2025

#### Budget

\$80,723.00

EMC Planning Group conducted peer review of the applicant's technical documentation, and prepared an initial study to evaluate the environmental impacts of a proposed multi-family housing project (SB 330 application) at 50 Los Gatos-Saratoga Road in Los Gatos to determine if it qualifies for the CEQA streamlining process under CEQA Guidelines section 15183. The proposed project includes an application for demolition of an existing motor lodge, and development of 155 townhome-style condominium units.

EMC Planning Group staff and team of subconsultants conducted peer review of the following technical reports: environmental noise assessment; air quality, health risk assessment, and greenhouse gas emissions analysis; historic property report; and biological resource evaluation. The initial study focused on whether the proposed project was consistent with the development density established by the Town's general plan and evaluated in the general plan EIR or whether there would be project-specific significant effects which are peculiar to the project or its site that were not addressed in the EIR. EMC Planning Group and Town staff concluded that the project did qualify for the streamlining process.

### **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal Ron Sissem, Senior Principal Janet Walther, MS, Principal Biologist Shoshana Lutz, Senior Planner Zane Mortensen, MS, Senior Planner Rachel Hawkins, JD, Associate Planner

### **Subconsultants**

Illingworth & Rodkin, Inc. - Noise
JRP Historical Consulting - Built Resources

# 240 TAMAL VISTA BOULEVARD MULTI-FAMILY HOUSING (SB 330) & MAJOR DESIGN REVIEW INITIAL STUDY











EMC Planning Group is preparing an initial study to evaluate both the project site conditions as assumed in the housing element Supplemental EIR (55 residential units and 14,462 SF of commercial use) against the currently proposed project (99, 100 percent affordable, residential units). Based on the analysis and conclusions of the draft initial study, EMC Planning Group will then provide Town staff with a recommendation for the appropriate CEQA document, either 1) an addendum to the housing element SEIR or 2) a standalone mitigated negative declaration.

### **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal Ron Sissem, Senior Principal Stuart Poulter, AICP, MCRP, Principal Planner Shoshana Lutz, Senior Planner Zane Mortensen, MS, Senior Planner Vanessa Potter, MA, Registered Professional Archaeologist

### **Subconsultants**

Illingworth & Rodkin, Inc. - Noise

### Location

Corte Madera, CA

#### Client

Town of Corte Madera 300 Tamalpais Drive Corte Madera, CA 94925

### Contact

Martha Battaglia, Senior Planner (415) 927-5791 mbattaglia@tcmmail.org

### **Project Duration**

January 2025 - On-going

### **Budget**

\$55,323.75

# 143 & 151 E. MAIN STREET MIXED USE PROJECT (SB 330) IS/MND













EMC Planning Group has prepared an initial study and mitigated negative declaration for the development of 30 multi-family units and 2,416 square feet of commercial/restaurant use (SB 330 application) located at 143 and 151 E Main St in downtown Los Gatos. The initial study focused on the following issues: air quality, greenhouse gas emissions, transportation, and noise.

# **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal
Ron Sissem, Senior Principal
Janet Walther, MS, Principal Biologist
Shoshana Lutz, Senior Planner
Zane Mortensen, MS, Senior Planner
Rose Ashbach, MS, Associate Biologist
Vanessa Potter, MA, Registered Professional Archaeologist

### **Subconsultants**

Hexagon Transportation Consultants Inc. - Transportation WJV Acoustics Inc. - Noise

### Location

Los Gatos, CA

### Client

Town of Los Gatos 110 E. Main Street Los Gatos, CA 95030

### Contact

Sean Mullin Planning Manager (408) 354-6823 smullin@losgatosca.gov

### **Project Duration**

July 2024 - Feburary 2025

### Budget

\$78,580.50

# 2480 & 2740 HECKER PASS ROAD SUBDIVISION (SB 330) EIR















EMC Planning Group is preparing a project EIR for the City of Gilroy evaluating an Architectural/Site Review application, a Tentative Map application, and a SB 330 application, which includes a total of 116 single-family residential lots, 24 of which would be low-income units. The project includes development on land designated for agricultural preserve. To accommodate these new residential lots, the applicant proposes to demolish all existing structures on the site, including a historic resource. The approximate 24-acre site is located off Hecker Pass Highway (2740 and 2480 Hecker Pass Road) within the Hecker Pass Special use zoning district in the City of Gilroy.

The EIR is focusing on the following environmental issues: aesthetics, air quality, loss of agricultural land, cultural resources (archaeological and built historic structures), energy, greenhouse gas emissions, noise, transportation, public services, and utilities.

### **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal
Ron Sissem, Senior Principal
Stuart Poulter, AICP, MCRP, Principal Planner
Shoshana Lutz, Senior Planner
Zane Mortensen, MS, Senior Planner
Janet Walther, MS, Principal Biologist
Rose Ashbach, MS, Associate Biologist
Vanessa Potter, MA, Registered Professional Archaeologist

### Location

Gilroy, CA

### Client

City of Gilroy 7351 Rosanna Street Gilroy, CA 95020

### Contact

Erin Freitas Senior Planner (408) 846-0242 erin.freitas@cityofgilroy.org

### **Project Duration**

October 2024 - On-going

### Budget

\$228,623.45







# (Continued)

### Subconsultants

Archaeological Resource Management - Archaeological/Historic Resources CSW/Struber-Stroeh Engineering Group, Inc. - Visual Simulations Hexagon Transportation Consultants Inc. - Transportation WJV Acoustics Inc. - Noise

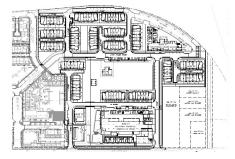
# NORTH 40 SPECIFIC PLAN PHASE II (SB 330) INITIAL STUDY















EMC Planning Group has conducted peer review of the applicant's technical documentation, and is preparing an initial study to evaluate the environmental impacts of Phase II of the North 40 Specific Plan to determine if it qualifies for the CEQA streamlining process under CEQA Guidelines section 15183. The proposed project is an SB 330 application and includes 451 multi-family and townhome units (91 of which would be affordable), as well as 15,014 square feet of commercial/retail uses and 3,000 square feet of community/civic uses. The project also includes 7.99 acres of open space, which includes 4.08 acres of green open space. EMC Planning Group staff and team of subconsultants have conducted peer review of the following technical reports: environmental noise assessment; and an air quality, health risk assessment, and greenhouse gas emissions analysis. EMC Planning Group is conducting the biological assessment and archaeological analysis in-house. EMC Planning Group is currently finalizing the initial study.

### **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal
Ron Sissem, Senior Principal
Janet Walther, MS, Principal Biologist
Shoshana Lutz, Senior Planner
Zane Mortensen, MS, Senior Planner
Vanessa Potter, MA, Registered Professional Archaeologist

### Location

Los Gatos, CA

#### Client

Town of Los Gatos 110 E. Main Street Los Gatos, CA 95030

### Contact

Jocelyn Shoopman Senior Planner (408) 354-6875 jshoopman@losgatosca.gov

### **Project Duration**

February 2024 - On-going

### **Budget**

\$29,042.30

# 320 SHERIDAN DRIVE APARTMENTS (SB 330) CEQA REVIEW













EMC Planning Group assisted the City of Meno Park with CEQA compliance for a 100 percent affordable housing project proposed at 320 Sheridan Drive. The application was submitted subject to the State Density Bonus Law (Government Code Section 65915 et. seq. and relevant amendments), which permits exceptions to the City's Zoning Ordinance requirements, Housing Accountability Act, and other portions of Senate Bill (SB) 330. As allowed under the State Density Bonus Law, the applicant requested waivers from development standards to decrease the minimum front setback, increase the maximum floor area ratio (FAR), increase the maximum driveway and paving area, increase the maximum height, decrease the parking and bicycle parking requirements, and decrease the minimum land area per dwelling unit.

As part of this review, EMC Planning Group and its subconsultant team conducted independent research, reviewed applicable City planning documents, peer reviewed applicant-prepared technical reports, and reviewed project plans and application materials prepared by the applicant. EMC Planning Group evaluated the project and recommended that it qualified for a Class 32, Infill Development, pursuant to CEQA Guidelines Section 15332. EMC Planning Group prepared findings, incorporating appropriate technical studies, pursuant to the requirements of the Public Resources Code and State CEQA Guidelines. Based on its review, EMC Planning Group concluded that none of the exceptions listed in CEQA Guidelines

### Location

Menlo Park, CA

#### Client

City of Menlo Park 701 Laurel Street Menlo Park, CA 94025

### Contact

Christopher R. Turner, Senior Planner (650) 330-67245791 crturner@menlopark.gov

### **Project Duration**

September 2024 - February 2025

### **Budget**

\$70,596.25







### (Continued)

section 15300.2 (a-f) apply to the proposed project. The findings summary letter provided the City of Menlo Park with documentation that the proposed project meets all the conditions (a-e) listed for a Class 32 exemption and that none of the exceptions to the exemption apply.

### **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal Ron Sissem, Senior Principal Stuart Poulter, AICP, MCRP, Principal Planner Zane Mortensen, MS, Senior Planner Kylie N. Pope, MSP, Associate Planner Vanessa Potter, MA, Registered Professional Archaeologist

### **Subconsultants**

Hexagon Transportation Consultants Inc. - Transportation Illingworth & Rodkin, Inc. - Noise Ninyo & Moore Inc. - Geotechnical and Environmental Sciences













EMC Planning Group prepared an objective historic resource evaluation and focused EIR for a proposed project consisting of minor alterations and cosmetic treatments to an existing shopping center for which an administrative design approval was required. The County received historic resource evaluations from both the applicant and the project opponents, each drawing different conclusions, requiring preparation of an EIR pursuant to CEQA Guidelines Section 15064(g) which states that if there is disagreement among expert opinion supported by facts over the significance of an effect on the environment, the Lead Agency shall treat the effect as significant and shall prepare an EIR.

In light of the differing conclusions of historic resource evaluations submitted by the applicant and the project opponents, the County chose to prepare an objective historic resource evaluation, which served as the primary basis in this EIR for determining whether the shopping center is a historical resource under CEQA and to evaluate the proposed project's significant environmental effects.

EMC Planning Group prepared an independent historic resource evaluation to assess the property's eligibility to be included on the National Register of Historic Places, California Register of Historical Resources, and the Monterey County Register of Historic Resources, and to identify the property's historic significance. EMC Planning Group also prepared the EIR addressing the impacts and the points of disagreement among the experts. The EIR identified the significant effects based on the conclusions of the objective historic resource evaluation and presented and evaluated alternatives.

### Location

Carmel Valley, CA

### Client

County of Monterey 1441 Schilling Place Salinas, CA 93901 (831) 755-5233

### Contact

Craig Spencer Housing & Community Development Director spencer@countyofmonterey.gov

### **Project Duration**

July 2020 - June 2022

### Budget

\$96,000.00

### **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal













EMC Planning Group prepared an initial study, which included a historic property report, for a proposed mixed-use project at 1065 South Winchester Boulevard in San Jose. The property, which included a one-story house, barn, tank house, a covered fruit drying area and a shed, was determined to be eligible for listing on the California Register of Historical Resources and as a Candidate City Landmark in the City's Historic Resources Inventory. Therefore, the demolition of all existing buildings and structures on the project site would result in the loss of a historical resource under CEQA and an EIR was required to address the significant impact. EMC Planning Group prepared an EIR that focused on the proposed project's impact to cultural and historic resources on the project site, along with the evaluation of several alternatives. The project was approved.

### **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal Ron Sissem, MRP, Senior Principal Janet Walther, MS, Principal Biologist Stuart Poulter, AICP, MCRP, Principal Planner Shoshana Lutz, Senior Planner Location

San Jose, CA

### Client

Adam Askari 2881 Hemlock Avenue San Jose, CA 95128

### **Project Duration**

March 2021 - February 2023

### Budget

\$120,000.00













**Location** Monterey, CA

### Client

City of Monterey 580 Pacific Street Monterey, CA 93940 (831) 646-3799

Year Completed 2002

**Budget** \$51,200.00

EMC Planning Group prepared an EIR for the City of Monterey for a proposed phased improvement plan at the based of Fisherman's Wharf in the Coastal Zone. The project site consists of two parcels, which comprise approximately seven acres, located on the north side of Del Monte Avenue. The City of Monterey acquired these properties because of their location adjacent to the harbor and the beach and the opportunity to provide improved public access and parking to a widely used area. The project includes the following improvements: amending the zoning of the west parcel of the project site from Community Commercial (C-2) to Open Space District; applying a zoning overlay of Historic Landmark (H-1) to the Southern Pacific Railroad Passenger Depot building; demolishing the Karaoke/Cyber Café building and adjacent bookstore building, the Southern Pacific Railroad Freight Depot building, and the public restrooms from the east parcel of the project site; restoration of the Southern Pacific Railroad Passenger Depot building; designation of the "Adventures-by-the-Sea" (Sea Scout) building, the "Monterey Bay Kayaks" building, the dry boat storage area, and the Southern Pacific Passenger Depot building for coastal dependent, coastal related, or public serving uses; landscaping and screening along Del Monte Avenue; screening and improved fencing of the dry boat storage area; restoration of the Southern Pacific Railroad Passenger Depot building and some façade improvements to the "Adventures-by-the-Sea" building; dune restoration adjacent to the "Adventures-by-the-Sea" building; construction of a "pedestrian" plaza and "public use" plaza; construction of an information kiosk adjacent to Wharf II; relocation of the multi-use recreational trail; construction

# CATELLUS PROPERTIES PHASED IMPROVEMENT PLAN EIR







### (Continued)

of a permanent wave run-up barrier adjacent to the pedestrian plaza that connects Wharf II to the "Adventures-by-the-Sea" building; improvements to the public parking lots on the project site to improve circulation and provide additional public parking; construction of a traffic roundabout on Figueroa Street at the entrance to Wharf II; and, reconfiguration of the entrance of Figueroa Street to include two left turn lanes onto Del Monte Avenue to improve circulation at the project site.

The City of Monterey subsequently approved the project, made the appropriate findings, demolished the historic Southern Pacific Railroad Freight Depot building, and implemented the improvements to the properties.

### **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal













EMC Planning Group prepared a draft EIR for the Carmel Unified School District to evaluate the environmental impacts of adding lights at the existing Carmel High School stadium. The addition of the stadium lights is intended to allow for after dark games and practices in anticipation of California's late start law. The draft EIR focused on lighting impacts including several visual simulations, biological resources, parking and vehicle miles traveled, greenhouse gas emissions, and noise. The school district received 50 comment letters with concerns regarding lack of on-campus parking, noise, lights, and additional alternatives. In response, the school district decided to expand the project description by adding 111 new parking spaces in two new, on-campus parking areas; a new internal roadway connecting with the new parking; replacement of the existing pool lights with more efficient lights; and a new stadium storage building. EMC Planning Group prepared a revised draft EIR to address the changes in the project description, to provide additional visual simulations, and address additional alternatives. The revised draft EIR was circulated for public review, and more than 400 comments were received by approximately 200 individuals and groups. A final EIR was prepared and was certified by the school district board of education in November 2022. A neighborhood group (petitioner) subsequently filed a lawsuit and a request for an injunction. The injunction was denied. In November 2023 the petitioner voluntarily dismissed the lawsuit. EMC Planning Group continues to work on the project providing pre-construction nesting bird surveys.

# Location

Carmel, CA

#### Client

Carmel Unified School District 4380 Carmel Valley Road Carmel, CA 93923 (831) 624-6311

### Contact

Dan Paul Chief Operations Officer dpaul@carmelunified.org

Year Completed

2023

# Budget

\$303,256.00







### (Continued)

### **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal Ron Sissem, MRP, Senior Principal Stuart Poulter, AICP, MCRP, Principal Planner Zane Mortensen, MS, Senior Planner Janet Walther, MS, Principal Biologist

### **Subconsultant Firms**

3DScape - Visual Renderings Archaeological Resource Management - Archaeological Resources Hexagon Transportation Consultants, Inc. - Transportation/VMT Illingworth & Rodkin - Noise Assessment WJV Acoustics, Inc. - Noise Assessment

# Ann Sobrato High School EIR and Project Consideration Package













EMC Planning Group prepared an EIR for a new high school for the Morgan Hill Unified School District. The project is located in the City of San José, adjacent to the city limits of Morgan Hill. The EIR addressed the environmental impacts associated with the construction of a new high school to accommodate 2,700 students. The project included the construction of nine buildings, which totaled approximately 190,000 square feet and included "standard" classrooms, a library, a fine arts complex and theatre, gymnasium and related facilities, food preparation and food service facilities. The high school was proposed due to the existing overcrowding at the current high school within the Morgan Hill Unified School District boundaries.

The major environmental issues addressed in the EIR include aesthetics, agricultural resources, air quality, biological resources, cultural/historical resources, hydrology, noise, public services and utilities, and transportation/circulation.

EMC Planning Group also prepared and circulated all required CEQA noticing for the school district, as well as a project consideration package, which included a staff report and the necessary resolution and findings to acquire the project site and certify the EIR.

Following the approval of a new high school on a site in San Jose that was planned for open space, the City of San Jose challenged the adequacy of the EIR. As a result of the settlement of the lawsuit, a revised site plan for the high school was developed, that included two new parcels in unincorporated Santa Clara County, and the relocation of most of the high school buildings to these parcels. The high school athletic fields and

# Location

City of San Jose

### Client

Morgan Hill Unified School District 15600 Concord Circle Morgan Hill, CA 95037 408.201.6000

### **Project Duration**

September 2001 - March 2002

# Budget

\$156,000.00

# ANN SOBRATO HIGH SCHOOL EIR AND PROJECT CONSIDERATION PACKAGE







### (Continued)

agriculture program remained on the original site, and the MHUSD agreed to dedicate the western portion of the original site to the City of San Jose as open space. EMC Planning Group prepared a supplemental EIR to address the changes to the project. The school was subsequently developed.

### **EMC Assigned Staff**

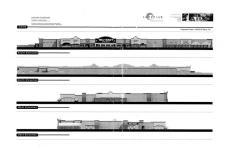
Teri Wissler Adam, Senior Principal













EMC Planning Group prepared an EIR for the proposed super Wal-Mart in the City of Gilroy to replace the existing Wal-Mart store in the city. The proposed project was the development of a 219,622 square-foot retail store on 20.88 acres within the Pacheco Pass Shopping Center, near State Route 152 on the east side of Gilroy. The proposed project would encompass a variety of retail uses. Wal-Mart super center stores are differentiated from standard Wal-Mart retail stores principally in the incorporation of a full service grocery store within the same building. In addition to the main grocery and general merchandise sales areas, there would be a garden center, pharmacy, photo center, optical center, and tire and lube service.

The EIR focused on potential traffic, air quality, and agricultural resources impacts. An economic impact analysis prepared under contract to the City of Gilroy concluded that the project would not lead to a significant adverse physical change in the environment, such as physical deterioration of structures and blight. Therefore, the EIR did not address impacts from potential urban decay.

In addition to preparing the EIR, EMC Planning Group also prepared the CEQA findings for the city planning commission and city council. A citizens group challenged the City of Gilroy on the adequacy of the EIR. The trial court rejected the petition and the citizen group appealed. The citizens group argued that the City of Gilroy's notice and noticing procedure was inadequate; claimed that an initial study was required; claimed that a second economic impact analysis was required; and that the air quality analysis, mitigations, and response to air district comments on the draft EIR were all inadequate.

# Location

Gilroy, CA

# Client

City of Gilroy 7353 Rosanna Street Gilroy, CA 95020 (408) 846-0400

## Contact

Melissa Durkin (408) 846-0248 melissa.durkin@cityofgilroy.org

# **Project Duration**

June 2003 - April 2004

# Budget

\$82,000.00

# GILROY SUPER WALMART ENVIRONMENTAL IMPACT REPORT







# (Continued)

The Sixth District Court of Appeals rejected the challenge and held the record reflected a good-faith effort to comply with the statute's procedural and substantive requirements. The supercenter was subsequently developed.

# **EMC Assigned Staff**

Teri Wissler Adam, Senior Principal

EMC Planning Group Resumes





Teri Wissler Adam SENIOR PRINCIPAL

Ms. Wissler Adam joined the EMC Planning Group in 1991. Her area of expertise is in California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance.

Ms. Wissler Adam directs the CEQA and NEPA compliance projects for the firm. She has been responsible for a large variety of private projects, including residential, commercial, industrial, mixed-use, and large specific plan and general plan projects. She has also managed several projects for public facilities, such as recycled water projects, roadway projects, bikeway projects, bridge projects, elementary schools, high schools, and college campuses, and other public facilities, such as health clinics, landfills, child development centers, and federal research facilities. She has represented public clients throughout Monterey County, San Benito County, Santa Clara County, Marin County, Alameda County, Merced County, San Luis Obispo County, San Mateo County, Stanislaus County, Santa Cruz County, Sonoma County, Humboldt County, and Los Angeles County.

### **EDUCATION**

 B.S. California Polytechnic State University at San Luis Obispo, Business
 Administration, Concentration in Environmental Management, 1991

### **PROFESSIONAL ACHIEVEMENTS**

- Presenter, CEQA Seminar, Lorman Education Services
- Presenter, CEQA Workshop, Association of Environmental Professionals
- Member, Association of Environmental Professionals
- Contributor, Environmental Mitigation Handbook, California's Coalition for Adequate School Housing, February 2009
- Past Director/President/Newsletter Editor, Monterey Bay Area Chapter, Association of Environmental Professionals

# PROFESSIONAL ASSOCIATION

 Member, Association of Environmental Professionals



Stuart Poulter, AICP, MCRP PRINCIPAL PLANNER

Mr. Poulter joined the firm in 2015. His responsibilities include project management and preparation of environmental review documentation in compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), with a primary interest and project experience in addressing impacts associated with wildfire hazards, historical (built) resources, and visual/scenic resources.

Mr. Poulter has demonstrated experience across a range of project types including recreation facilities, school facilities, residential development, transportation facilities, coastal development/infrastructure, and commercial/tourism development.

In addition to his environmental work, Mr. Poulter has provided staff support services to various municipal planning departments, including the cities of Gilroy, Carmel-by-the-Sea, and Sand City. Processing development applications includes plan review and comments to the applicant, preparation of staff reports, findings, and resolutions, and presentations at public hearing. Additionally, he provides private clients with permit processing and entitlement assistance, constraints analyses, land use assessments, and feasibility analyses.

Prior to joining the firm and while completing his graduate degree in City and Regional Planning at Cal Poly-San Luis Obispo, Mr. Poulter worked as an environmental planning intern/technician in the private sector where he was responsible for the preparation of environmental documents in compliance with CEQA/NEPA and the preparation of permit application packages for various coastal and inland projects.

### **EDUCATION**

M.C.R.P. California Polytechnic State
University-San Luis Obispo,
City and Regional Planning Program,
Environmental Planning
Concentration, 2015

B.A. Santa Clara University, History, 2008

#### PROFESSIONAL CERTIFICATION

AICP – American Institute of Certified Planners (Certified Planner Number 31038), 2018-Present

# PROFESSIONAL ASSOCIATIONS

- Member, Association of Environmental Professionals (AEP), 2014-Present;
   Monterey Bay-Silicon Valley Chapter Board of Directors, Secretary (2017-2019);
   Member-at-Large (2024)
- Member, American Planning Association (APA), California Chapter, 2014-Present

# PROFESSIONAL DEVELOPMENT COURSES & CONFERENCES

- 2024 California Planning Roundtable & APA California Planning Leadership Academy
- AEP Conference (Anaheim), March 2024
- AEP Conference (Lake Tahoe), April 2023
- Introduction to Land Use Planning for Wildfires in California, CAL FIRE & Community Wildfire Planning Center (CWPC), March 2023

# **PROFESSIONAL AWARDS**

 Town of Corte Madera 6<sup>th</sup> Cycle (2023-2031) Housing Element Update Subsequent EIR, Award of Merit (Outstanding Environmental Analysis Document), 2024 AEP Awards



Ron Sissem, MRP SENIOR PRINCIPAL

Mr. Sissem worked for EMC Planning Group for three years writing environmental impact reports in the 1980s before taking on international assignments with USAID and the World Bank. His international experience includes national resource and protected area management in Mongolia, environmental auditing/impact evaluation to address business development lending risks in Bosnia and Herzegovina, clean technology deployment in India to reduce greenhouse gas emissions, and environmental compliance for USAID-funded economic development projects.

In 2002, Mr. Sissem returned to EMC Planning Group and has been a principal since 2016. His primary responsibilities are to manage large land planning and environmental review projects. He assists public agencies with California Environmental Quality Act (CEQA) compliance for diverse, complex projects; manages preparation of specific plans and general plans; and manages planning and entitlement processes for private clients.

Mr. Sissem is the firm's climate change/greenhouse gas emissions specialist. He manages climate change impact analyses for CEQA documents, consults local agencies on integrating climate planning strategies/policy/emission reduction measures into advanced planning documents (e.g. general plans and specific plans), and consults developers on climate change mitigation project design.

### **EDUCATION**

- M.R.P. University of North Carolina at Chapel Hill, Urban and Regional Planning, 1995
- B.S. University of California at Santa Barbara, Geography, 1982
- B.A. University of California at Santa Barbara, Environmental Studies, 1982

### PROFESSIONAL ACHIEVEMENTS

- Awards, City of Salinas Economic Development Element, 2014
  - Outstanding Planning Document-Association of Environmental Professional (2016)
  - Economic Planning and Development Award of Excellence-American Planning Association, California Chapter, Northern Section (2015)
  - Economic Planning and Development Award of Merit-American Planning Association California Chapter (2015)
- Presenter, Advanced CEQA Workshop,
   Association of Environmental Professionals (2009, 2010, 2013)
- Authored "A Guide to Maximizing Profits and Business Stability through Environmental Management," produced by the World Bank
- Federation of Bosnia, Ministry of Environment Achievement Award for advancement of environmental management in Bosnia



Zane Mortensen, MS
SENIOR PLANNER

Mr. Mortensen joined the firm in 2022, bringing expertise in the preparation of environmental planning and land use documents for various development projects, including residential sites, schools, subdivisions, specific plans, hospitals, and recreational facilities. His primary responsibilities include conducting air quality and greenhouse gas emissions modeling and analysis, preparing environmental review documentation in compliance with CEQA/NEPA regulatory standards, and leading grant development and administration efforts to support project funding and implementation.

In May 2019, he was awarded a Master's of Science degree from the Environmental Science Graduate Program at California State University, Monterey Bay (CSUMB). During his academic career, he developed a range of skills to apply to environmental issues within the community while working on projects for both State and County entities. He also had the opportunity to participate in research focused on the development of water treatment technology aimed at remediating agricultural pollutants from local tributaries.

Upon receiving his Master's of Science degree in Environmental Science from CSUMB, Mr. Mortensen was hired by the Rural Community Assistance Corporation to facilitate planning efforts that supported drinking water, wastewater, and stormwater infrastructure development for low-income rural communities. His role largely involved overseeing State funded consolidation efforts between small rural community water systems and larger local utility providers.

# **EDUCATION**

- M.S. California State University Monterey Bay, Environmental Science, 2019
- B.S. California State University Monterey Bay, Environmental Science Technology and Policy, 2017
- A.S. Cerritos College, Natural Sciences, 2015

## **CERTIFICATIONS & TRAINING**

- UC San Diego CEQA Practice Certification, current enrollment
- Successful completion Grade I Wastewater Plant Operator Examination, 2014

# **PUBLICATIONS**

- Current Conditions and Restoration Scenarios for the Carmel River and Riparian Corridor at the Rancho Cañada Parcel of Palo Corona Park: Carmel Valley CA, Central Coast Watershed Studies, March 2019
- Hydrology and Water Quality of the Big Sur Land Trust Property in Carr Lake, Central Coast Watershed Studies, April 2019
- Isolation of Microbial Populations with the Ability to Use Pesticides as a Sole Carbon Source in Multichannel Woodchip Bioreactors under a Controlled Environment, American Chemical Society, October 2018



Shoshana Lutz SENIOR PLANNER

Mrs. Lutz joined the firm in 2017 with the primary responsibility of writing and managing initial studies, environmental impact reports, and categorical exemptions in compliance with the California Environmental Quality Act (CEQA). Mrs. Lutz also prepares categorical exclusions under the National Environmental Policy Act (NEPA).

She has experience across a range of project types including residential and commercial development, school sites, recreation facilities, and coastal development/infrastructure. In addition to her environmental work, Mrs. Lutz provides private clients with permit processing and entitlement assistance as well as ongoing municipal planning assistance and representation at public meetings.

Prior to joining EMC Planning Group, Mrs. Lutz worked for the City of Carmel-by-the-Sea in the Community Planning and Building Department. Her responsibilities included assisting with preliminary plan check review for building and planning applications, conducting preliminary site assessments on residential properties, and conducting preliminary design reviews in residential and commercial areas.

### **EDUCATION**

B.S. California State University Monterey Bay, Environmental Science Technology and Policy, Emphasis in Ecology and Natural Resources, 2014

# PROFESSIONAL ASSOCIATION

 Member, Association of Environmental Professionals



Janet Walther, MS
PRINCIPAL BIOLOGIST

Ms. Walther joined the firm in 2003 and has been working in the field of biology since 2000. She is responsible for performing botanical and wildlife surveys; wetland and waters of the U.S. determinations; data analysis; and reports in support of management agreements, permits, and mitigation monitoring. She assists clients in complying with the Federal Endangered Species Act, California Endangered Species Act, Sections 401 and 404 of the Clean Water Act, California Fish and Game Code, and local (county and/or city) regulations.

Ms. Walther works with clients to design projects to avoid or minimize impacts to threatened and endangered species. Where impacts are unavoidable, she helps create mitigation strategies and the application documents necessary to obtain the required permits, including habitat conservation and land management plans.

In addition to her experience in biological survey and reporting, Ms. Walther is responsible for preparation of environmental documents in compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). She produces a variety of graphics for use in environmental and natural resources documents and routinely works with ArcGIS, AutoCAD, and Adobe Illustrator/Photoshop.

In previous positions, Ms. Walther inventoried both native and non-native species in compliance with regulatory requirements, and assisted in preparing California Energy Commission Applications for Certification for four major power plant projects in California. She also conducted biological survey work in southern California and the High Desert and wetland and endangered species survey work in Nevada, Arizona, Georgia, and Florida.

# **EDUCATION**

- M.S. California State University Monterey Bay, Coastal Watershed Science and Policy, 2014
- B.S. California Polytechnic State University at San Luis Obispo, Ecology and Systematic Biology, 2000 - Concentration: Environmental Management

### **CERTIFICATES AND TRAINING**

- Biology and Management of California Tiger Salamander Workshop, Elkhorn Slough Coastal Training Program, 2007
- Biology and Management of California Redlegged Frog Workshop, Elkhorn Slough Coastal Training Program, 2007
- OSHA 40-hr HAZWOPER Certificate, 2001 and 8-hr Refresher Training, 2002-2007
- California Pesticide Application Certification, 2003/2004
- Army Corps of Engineers Wetland Delineation Training, 2002

# PROFESSIONAL ACHIEVEMENT

 Contributor, Environmental Mitigation Handbook, California's Coalition for Adequate School Housing, February 2009



# Rose Ashbach, MS

ASSOCIATE BIOLOGIST

# PROFESSIONAL EXPERIENCE

Ms. Ashbach joined EMC Planning Group in 2023. Responsibilities include general biological field surveys; preparation of focused surveys/habitat assessments for special-status wildlife species; jurisdictional wetland and waterway delineation; regulatory agency coordination, permitting and compliance support; and the preparation of resources technical reports and CEQA/NEPA biological resource impact analysis.

Ms. Ashbach's skills include the preparation reports to regulatory agencies; direction of all aspects of habitat restoration projects; production of graphics through ArcGIS, and biological monitoring. Monitoring experience of rare plant and animal species includes: California red-legged frogs, Southwestern pond turtle, California tiger salamander, nesting birds, bats, dusky-footed woodrats, Monterey spineflower, etc.

Ms. Ashbach possesses over 15 years of experience in the field of Biology. She previously worked planning, permitting, and implementing large scale restoration projects throughout California with an emphasis in the Monterey Bay region. She conducted biological surveys in Monterey County, as well as throughout the Columbia River Watershed, and in the High Desert of Nevada. Rose has also worked as a science educator for middle school students and as a lecturer at California State Monterey Bay.

### **EDUCATION**

- M.S. California State University; Monterey Bay Watershed Science and Policy
- B.S. California State University; Humboldt Biology, Minor in Spanish
- A.A. Monterey Peninsula College Emphasis on Geology

## CERTIFICATES AND TRAINING

- California Grass Identification (California Native Plant Society, 2023)
- California Tiger Salamander Training (Elkhorn Slough Training Program, 2023)
- Burrowing Owl Training (Elkhorn Slough Training Program, 2022)
- Western Snowy Plover Monitoring Training (Audubon, 2022)
- CNPS CEQA and NEPA Training (California Native Plant Society, 2011)
- ESRI GPS and GIS Certification
- Water Quality Training: Handheld multiparameter water quality meter

### MASTER'S PROJECTS

- CSUMB Habitat Management Plan
- Water Policy and Conservation in the Monterey Bay Area
- Watershed Delineation for the City of Pacific Grove
- Macroinvertebrate Monitoring at Big Creek Reserve



Vanessa Potter, MA, RPA
REGISTERED PROFESSIONAL
ARCHAEOLOGIST

Ms. Potter joined EMC Planning Group in June 2023 and is a Registered Professional Archaeologist (RPA) that meets the Secretary of Interior's Standards and Guidelines for her field.

Ms. Potter is responsible for conducting archaeological surveys, database inquiries, cultural sensitivity trainings, Sacred Lands records searches, assisting agencies with Native American consultation, leading archaeological testing, and making recommendations for listing through the California Register of Historical Resources (California Register) and the National Register of Historic Places (NRHP). Other responsibilities include preparing cultural resources sections of environmental documentation in compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

Ms. Potter has worked in Anthropology since 2000, and specializes in field archaeology, site protection, ethnography, osteology, artifact analysis, and data recovery curation. Previous work experience includes founding her own ethnography company. She also held positions within the anthropology departments of San Jose State University, The University of Arizona, The University of Hawaii, the Cultural Resources Department of California Parks and Recreation, and the National Park Service through the Great Basin Institute.

# **PROFESSIONAL AFFILIATIONS:**

Society for California Archaeology

#### **EDUCATION**

- M.A. San Jose State University, Applied Anthropology, 2010
- B.A. University of Hawaii, Manoa; Anthropology, 2000

#### **AWARDS**

 Microgrant in Applied Anthropology from San Jose State University, 2009

## **PUBLICATIONS**

An Inventory of Paleoindian Ornamentation, Current Research in the Pleistocene, Volume 22, 2005

A class III cultural resources survey of 38.25 acres near Ina and Artesiano roads, Town of Marana, Pima County, Arizona, Published Tucson, Arizona: WestLand Resources, 2005.

A class III cultural resources survey of 5.36 acres near Cortaro Farms Road, Pima County, Arizona: Desert Son Survey, Tucson, Arizona: WestLand Resources, 2005.

A class III cultural resources survey of approximately 0.1 acres in Willcox, State Route 186: SR 186 Willcox ADOT permit, Tucson, Arizona: WestLand Resources, 2005.

A class III cultural resources survey of approximately 3.5 acres near State Route 77, for the Steam Pump Development, Oro Valley, Pima County, Arizona, Tucson, Arizona: WestLand Resources, 2005.

A class III cultural resources survey of approximately 6.9 acres for State Route 287 in Casa Grande, Arizona: SR 287 Casa Grande ADOT permit, Tucson, Arizona: WestLand Resources, 2005.

Class III cultural resources survey of 54.35 acres near Snyder Hill Road and Desert Sunrise Trail: Snyder Hill Estates, Tucson Arizona: WestLand Resources, 2005

A class III cultural resources survey of 2.28 acres near River Road and First Avenue, Pima County, Arizona, 1090 East River Road due diligence, Tucson, Arizona: WestLand Resources, 2005

A class III cultural resources survey at the Highway 80 and Country Club 35-acre property, Cochise County, Arizona, Tucson, Arizona: WestLand Resources, 2006

A class III cultural resources survey of 21 acres at Pima Mine Road, Pima County, Arizona, Tucson, Arizona: WestLand Resources, 2006

A class III cultural resources survey of 22 acres in Benson, Cochise County, Arizona: White Rock Canyon, Tucson, Arizona: WestLand Resources, 2006

A class III cultural resources survey of 55 acres west of Benson, Cochise County, Arizona, Tucson, Arizona: WestLand Resources, 2006 Subconsultant Team Resumes





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### MICHAEL S. THILL

Mr. Thill is a principal of the firm with 26 years of professional experience in the field of acoustics. His expertise includes performing field research, analyzing data, and noise modeling. He has conducted numerous field surveys in a variety of acoustical environments to quantify airborne noise levels, groundborne vibration levels, and hydro-acoustic noise levels. He has analyzed and summarized complex sets of data for inclusion into noise models. Mr. Thill has been trained, and is a regular user of FHWA's Traffic Noise Model (TNM), and is familiar with federal and State procedures for preparing highway noise study reports.

Mr. Thill has authored technical noise reports for various land use proposals including residential, commercial, educational, and industrial developments. He has managed the General Plan Update noise studies for several communities in California and has recommended policy language in order to maintain compatible noise levels community wide. In addition, Mr. Thill has evaluated noise impacts due to stadium lighting/expansion projects on over 15 public and private school projects within the last 10 years. Other notable stadium projects evaluated by Mr. Thill include Levi's Stadium in Santa Clara and Earthquakes Stadium in San Jose. He has vast experience explaining acoustical concepts and the results of his analyses in public forums to the general public and project decision-makers.

Mr. Thill has also led traffic noise investigations for major transportation projects including the Route 4 Bypass project and the I-680/Route 4 Interchange project in Contra Costa County, California. He managed the noise study reports for the US Highway 101 and State Route 85 Express Lanes projects for the Santa Clara County Valley Transit Authority, proposed along 66 miles, combined, of project study area between Mountain View and Morgan Hill, California. Current projects include the Caltrans Yolo 80 Bus/Carpool Lanes project proposed between Dixon, California and Sacramento, California, and the Caltrans SR51 / I 80 Business / Capital City Freeway Improvement Project.

Mr. Thill has participated in numerous projects since 2000 that have involved underwater sound impacts, and his expertise in this area includes the measurement of underwater sound. Recent hydroacoustic monitoring was conducted by Mr. Thill during the proofing of attenuated 24-inch temporary work trestle piles for the Jelly's Ferry Bridge Replacement Project in Tehama County and during impact driving of 18-inch steel pipe piles on land near the Stege Drain bridge in Contra Costa County.

# PROFESSIONAL EXPERIENCE

2009 - Present Principal, Illingworth & Rodkin, Inc., Cotati, CA

2005 - 2009 Senior Consultant, Illingworth & Rodkin, Inc., Petaluma, CA 1998 - 2005 Staff Consultant, Illingworth & Rodkin, Inc., Petaluma, CA

**EDUCATION** 

1998 University of California at Santa Barbara

B.S., Major: Environmental Science

# PROFESSIONAL SOCIETIES

Institute of Noise Control Engineering
Association of Environmental Professionals



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## JAMES A. REYFF

Mr. Reyff is a Meteorologist with expertise in the areas of air quality and acoustics. His expertise includes meteorology, air quality emissions estimation, transportation/land use air quality studies, health risk assessments, air quality field studies, greenhouse gas studies and environmental noise studies. He is familiar with federal, state and local air quality and noise regulations and has developed effective working relationships with many regulatory agencies.

During the past 36 years, Mr. Reyff has prepared Air Quality Technical Reports for over 20 major Caltrans highway projects and conducted or participated in over 500 air quality analyses for other land use development projects. Mr. Reyff has authored over 20 studies that addressed air quality impacts from residential, commercial, industrial, Data Center, and mixed use projects in the San Francisco Bay Area. These projects included microscale analyses, calculation of project emissions, health risk assessments, and preparation of air quality conformity determinations. Mr. Reyff has advised decisions of federal and local air quality agencies regarding impact assessment methodologies and air quality conformity issues. He has conducted air quality evaluations for specific plans and General Plan updates and advised City and County staff on these topics.

Mr. Reyff has been responsible for a variety of meteorological and air quality field investigations in support of air permitting and compliance determinations. He has conducted air quality analyses of diesel generators in support of regulatory permitting requirements and environmental compliance issues. Mr. Reyff has designed and implemented meteorological and air quality monitoring programs throughout the Western United States including Alaska. Programs include field investigations to characterize baseline levels of air toxics in rural areas, as well as regulatory air quality and meteorological monitoring. He was the Meteorologist involved in a long-term monitoring program at the Port of Oakland that evaluated meteorological conditions and fine particulate matter concentrations in neighborhoods adjacent to the Port.

Mr. Reyff has conducted over 15 major acoustical technical studies for transportation systems. He has managed several research studies for Caltrans including a noise study that evaluated long-range diffraction and reflection of traffic noise from sound walls under different meteorological conditions. Mr. Reyff has also evaluated noise from power plants, quarries and other industrial facilities. He has also been actively involved in research regarding underwater sound effects from construction on fish and marine mammals.

### PROFESSIONAL EXPERIENCE

1995-Present Senior Consultant 1989-1995 Project Meteorologist 1988-1989 Post Voyage Route Analyst Illingworth & Rodkin, Inc.
Cotati, California
Woodward-Clyde Consultants (AECOM)
Oakland, California
Oceanroutes (Weather News)
Sunnyvale, California

# **EDUCATION**

1986 San Francisco State UniversityB.S. Major: Geoscience (Meteorology)

# PROFESSIONAL SOCIETIES

American Meteorological Society Institute of Noise Control Engineering

## **AWARDS**

FHWA Environmental Excellence Award – 2005 Caltrans Excellence in Transportation, Environment - 2005



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#### CARRIE J. JANELLO

Ms. Janello joined Illingworth & Rodkin as a consultant in 2008. Since then, she has applied her expertise to projects related to highway tire/pavement, environmental noise and vibration impact assessment, and underwater hydroacoustics. Specific California Department of Transportation (Caltrans) projects include the on-going performance evaluation of asphalt test pavements on the LA 138, the Portland cement concrete (PCC) texture pavements study on the SR 58 Mojave Bypass, Grind and Groove PCC studies in the Sacramento area and in the Carpinteria area, and the I-80 Davis Open Graded Asphalt Concrete (OGAC) study that closely evaluated the long-term performance of OGAC on a California freeway. Additionally, Ms. Janello worked on the on-board sound intensity (OBSI) mapping along SR 85 in the Bay Area and the use of low berms for traffic noise reduction for Caltrans. Ms. Janello also worked on the Quiet Pavement Pilot Program (QPPP) project for the Arizona Department of Transportation (ADOT), which evaluated asphalt concrete overlays throughout the Phoenix area for a period of over 10 years. She worked on the data acquisition and analysis for the NCHRP 25-45 project, "Mapping Heavy Vehicle Noise Source Heights for Highway Noise Analysis," which used acoustic beamforming to visualize and quantify the noise source regions for heavy trucks in operation on highways in order to determine the vertical energy distribution of noise from trucks. Ms. Janello was the lead author for a paper on this research that was published in the Transportation Research Record in 2018. Recently, Ms. Janello worked on the NCHRP 15-68 project, "Effective Low-Noise Rumble Strips," which included acquiring and analyzing pass-by noise, interior noise and vibration, and on-board sound intensity (OBSI) measurements, report writing, and providing input for the final recommendations for a standard test procedure and low-noise rumble strip design. She also contributed to the recent NCHRP 1-44 (1) and 10-76 Projects completed by I&R. Ms. Janello has also completed a variety of environmental noise and vibration impact assessment projects in Northern California that have included wineries, car washes, highway expansion, and construction activities.

Ms. Janello has also been involved in the acquisition, data processing, analysis, and reporting of underwater noise levels created by pile driving and underwater blasting. She has done extensive work for the old east span of the San Francisco Oakland Bay Bridge, the US Navy, the Bon Air Road Bridge, and Port of Alaska. Ms. Janello has also developed acquisition programs using National Instruments' Labview software for underwater hydroacoustic monitoring and on-board sound intensity (OBSI), which is currently being used by several state government transportation agencies.

### PROFESSIONAL EXPERIENCE

- Illingworth & Rodkin, Inc., Cotati, California Acoustical Consultant, 10/2008 to present
- ITW Anchor Fasteners, Bedford Heights, Ohio Applications Engineer, 8/2007 to 9/2008
- RNR Consulting, Cleveland, Ohio Consultant I, 2/2007 to 7/2007
- Ford Motor Company, Dearborn Michigan Product Development Engineer and Graduate Student Intern, 6/2004 to 1/2007
- Goodyear Tire & Rubber Company, Akron, Ohio Mechanical Engineering Intern, 6/2002 to 9/2002

## **EDUCATION**

- M.S., Mechanical Engineering, Ohio State University, Columbus, OH, 2005
- B.S., Mechanical Engineering, Ohio State University, Columbus, OH, 2004

**PROFESSIONAL SOCIETIES:** Institute of Noise Control Engineering



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## **CASEY DIVINE**

Mrs. Divine is an environmental consultant with expertise in air quality and greenhouse gases (GHGs) who joined Illingworth & Rodkin, Inc. (I&R) in 2013. Her experience includes calculating emissions (ozone precursor, fine particulate matter, diesel particulate matter, and GHGs), dispersion modeling, and assessment of health risk impacts. Mrs. Divine is quite knowledgeable in several models used for air quality assessments, including EMFAC, CT-EMFAC, CalEEMod, AERMOD, ISCST3, and HARP. Over the years, she has authored and reviewed numerous air quality and GHG technical assessments for CEQA and NEPA environmental development and planning type projects. These assessments include construction and operational criteria pollutant emissions estimates, construction and operational (traffic and stationary source) health risk assessments, and GHG calculations and plan conformity. Mrs. Divine is familiar with federal, State, and local air quality and GHG regulations and has developed effective working relationships with many planning and regulatory agencies, including air quality management districts. Some notable projects Mrs. Divine has worked on include the Downtown Sunnyvale Specific Plan Amendments and numerous Downtown San José projects.

# PROFESSIONAL EXPERIENCE

July 2013 – Present Illingworth & Rodkin, Inc.

Consultant Cotati, CA

January 2010 – June 2010 Department of Energy Joint Genome Institute (JGI) Science & Technology Walnut Creek, CA

Communications Intern

April 2009 – June 2009 Det Norske Veritas Certification, Inc.

Associate Intern San Francisco, CA

**EDUCATION** 

Northeastern University, Boston, MA

B.A., Major: Environmental Studies Minors: Environmental Geology

Law, Policy, and Society

# PROFESSIONAL SOCIETIES

Association of Environmental Professionals





Master of City Planning in Urban Transportation, University of California at Berkeley (1982)

Bachelor of Arts in Geography, University of California at Los Angeles (1976)

## **Professional Associations**

American Institute of Certified Planners Institute of Transportation Engineers

# **Experience**

Since 1982, Mr. Black has directed a number of transportation planning, traffic engineering, parking, and transit studies. He has prepared transportation plans for the Cities of San Jose, Cupertino, Palo Alto, Gilroy, San Mateo, Burlingame, and San Carlos, and areawide plans for reuse of the Bay Meadows racetrack site in San Mateo, the Cargill salt ponds site in Redwood City, and many parts of San Jose (North San Jose, Downtown, Edenvale, and Evergreen). He has prepared vehicle miles traveled policies for the Cities of Los Altos and Campbell. He has prepared traffic studies for new development in most cities within the Bay Area. He also has prepared numerous parking studies, including downtown parking studies for San Carlos, San Mateo, Gilroy, and San Jose.

# **Representative Projects**

# • Areawide Transportation Plans:

**Circulation Elements** for General Plans in San Mateo, Sunnyvale, Cupertino, Gilroy, San Carlos, and Palo Alto.

**San Carlos** - Citywide study involved estimating and analyzing the traffic conditions that would occur from buildout of known development sites within the city. Intersection levels of service were calculated, and recommendations were made for possible transportation network improvements.

North San Jose – Hexagon developed a revised development policy for North San Jose that included a long-range forecast of traffic conditions and development of a long list of necessary transportation improvements – both roads and transit. The policy resulted in the adoption of an impact fee to fund transportation improvements.

# • Major Developments:

**Santana Row** – This project transformed a 1960's era shopping center into a mixed-use "Main Street" style shopping, entertainment, and residential center.

**Evergreen Specific Plan** - The plan called for the construction of over 4,000 dwelling units on about 600 acres. Hexagon staff analyzed both on-site and off-site traffic impacts of the plan and developed the circulation element of the EIR.

## • VMT Policies:

**Campbell** –Mr. Black developed a VMT policy for Campbell based on forecasts from the VTA model. It was determined that the best approach was to treat the city as uniform with regard to VMT, so the threshold would be established as 15% below the regional average for all parts of the city. Exemptions are made for development near light-rail stations.

**Los Altos** – Mr. Black assisted Los Altos with developing a VMT policy. Based on VTA model forecasts, the city was divided into high and low VMT areas. Development in high VMT areas requires TDM plans to reduce trips. Development near transit routes, as well as small development, is exempt.

# • Site Traffic Analyses:

For offices, hotels, restaurants, residential subdivisions, apartments, schools, warehouses, industrial complexes, and mixed-use developments throughout the San Francisco Bay Area. This included estimation of future trip generation, impacts to VMT, impacts on adjacent intersections, and site-specific pedestrian, bicycle, and auto circulation issues such as driveway and crosswalk locations.















# Ollie Zhou, T.E., Vice President & Principal Associate

# **Education**

**Bachelor of Science – Civil & Environmental Engineering**, University of California – Berkeley

Master of Business Administration, Santa Clara University



Member of the Institute of Transportation Engineers
Registered Professional Traffic Engineer in the State of California (TR 2857)

# **Experience**

Since January 2014, Mr. Zhou has managed a large variety of traffic engineering and transportation planning projects for both the public and private sectors throughout the greater San Francisco Bay Area. These projects mainly include travel demand model validation and application, VMT analysis, general plan updates and area plans, and traffic impact studies. Mr. Zhou is experienced in managing large-scale projects and areawide plans with prolonged schedules and complicated work scopes. Mr. Zhou mainly utilizes the CUBE software package for travel demand model applications, and manages a variety of projects conducted with Synchro, SimTraffic, Vistro, and TRAFFIX software.

# **Representative Projects**

- Travel Demand Forecasting Model Development and Application Projects:
  - Menlo Park Citywide Model Model refinement and validation. Model application for the Willow Village/Facebook project, VMT policy update.
  - Sunnyvale Citywide Model Model refinement and validation. Model application for the Moffett Park Specific Plan, Sunnyvale General Plan Update, Lawrence Station Area Plan, Peery Park Specific Plan, and Sunnyvale Traffic Impact Fee.
  - **San Mateo Citywide Model** Model development, refinement, and validation. Model application for the San Mateo Traffic Impact Fee.
- Vehicle-Miles Travel (VMT) Analysis and TIA for residential, office, hotel, school, area plans, Housing Element Updates, and mixed-use developments throughout the greater Bay Area. Representative projects include:
  - Willow Village/Facebook, Menlo Park 1.6 million s.f. office, 1,730 housing units, 200,000 s.f. retail, 193-room hotel; project included updating City's VMT policy and incorporating specific project characteristics into the travel demand model for VMT calculations.
  - Parkline Campus Master Plan, Menlo Park 1.8 million s.f. office, 800 housing units. Project included conducting a micro-simulation analysis for the Middlefield Road corridor. Evaluation included two variants.
  - Moffett Park Specific Plan, Sunnyvale CEQA analysis for specific plan with 33 million s.f. office/R&D, 20,000 housing units. Project incorporated specific project characteristics into the travel demand model for VMT calculations.
- Over 50 Traffic Analyses/Traffic Feasibility Studies for area-wide plans, offices, hotels, apartments, schools, manufacturing/distribution centers, daycare centers and multiple-use developments throughout the Bay Area.
- Traffic Simulation/Signal Coordination Studies for various congested corridors in San Mateo, Los Gatos, and Sunnyvale.
- Traffic Impact Fee (TIF) Update Studies for the City of San Mateo, the City of Sunnyvale, and many specific plans/area plans. Conducted nexus studies and calculated appropriate impact fees for the TIF Update projects.













# Brandon S. Wilken, PG, QSD/P

# Principal Geologist



**EDUCATION** 

B.S., Geology, 1996, University of Nebraska-Lincoln

# REGISTRATIONS/ CERTIFICATIONS

PG 7564 (California)

Qualified SWPPP Developer/Practitioner, QSD/P, No. 28075 (California)

**OSHA 8 hour Refresher** 

# PROFESSIONAL AFFILIATIONS

California Groundwater Resource Association (GRA)

Geologic Society of America (GSA) – Hydrogeology Division

As a Principal Geologist for Ninyo & Moore, Mr. Wilken started his career working in the field all over North America for a hard rock mineral exploration company. His experience in field geophysics led him to the contaminant assessment and remediation industry, providing professional geologic services including environmental hydrogeology, site investigation, remedial planning and implementation, health risk screening, due diligence, regulatory negotiations, and litigation support. Mr. Wilken has lead investigation and remediation projects driving risk-based solutions to successfully close environmental projects and reduce client's costs. He works closely with regulators, stakeholders, and clients to negotiate effective solutions utilizing sound science, strong technical expertise, and clear communication skills. Mr. Wilken has completed projects for a wide range of clients, including, school districts and universities, municipalities, manufacturing groups, major oil companies, and individual small business owners.

# REPRESENTATIVE EXPERIENCE

Judicial Council of California, San Francisco Civic Center Courthouse, Phase I ESA, San Francisco, California: Principal Geologist during a Phase I Environmental Site Assessment (ESA) on the San Francisco Civic Center Courthouse ito evaluate the suitability of the Site for facility improvements. The courthouse consisted of six floors including 33 courtrooms, judge's chambers, judge's conference room, staff offices, mechanical rooms, seven elevators, sheriff's offices, holding cells, bathrooms, and a cafeteria. A basement floor consisted of an underground parking area, a security room, maintenance supply room, and mechanical rooms. The Phase I ESA consisted of evaluating the Site's historical uses, past investigations, adjoining properties, utilities, occupants, regulatory database records, maps, city directories, as well as geography, topography, and hydrology, for recognized environmental conditions (RECs). Historical research revealed that the Site was developed sometime prior to the late 1880s with a residential building and several store buildings. Residential and store buildings, a warehouse, auto repair shop, fire station, gas station, office building, and parking lot were added and removed from the Site until the late 1990s, when all of the buildings were removed and replaced with the current municipal courthouse building. The Site had a leaking underground storage tank case in 1993 and 1994. No corresponding records for the former gasoline stations, or records indicating the type of leak, the contaminant of concern. the affected media, nor any environmental investigations, or remediation activities related to the leaking UST case were found. The lack of records for these items were considered a REC.

Smiling Monkey Ranch, Factory Road, Sunnyside, California: Principal Geologist during a Phase I ESA on the Smiling Monkey Ranch property located on Factory Road. We reviewed the historical aerial photographs, Sanborn fire insurance maps, topographic maps, city directories, as well as records in the State, County, and Local databases for the Site. We concluded that no evidence of RECs, HRECs, or CRECs were found. Concerning the agricultural history of the site, irrigated cultivated surficial soils can become contaminated with hazardous substances as a result of the application of agricultural chemicals. Certain organochlorine pesticides are persistent in the environment and residual pesticide concentrations in surface soils are consequently a possible contaminant on irrigated agricultural sites. We encountered no evidence during review of historic information suggesting that the site contained any agricultural chemicals mixing or staging area, or manufacturing

# Brandon S. Wilken

# Principal Geologist

or warehousing facility, where pesticide residuals in soils could accumulate at concentrations greater than those that can occur as a result of normal cultivated field applications. However, a pesticide/insecticide/fungicide storage shed was observed on the site during site reconnaissance, but no signs of leaks or spills were observed. Based on these circumstances, the health risk associated with former applications of agricultural chemicals to the property is likely low, and no further investigation for potential pesticides in soil is recommended at this time.

Robla School District, Bell Avenue Elementary School Phase I ESA, Sacramento, California: Principal Geologist during a DTSC compliant Phase I ESA for a site, which is located in a mixed residential/commercial land use area to assist Robla School District complete a redevelopment of the Site. Additionally, a supplemental evaluation to comply with the California Department of Education checklist requirements was completed. At the time of the Site reconnaissance, the Site was a portion of the Bell Avenue Elementary School campus. The Site was improved with a portable preschool and transitional Kindergarten classroom building consisting of 5 classrooms and an office. The classrooms were open floor plans with an attached bathroom, and the office included a reception area, offices, storage rooms, a staff kitchen, and bathrooms. Based on historical information compiled during this Phase I ESA, no evidence of Recognized Environmental Conditions (RECs), Historical RECs (HRECs), or Controlled RECs (CRECs) associated with the Site. No evidence of RECs was identified for the adjoining or nearby properties.

San Pablo Avenue, Phase I ESA, Berkeley, California: Principal Geologist during a Phase I Environmental Site Assessment (ESA) on the San Pablo Avenue property, which was developed with two 2-story apartment buildings and occupied by the tenants of the apartment buildings. Services included a site reconnaissance to visually and/or physically observe the interior and exterior of structures and other features on the site as well as visible exterior features of adjoining properties to identify areas of possibly contaminated surface soil or surface water, and possible risks of contamination from activities at the site and adjoining properties; review of reasonably ascertainable standard environmental record sources including federal, state, and tribal regulatory agency databases for the site and for properties located within a specified radius of the site; review of reasonably ascertainable additional environmental record resources including local records and/or additional state or tribal records for the site and for properties located within a specified radius of the site; review of reasonably ascertainable standard physical setting sources including a current United States Geological Survey (USGS) 7.5-minute topographic map, and possibly including USGS and/or state groundwater and geologic maps, and soil maps; performance of interviews with present owners, operators, and occupants of the site as well as other knowledgeable parties as appropriate; review of reasonably ascertainable standard historical sources including aerial photographs, historical fire insurance rate maps, topographic maps, and city directories, as available; performance of a preliminary vapor encroachment screening assessment on the site and adjoining properties; and preparation of an ESA report documenting the methodology, findings and opinions regarding RECs on and adjoining the site.

Judicial Council of California, Solano County Hall of Justice, Phase I ESA, Fairfield, California: Principal Geologist during a Phase I Environmental Site Assessment (ESA) on the Solano County Hall of Justice to evaluate the suitability of the Site. The property consisted of three separate Sites which included a parking lot associated with the adjacent Old Solano County Courthouse, a portion of the Solano County Justice Campus including the Solano County Courthouse, Fleet Services, and the UC Cooperative Agricultural Extension building, and a parking lot, and two vacant lots. The Phase I ESA consisted of evaluating the Site's historical uses, past investigations, adjoining properties, utilities, occupants, regulatory database records, maps, city directories, as well as geography, topography, and hydrology, for recognized environmental conditions (RECs). Historical research revealed that the Sites were developed sometime prior to the late 1880s with the old Solano County Jail, Union High School, and several commercial and residential buildings. By the late 1990s, the majority of the buildings had been removed and replaced with the current buildings. The parking associated with the adjacent Old Solano County Courthouse and the area of the old Solano County Jail, had two underground storage tanks (USTs) that were removed in the late 1990s. No corresponding confirmation sampling or regulatory closure letters related to the removal of the USTs were found. The lack of records for these items were considered a REC.

Manteca Unified School District, 4th Street, Phase I Environmental Site Assessment, French Camp, California: Principal Geologist during environmental services for two properties adjacent to the existing French Camp Elementary School property. The California Department of Education (CDE) Reports are required by the State of California for property that will be developed with school buildings. The CDE Checklist Reports included a Phase I Environmental Site Assessment (ESA), which consisted of evaluating the site's historical uses, past investigations, adjoining properties, utilities, occupants, regulatory database records, maps, city directories, as well as geography, topography, and hydrology, for recognized environmental conditions (RECs). The ESA concluded that no

# Brandon S. Wilken

# Principal Geologist

evidence of RECs were identified for the site. However, the power lines in the vicinity of the site were a maximum of 60 kV and are within 100 feet of the site, in violation of Title 5, Section 14010 of the California Code of Regulations (CCR).

SJ Distributors, Cold Producers Storage Facility, Environmental Site Assessment and UST Investigation, Fresno, California: Principal Geologist for a Phase I Environmental Site Assessment (ESA), a Limited Phase II ESA, and an additional investigation to verify the potential presence of underground storage tanks (USTs) for a Cold Producers Storage Facility. Based on information reviewed during preparation of the Phase I ESA, the site had a 12,800-gallon and a 7,775-gallon oil underground storage tank (UST) depicted on a 1918 Sanborn Fire Insurance Map of the site. Review of historical information and agency records did not provide any details as to the disposition of the two USTs, therefore, a Limited Phase II ESA to assess the potential presence of USTs was recommended.

Santa Clara County Facilities and Fleet Department and Parks and Recreation On Call Environmental Service Contract, Santa Clara County, California: Technical Advisor for two On-Call Environmental Services contracts with separate Santa Clara County Agencies, including the Facilities and Fleet Department and the Department of Parks and Recreation. Our contract with the Facilities and Fleet Department (FFD) is mainly for conducting Phase I and Phase II ESAs on properties that the County is interested in purchasing. The types of properties that interest the FFD are generally commercial properties; however, in some cases the FFD has expressed interest in properties that have been involved in light industrial and manufacturing. The Phase I ESAs conducted for the FFD following of the Phase I ESA ASTM E1527-13 guidelines, which includes a review of historical and regulatory documents and databases, a site reconnaissance, interviews with persons associated and familiar with the property, and preparation of the Phase I ESA report. We have also conducted Phase II ESAs for the FFD, and our services have included soil, soil vapor and groundwater sampling, analysis, and reporting and regulatory agency correspondence. Our Phase I ESAs prepared for the Parks and Recreation District (PRD) have a much broader scope due to the rural nature of the properties the County is interested in purchasing for either new park lands, or augmenting current park properties. As part of Santa Clara County's Charter Park Fund, they have been provided \$72 million for park land acquisition until the year 2026. Most of the sites we have investigated as part of our contract with the PRD were either vacant properties with limited historical site use or cattle ranches.

Robla School District, Bell Avenue Elementary School, Sacramento, California: Principal Geologist during a Phase I Environmental Site Assessment (ESA) for a site located in a mixed residential/commercial land use area at the corner of Bell Avenue and Pinell Street to assist Robla School District complete a redevelopment of the Site. At the time of the Site reconnaissance, the Site was a portion of the Bell Avenue Elementary School campus. The Site was improved with a portable preschool and transitional-Kindergarten classroom building consisting of 5 classrooms and an office. The classrooms were open floor plans with an attached bathroom, and the office included a reception area, offices, storage rooms, a staff kitchen, and bathrooms. Historical research revealed that the Site was vacant land from sometime prior to 1891 until the late 1960s, when the current portable classroom building was constructed on the Site. No significant changes have occurred on the Site since the late 1960s. The Site has historically been occupied by the Robla School District as the Robla Pre-School. Based on the information compiled during this Phase I ESA, no evidence of Recognized Environmental Conditions (RECs), Historical RECs (HRECs), or Controlled RECs (CRECs) associated with the Site. No evidence of RECs was identified for the adjoining or nearby properties.

Environmental Site Assessment (ESA) of a 0.23-acre property, which consists of a single-story residential house and backyard, located at 579 West Virginia Street. The site had been developed with a residential house on the eastern portion sometime prior to 1915. By the early 1960s, a residential building was constructed on the western portion of the site, but by the early 1970s, the residential building was removed due to the expansion of Bird Avenue to the west of the site. Services included a site reconnaissance to visually and/or physically observe the interior and exterior of structures and other features on the site, as well as observe visible exterior features of adjoining properties to observe areas of possibly contaminated surface soil or surface water, improperly stored hazardous materials, and possible risks of contamination from activities at the site and adjoining properties; review of reasonably ascertainable standard and additional environmental record sources; review of reasonably ascertainable standard physical setting sources; review of reasonably ascertainable standard historical resources; interviews with present owners, operators, and/or occupants, or a designated representative, of the site, as well as other knowledgeable parties; a preliminary vapor encroachment screening assessment on the site and adjoining properties; and preparation of an ESA report documenting the methodology, significant data gaps, and findings and opinions regarding identified RECs, HRECs, and CRECs.

# Marlene Watson, PE, GE

# **Principal Engineer**



#### **EDUCATION**

M.S., Geotechnical Engineering, University of California, Berkeley

B.S., Geological Sciences, Harvard University

# REGISTRATIONS/ CERTIFICATIONS

PE 54233 (California) GE 2538 (California)

# PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

Ms. Marlene Watson has 40 years of geotechnical engineering experience working on a variety of projects throughout the Bay area. Her experience includes project management, coordination and supervision for all aspects of geotechnical engineering projects including field exploration, laboratory testing, engineering analyses, report preparation, plan review, and construction observation and testing. She has experience developing geotechnical recommendations for flexible/rigid/permeable pavement sections, subgrade mitigation, foundations, retaining walls, underground utilities/structures, and slope stabilization. Ms. Watson has provided these services for a variety of projects including City/County roadways, bridges, hospitals/medical buildings, educational facilities, pipelines, tanks, commercial and mixed-use developments, shoreline improvements and residential developments.

# RESIDENTIAL EXPERIENCE

Peralta Senior Housing and Off-Site Street Improvement Project, Eden Housing, Fremont, California: Principal Geotechnical Engineer-of-Record responsible for providing geotechnical and pavement engineering services for the project including site investigation, soil sampling and laboratory analyses, preparation of geotechnical recommendations and design criteria, preparation of a Preliminary Geotechnical Feasibility Report, preparation of Design Level Geotechnical Investigation Report, preparation of a Materials Report and Pavement Deflection Study, which included assessing the condition of the existing off-site public roadway and developing recommendations for new and rehabilitated pavement sections in response to Caltrans comments, coordination with the design team, plan review, and geotechnical construction observation and testing services. The project included construction of a new perimeter driveway, and inclement weather during construction required the use of cement-treatment to facilitate access.

Housing Authority of The County of San Joaquin, New Senior Living Apartment, Tracy, California: Principal Engineer during a geotechnical evaluation for the proposed Senior Living Apartments project located at 301 West Street in Tracy. The project includes demolishing seven existing buildings on site and replacing them with two, three-story buildings providing low income senior housing. The proposed development was constructed in two phases and the overall project lot is approximately 84,000 square feet in size. Each three-story building structure includes 55 dwelling units (110 dwelling units for the whole site). Associated improvements included bicycle and car parking, trash enclosures, community open green space, new sidewalks and flatwork. Services included background review; a refraction microtremor (ReMi) geophysical survey to determine the project's Site Class and site-specific velocity (Vs30); a subsurface exploration consisting of the excavation. sampling, and logging of four borings to depths of up to approximately 50 feet; laboratory testing of representative soil samples; data compilation and engineering analysis; and preparation of this geotechnical report presenting our findings, conclusions, and geotechnical recommendations for the project.

Elm Street Apartments, Berkeley, California: Principal Geotechnical Engineer-of-Record responsible for site investigation and preparation of geotechnical investigation report and review of geotechnical aspects of project plans. The project includes development of new apartment building complete on Elm Street near Blake Street.

# Marlene Watson

# Principal Engineer

Bascom Residential Care Facility, Campbell, California: Principal Engineer during geotechnical observation, materials testing and special inspection services during demolition of four existing commercial buildings and construction of an 83-unit, 93 bed, fully-licensed Residential Care Facility for the Elderly. The project proposes to construct a 109,945 square foot, three-stories building with one level of below-grade parking. Building will be supported on a mat foundation with concrete slab on grade, post tensioned decks and wood framing.

Bancroft-Durant Apartments, Berkeley, California: Principal Geotechnical Engineer-of-Record for site investigation, laboratory testing, preparation of geotechnical investigation report, review of geotechnical aspects of project plans, and geotechnical engineering inspection services during construction for a new apartment building between Bancroft Way and Durant Avenue in Berkeley, California. The project includes construction of a new 6-story at-grade apartment building, underground utilities, surface and subsurface drainage, and walkways. Primary geotechnical considerations included proximity to existing below-grade retaining walls on adjacent properties and seismic hazards.

Town of Woodside, Geotechnical Peer Review Services, Woodside, California: Project Manager for geotechnical peer review of geotechnical investigations/reports for development projects within the Town of Woodside dealing with larger, more complex projects and projects in geologically hazardous areas. The geotechnical peer review is required by the Town of Woodside as well as State of California under the Seismic Hazards Mapping Act for properties within Seismic Hazard Zones as shown on the California Earthquake Hazards Zone Map. Services typically included a site visit to observe the geotechnical setting of the area to be developed; review of relevant published geological and geotechnical maps; peer review of the geotechnical report; review of geotechnical aspects of project plans, specification, and calculations; and preparation of a Peer Review letter documenting our comments.

City of Menlo Park Geotechnical Peer Review Services, Menlo Park, California: Principal Engineer providing third party plan review services for proposed residential construction projects. The proposed construction projects include a variety of residential improvements such as the addition of attached/detached accessory dwelling units (ADUs), new single family residences (SFRs) with or without basements, multi-family residences, swimming pool etc. The purpose of our services were to review the project construction drawings and provide our comments regarding the conformance of the project plans with industry standard of practice, applicable codes, and the project geotechnical report.

**1031 Walnut Avenue Development, Fremont, California:** Principal Geotechnical Engineer responsible for preparing geotechnical recommendations for development of the city block bounded by Walnut Avenue, Guardino Drive, Litchfield Avenue, and existing residences. The project included two large parking garages, several multi-family residential structures, modifications to existing streets, new streets, parking, walkways, underground utilities, landscaping, and surface and subsurface drainage. Primary geotechnical considerations included allowable bearing capacity for shallow foundations, retaining walls for below-grade portions of parking garages, acceptable sources of fill, and subgrade stabilization for winter construction activities.

Ballena Village Apartments, Alameda, California: Principal Geotechnical Engineer responsible for site investigation, preparation of geotechnical investigation report, and review of geotechnical aspects of project plans for a new structure at the existing apartment development. Primary geotechnical considerations included site constraints for investigation, foundation support, settlement, and seismic hazards.

Park Ridge Apartments, Rohnert Park, California: Principal Geotechnical Engineer responsible for site investigation and preparation of geotechnical investigation report evaluating the observed differential movement affecting the performance of portions of the existing apartment structures and providing geotechnical recommendations for mitigation.

**Serramonte Terraces**, **Daly City**, **California**: Principal Geotechnical Engineer provided geotechnical review and consultation to update a geotechnical investigation report for the proposed development which includes deep cuts into an existing hillside for development of multi-story, multi-family residential development including several new buildings in the development.

# Peter C. Connolly, PE, GE

# **Principal Engineer**



# **EDUCATION**

M.E., Civil Engineering, 1997, University of California, Berkeley

B.S., Civil Engineering, 1995, Rensselaer Polytechnic Institute, Troy, New York

### **REGISTRATIONS**

PE 61547 (California) GE 2707 (California)

Nuclear Gauge Operator Certification, Radiation Safety Officer Certification

OSHA 40-Hour Health & Safety Training

### **PROFESSIONAL AFFILIATIONS**

American Society of Civil Engineers

As Principal Engineer for Ninyo & Moore, Mr. Connolly manages and conducts geotechnical evaluations for commercial and public facilities, including highways, railroads, pipelines, and bridges. He routinely performs slope stability analyses, flexible and rigid pavement and underground pipeline design, prepares and reviews geotechnical reports, develops geotechnical design parameters, and provides recommendations for shallow and deep foundations, retaining structures, in-situ ground remediation, and earthwork. In a Project Management role, he performs project administration and management, provides supervision of and technical support to staff-level engineers and geologists, and reviews laboratory results, project plans, and specifications.

# REPRESENTATIVE EXPERIENCE

Avesta Novato Assisted Living and Care Facility, Novato, California: Principal Engineer for geotechnical evaluation services for the rehabilitation of the former Hamilton Hospital. The project involved demolishing part of a former hospital, constructing a 4-story addition, and using footings and drilled piers for support. It also includes site improvements such as utility trenches, landscaping, driveways, parking areas, a trash enclosure, and a generator pad.

Resources for Community Development, Ashland Housing Project, San Lorenzo, California: Principal Engineer during a geotechnical evaluation for the Ashland Housing Project, a low income housing development at the corner of Kent Avenue and East 14th Street. The project involved redevelopment of the site with a multi-family residential project consisting of four 3-story residential buildings and a community center with a gross building area of approximately 92,500 square feet with associated parking. The evaluation included mud rotary wash borings and geotechnical laboratory testing to assess the potential for liquefaction and dynamic settlement. We provided recommendations for mat foundations and remedial grading with lightweight cellular concrete fill, as a cost-saving alternative to deep foundations, to mitigate settlement due to soft ground conditions and to reduce the potential for sand-boil induced ground subsidence and loss of bearing capacity resulting from liquefaction.

Meadow Housing Retirement Community, Burlingame, California: Principal Engineer during a geotechnical evaluation for the Meadow Housing Retirement Community Project, which included the demolition of two existing buildings, and parking and drive areas on site as well as the construction of a four-story building to be used as senior housing. The development is approximately 56,000 square feet in size and includes one level of below-grade parking. The below-grade parking area will contain 116 parking stalls. Associated improvements include sports courts, a pet park, a pool area, community open green space, new sidewalks, parking and drive areas and flatwork. Services included a refraction microtremor (ReMi) geophysical survey to determine the project's Site Class and site-specific velocity (Vs30); a subsurface exploration including eight auger borings to depths of up to 50 feet below ground surface; geotechnical laboratory testing; data compilation and engineering analysis; and preparation of a geotechnical report presenting the findings and conclusions from our evaluation, and our geotechnical recommendations for design and construction of the improvements.

# Peter C. Connolly

# Principal Engineer

City of South San Francisco, Vantage Development Fire Station Peer Review, South San Francisco, California: Principal Engineer during geotechnical peer review services for a development which includes subdividing and developing the existing 420, 440, 460, 480-490 Forbes Boulevard Parcels into multiple lab/office buildings of 8-12 stories, an amenity building, and parking structures for a total of 1,298,182 square feet. The City was considering building a new fire station to better serve all of the East of Freeway 101 area. The potential fire station was to be constructed at a 1-acre lot (proposed Parcel A from subdividing the existing 420 Forbes Blvd Parcel). The City planned to retain the ability to utilize Parcel A for any public use or to sell the property, and the proposed fire station could also potentially be changed to structures such as a childcare facility or multifamily residential buildings. Services included background review; data analysis and evaluation; preparation of a letter report that summarizes our findings and conclusions regarding the site's geotechnical suitability for development; and preparation of a letter report that summarized our findings and conclusions regarding the site's potential for contamination.

City of Pleasant Hill, 2851 Rockridge Drive Peer Review, Pleasant Hill, California: Principal Engineer during geotechnical peer review services to evaluate the conclusions from a previous geotechnical study concerning the re-activation of an old landslide that impacted an adjacent residence. The scope of our evaluation consisted of a geologic reconnaissance of the site, and a review of the previous study and other documents including historic aerial imagery, regional geologic maps, development grading plans, a geotechnical investigation and construction observation report for a previous repair on the slope, and a foundation investigation report for the subdivision.

City of Millbrae, Geotechnical Peer Review Services, Millbrae, California: Principal Engineer for a City of Millbrae 3-year On-Call Geotechnical Services contract which began in 2017. As part of this contract, we provided geotechnical consulting, peer review, and testing and inspection services for various types of projects. Our geotechnical consulting services have included geologic mapping and assessment of landslides on City roadways, and sanitary sewer and water line projects. As part of these services, we prepared geotechnical memorandums or reports providing recommendations for repair. Peer review services included review of geotechnical reports for proposed residential and commercial developments that involved issues with slope stability and fault rupture, and evaluation of slope stability mitigation measures including retaining walls on pier foundations. As part of our peer review, we conducted field visits at selected sites and prepared review letters addressing the adequacy of the submitted reports with respect to governing codes, and provided recommendations for additional analyses or investigations when warranted.

Rolling Hills Memorial Park, Slope Stabilization, Richmond, California: Principal Engineer during geotechnical engineering services for landslide repair at the Rolling Hills Memorial Park in Richmond, California. The project consists of two landslides at the memorial park, both of which occurred within loose fill that was placed into a drainage area. The first phase included a phased approach to address slope stabilization at Rolling Hills Memorial Park including a site visit, a peer review of the previous geotechnical evaluation, and presentation of our findings and recommendations in a letter report. The second phase involved additional drilling primarily to determine the depth to bedrock and water table elevations in the area of proposed buttress keyway construction. These services included drilling of 3 borings with depths ranging from 26 to 28 feet in the footprint of planned buttress keyway; collection of soil samples from the fill materials, residual soils, colluvium, alluvium, and weathered bedrock in the buttress keyway construction areas; laboratory testing, additional slope stability analyses for both drained and undrained conditions within a critical cross-sections through the southwest slide area; preparation of a written report of investigation results, slope evaluations and design recommendations; review of plans and specifications after 95% design to confirm that they are in general conformance with our geotechnical recommendations; and collection of bulk samples to determine maximum dry density and optimum moisture content.

# Luke I. Swickard

# Project Environmental Scientist



# **EDUCATION**

B.S., Environmental Science and Management, 2017, University of California, Davis, California

### **REGISTRATIONS/CERTIFICATIONS**

AHERA Accredited Asbestos Inspector, No. 51749IR 40-Hour HAZWOPER with Annual Updates As a Project Environmental Scientist for Ninyo & Moore, Mr. Swickard has 9 years of experience in various environmental field work, including Phase I and Phase II ESAs, oversight of soil boring drilling, well installation and UST removal activities, as well as water, soil and soil vapor sampling. He has also conducted Spill Prevention, Control, and Countermeasure (SPCC) audits, prepared Storm Water Pollution Prevention Plan (SWPPP), and designed stormwater Best Management Practices (BMP).

# REPRESENTATIVE EXPERIENCE

805 R Street, Sacramento, California: Project Manager during a Phase I Environmental Site Assessment (ESA) for a vacant commercial building located at 805 R Street. A historical gasoline station was noted adjacent to the northeast of the site. Based on the findings of our Phase I ESA, prepared a Limited Phase II ESA for the site. Services included completing a private utility survey; coordination with a California-certified analytical laboratory; securing drilling permits through the County of Sacramento; procurement of the field sampling supplies; and provision of project management services. The field samples included a groundwater sample and a soil vapor sample from the northeast corner of the site. Based on the findings of the environmental assessment, limited soil vapor contamination is present on the northeast corner of the site. Ninyo & Moore is providing environmental support to the client as the project progresses.

Delta Shores Open Space and Lakes, Sacramento, California: Project Manager during a Phase I ESA for two vacant portions of land adjacent to Interstate 5 and part of the Delta Shores shopping complex in Sacramento. The site was comprised of two unimproved, vacant lots, with two ponds and two gravel roads. Historical research revealed that the site was developed with agricultural row crops prior to 1993. Based on the findings of our Phase I ESA, it was concluded that no evidence of recognized environmental conditions (RECs), Historical RECs (HRECs), or Controlled RECs (CRECs) were associated with the site or adjoining properties. Therefore, no further investigations were recommended.

Duncan Enterprises Phase I ESA, Fresno, California: Provided project management for the completion of a Phase I ESA on an approximate 14-acre industrial property that is utilized for paint, ceramics, and craft goods manufacturing and distribution. The Phase I ESA was conducted to evaluate the potential for Recognized Environmental Conditions (RECs) on and adjacent to the site for ongoing use of the property. Phase I ESA activities included reviewing historical and regulatory environmental data, conducting a site reconnaissance and preparing the Phase I ESA Report.

Lemoine Ranch Property Phase I ESA, Alturas, California: Provided project management for the completion of a Phase I ESA on an approximate 2,026-acre agricultural property that is utilized for cattle grazing. The Phase I ESA was conducted to evaluate the potential for RECs on and adjacent to the site for ongoing use of the property. Phase I ESA activities included reviewing historical and regulatory environmental data, conducting a site reconnaissance and preparing the Phase I ESA Report.

Hollis Oaks Apartments Phase I ESA, Oakland, California: Senior Staff Environmental Scientist for the Phase I ESA at the Hollis Oaks Apartments. The objective of the ESA was to identify recognized environmental conditions. The ESA was conducted for Principal Real Estate Investors.

# Luke I. Swickard

# Project Environmental Scientist

Solano Justice Campus Phase I ESA, Fairfield, California: Provided project management for the completion of a Phase I ESA on an approximate 15-acre property that is utilized by the Solano County courthouse, jail, morgue, and law library. The Phase I ESA was conducted to evaluate the potential for RECs on and adjacent to the site for ongoing use of the property. Phase I ESA activities included reviewing historical and regulatory environmental data, conducting a site reconnaissance and preparing the Phase I ESA Report.

Mikesell Avenue Properties Reports Manteca, California: Provided project management and oversight for the completion of six Phase I ESAs, Pipeline Risk Analyses, Railroad Safety Studies, Geotechnical Hazard Surveys, and California Department of Education Checklists, for the Manteca Unified School District. The reports were conducted to evaluate the potential for environmental hazards and RECs. Activities included reviewing historical and regulatory environmental data, conducting a site reconnaissance and preparing the Phase I ESA Report.

City of West Sacramento, Sacramento River West North Levee Corridor Assessment, West Sacramento, California: Provided project management and implementation for the completion of a corridor assessment on over 200 parcels along a 5.8-mile long area, as part of the Sacramento River levee expansion project. Activities included reviewing historical and regulatory environmental data, conducting site reconnaissance and preparing the corridor assessment. The project was conducted in accordance with EPA Brownfields Grant guidelines and requirements.

Bayo Vista Family Housing 2 California Street Phase I ESA, Rodeo, California: Senior Staff Environmental Scientist for the Phase I ESA for the Bayo Vista Family Housing project. The site is occupied by the Bayo Vista Family Housing Community residents, the Contra Costa Sheriff's office, Lifelong Medical, a resident counselor, the Head Start school, and the Bayo Vista Housing Authority. The site is situated on seven parcels totaling approximately 33 acres of land. The objective of this ESA was to identify recognized environmental conditions at the site.

Floating Photovoltaic (PV) Solar Array, Windsor, California: Provided project support for the completion of a Phase I ESA of a proposed floating PV solar array on an existing water treatment facility. Ninyo & Moore conducted the Phase I ESA to evaluate the potential for Recognized Environmental Conditions (RECs) adjacent to the site so that electrical infrastructure could be installed from the floating PV solar array to a collection system. Phase I ESA Activities included reviewing historical and regulatory environmental data, conducting a site reconnaissance and preparing the Phase I ESA Report.

Multi-family Housing Project, Mountain View, California: Provided project support for the completion of a Phase I ESA on a multi-family housing complex to evaluate the potential for Recognized Environmental Conditions (RECs) on and adjacent to the site for planned redevelopment of the property. Phase I ESA Activities included reviewing historical and regulatory environmental data, conducting a site reconnaissance and preparing the Phase I ESA Report.

Agricultural Land, Capay Valley, California: Provided project support for the completion of a Phase I ESA on an approximate 310-acre agricultural property that is utilized for cattle grazing and olive orchards. The Phase I ESA was conducted to evaluate the potential for Recognized Environmental Conditions (RECs) on and adjacent to the site for on-gong use of the property. Phase I ESA Activities included reviewing historical and regulatory environmental data, conducting a site reconnaissance and preparing the Phase I ESA Report.

Former Richmond Hospital, Richmond, California: Provided project support for the completion of a Phase I ESA of the former Richmond Hospital for potential redevelopment. Ninyo & Moore conducted the Phase I ESA to evaluate the potential for Recognized Environmental Conditions (RECs) on or adjacent to the site. Phase I ESA Activities included reviewing historical and regulatory environmental data, conducting a site reconnaissance and preparing the Phase I ESA Report.



# Iris Priestaf, PhD

President

# **EDUCATION**

PhD, Geography, University of California Berkeley, 1983 MA, Geography, University of California Berkeley, 1976 BA, Honors, Geography, University of California Santa Barbara, 1974



### PROFESSIONAL SUMMARY

Iris Priestaf, PhD, has more than 30 years' experience in groundwater investigations. She has consulted on numerous projects involving groundwater basin characterization, development, and management. Her expertise in water balance studies has been built on academic training in climatology, meteorology, hydrology, soil science, geomorphology, biogeography, and related disciplines, plus consulting projects across California in a variety of environments and using multiple techniques relevant to the issues at hand. She has worked with numerous water agencies, cities, counties, and private organizations in the preparation of groundwater management plans, urban water management plans, water supply assessments, and environmental documents.

# Water Supply Assessments, City of San Jose

Iris Priestaf served as Project Manager for two water supply assessments (WSAs) for the City of San José Municipal Water System: the North San José project involving extensive redevelopment for residential, commercial, and industrial uses and the Evergreen East Hills Vision Strategy, which included analysis of six potential development scenarios. Both assessments were prepared in compliance with SB 610 and with significant positive interaction with the Santa Clara Valley Water District. The assessments included evaluation of water demands and assessment of water supply under normal rainfall and drought conditions. Both assessments documented sufficient water supply with water conservation and water recycling. Dr. Priestaf has served as Principal-in-Charge for subsequent WSAs addressing the Coyote Valley Specific Plan, Gavilan College campus, and Envision San Jose General Plan update.

# Water Supply Assessments, City of Mountain View

Iris Priestaf has been Project Manager for three SB 610-compliant WSAs for the City of Mountain View in the heart of Silicon Valley. The City is experiencing vibrant redevelopment of industrial and commercial parks, with new mixed commercial, residential and industrial land uses. The WSAs address the City's portfolio of water supply (including imported water, groundwater, and recycled water) and the water demands of proposed developments, which often entail considerable water conservation.

# Hydrogeologic Assessment of San Mateo Plain Subbasin, San Mateo County

Recognizing the potential importance of local groundwater supply and storage, the County of San Mateo sponsored a comprehensive evaluation of the San Mateo Plain, which underlies a dozen cities, including Menlo Park, Redwood City, and San Mateo. The evaluation—intended to serve as the technical foundation for future sustainable groundwater management—addresses the hydrogeologic framework, water balance, and water quality; considers governance and management options; and provides a numerical modeling tool. The evaluation was developed with considerable outreach to local water agencies, stakeholders, and the community. Dr. Priestaf served as lead of the Todd Groundwater team.

# <u>Urban Water Management Plan, Hollister Urban Area</u>

Dr. Priestaf has served as Principal-in-Charge for the 2010 and 2015 Urban Water Management Plans (UWMP) on behalf of the City of Hollister, Sunnyslope County Water District, and the San Benito County Water District. The UWMPs include evaluation of current, past, and future water demand and comparison to available sources of supply, including imported Central Valley Project water, groundwater, and recycled water. The UWMPs have been prepared in close coordination with local water and wastewater planning, providing an independent overview. Another key aspect is the development of strategies for water conservation in accordance with State mandates and local sustainability planning.

# Water Supply Evaluations, City of Paso Robles

As Principal-in-Charge, Iris Priestaf has guided nine water supply evaluations for the City of Paso Robles. Recognizing the threat of local overdraft, the City requires that development projects demonstrate the availability of water supply by sponsoring a water supply evaluation. These evaluations are modeled on state-mandated SB 610 water supply assessments but encompass smaller projects. Seeking to conserve groundwater resources, the City requires use of recycled water (when available) and imported Nacimiento Reservoir supply. The water supply evaluations have addressed residential and commercial land uses, including wineries and hotels.

# Water Supply Assessment, City of Burbank

As Principal-in-Charge, Iris Priestaf guided preparation of a WSA for the City of Burbank; this WSA was part of environmental documentation. The proposed Avion Burbank project is proposed to include office, retail, and industrial buildings plus a hotel. Todd Groundwater estimated project water demand using water factors from comparable projects, and summarized water demand and supply for the City based on City-provided information. With a portfolio of imported water, groundwater, and recycled water, the City is capable of meeting future demands including those of the project.

# Water Supply Assessments, Santa Clara County

Iris Priestaf served as Principal-in-Charge for several WSAs in Santa Clara County. Todd prepared the successful WSA for the City of Sunnyvale industrial-to-residential (ITR) project. We also assisted Santa Clara County in determining that a WSA was not required for a major hospital expansion; this resulted in cost savings. Dr. Priestaf also provided a peer review of a water supply evaluation prepared by the project proponent for a mixed use development in northern Mountain View.





# Maureen K. Reilly, PE

**Principal Engineer** 

# **EDUCATION**

MS, Environmental Engineering, University of California Berkeley, 2002

BS, Systems Engineering, University of Virginia, 2001



### REGISTRATIONS

Professional Civil Engineer California, No. C67841 Professional Civil Engineer Texas, No. 109539 inactive Water Use Efficiency Practitioner Grade 1, Cert. No. 1891

# PROFESSIONAL SUMMARY

Maureen Reilly has over 20 years of experience in groundwater, environmental, and information systems projects. She is experienced in analytical and semi-analytical groundwater modeling programs, numerical methods, water quality analysis, monitoring, data management, and reporting in the context of groundwater basin management, and preparation of numerous Water Supply Assessments for a variety of projects in compliance with Senate Bill 610. Ms. Reilly has participated in a variety of projects, including:

# Water Supply Assessments, City of San Jose

Ms. Reilly served as Project Manager for three water supply assessments (WSAs) for the City of San José Municipal Water System: a controversial Coyote Valley community, a proposed Community College Campus, and the 2040 General Plan Update. Each project has presented unique issues, requiring in-depth analysis of water demand and supply (including imported water, groundwater, and recycled water), identification of future water sources, and discussion of water conservation measures that could be implemented in the future. All assessments were prepared and with significant positive interaction with the Santa Clara Valley Water District. As the imported water wholesaler and the regional groundwater basin management agency, the District is an integral part of the water supply and must work with their retailers to provide a sustainable source. The assessments included evaluation of water demands, and assessment of water supply under normal rainfall and drought conditions. Ms. Reilly has also served as Project Engineer for two other WSAs for the City. All five assessments documented sufficient water supply with water conservation and water recycling.

Water Supply Assessment, Rancho Los Amigos South Campus Project, Downey, California

Ms. Reilly served as Project Manager for a Water Supply Assessment (WSA) for this project, which involved County administrative buildings including various headquarters, and a crime laboratory. The WSA provided an independent evaluation of the project's water demand, which was compared to City of Downey water supply. To meet future water demands, the City has a portfolio of water supplies including groundwater from the adjudicated Central Basin, recycled water, and imported water. However, the City plans to rely on groundwater for potable supply, utilizing provisions of the adjudication to lease unused water from other water rights holders as needed. For non-potable uses, the Project would include dual plumbing for recycled water use, and all irrigation demand would rely on recycled water. With recycled water use and with City water conservation measures, the WSA concluded that the City has sufficient water supply for existing water demands and projected water demands, including the demand of the proposed Project, if it can lease additional supply in normal years as expected.

# Water Supply Assessment and CEQA Support, Squaw Valley Public Service District

Ms. Reilly served as Project Engineer for an SB 610 Water Supply Assessment for the Squaw Valley Public Service District. The proposed Village at Squaw Valley presents renewal and expansion of an existing ski resort including commercial, recreational, hotel, and residential land uses. The proposed development will depend solely on groundwater in the relatively small Olympic Valley. The WSA involves detailed analysis of all water demands to buildout, numerical modeling of groundwater supply, and a formal peer review. Todd is responsible for the comparison of supply and demand and preparation of a fully-documented, well-organized, and credible WSA. Ms. Reilly continued to support the project proponent, Squaw Valley PSD, and Placer County through the development of the Environmental Impact Report. The project was successfully passed by the Placer County Board of Supervisors in 2016.

# Water Supply Evaluation, San Juan Oaks

Ms. Reilly was the Project Engineer for a Water Supply Evaluation (WSE) to support a planned senior residential development near Hollister, California. The development included a single family residential development, market rate home sites, a resort hotel, and a commercial development. The WSE, prepared for the project developer, documented the project's demands and supply to assist San Benito County consultants in the preparation of the required water supply assessments (SB 610). Ms. Reilly's work included estimating demand and organizing meetings with local agencies to ensure a portfolio of supply sources could be available for the project including recycled water.

# Water Supply Assessments, Santa Clara County

Maureen Reilly served as Project Manager for several water supply assessments in Santa Clara County. Todd prepared the successful WSA for the City of Sunnyvale industrial-to-residential (ITR) project and several WSAs for the City of Mountain View. Each WSA requires the calculation of demand, determination of available supply, and quantification of available supply. Ms. Reilly also assisted Santa Clara County in determining that a WSA was not required for a major hospital expansion. Although the expansion was significant, Ms. Reilly showed that the extent did not trigger a WSA; this determination saved the County considerable time and money.





# Sebastien L. Poore, PE

**Associate Engineer** 

# **EDUCATION**

BS, Civil Engineering, University of California - Davis, 2017 MS, Civil Engineering, University of California - Davis, 2018

# **REGISTRATIONS**

Professional Civil Engineer California, No. 95649



### PROFESSIONAL SUMMARY

Sebastien Poore is a professional engineer specializing in numerical modeling and regional water resources management. Mr. Poore has extensive experience in the development, calibration, and application of integrated hydrological models to provide insights and guidance in solving complex regional water resource problems. Mr. Poore has had a strong focus on groundwater basin management, including modeling support to multiple Groundwater Sustainability Plans (GSPs). This support has included development of historical and baseline condition models, analysis and assessment of the efficacy of projects and management actions, and preparation of water budgets. Mr. Poore has worked extensively in the Sacramento-San Joaquin Valley and in other groundwater basins across California. He has contributed to investigations for groundwater recharge, quantification of groundwater-surface water interactions and stream depletions, and assessment of regional conjunctive use programs, including quantifying benefits of in-lieu recharge. Mr. Poore has participated in a variety of projects, including the following:

# Water Supply Assessment for Pacific Gateway Project, San Joaquin County

The Pacific Gateway is a proposed multiuse project in rural San Joaquin County that includes commercial, industrial, and a university with student housing. Mr. Poore served as the project engineer, with responsibility for acquiring, compiling, and analyzing data. This project was challenged by the absence of an UWMP, although the UWMP for nearby Tracy was reviewed and some water demand factors were applied to the project analysis. Mr. Poore also utilized local GSPs and County-wide demand factors. He developed calculations for the water demand including project demand phasing. He analyzed sources of water supply, including local surface water, groundwater from two groundwater basins, and availability of recycled water. To counter local opposition, this project was significantly revised; Mr. Poore worked closely with the EIR consultant, project proponent and consultants, and County staff to develop quantitative estimates of supply and demand that were reliable and credible.

# CoSANA Model Development, Sacramento/Sutter/Placer Counties, California

The CoSANA model is an integrated water resources model that spans the Cosumnes, South American, and North American Subbasins. Mr. Poore was the primary developer of the CoSANA model. His work included development and processing of spatial and temporal data, and conversion of the previous SaclWRM model (using the IGSM code) to the CA DWR's IWFM platform. Mr. Poore also contributed to the calibration of the model. For the three subbasins, Mr. Poore was responsible for the development of baseline condition scenarios, which were used for water budget analysis for the respective GSPs.

# Water Use Impacts Study, Natomas, Sacramento County, California

The proposed Grandpark Specific Plan involves residential and commercial land uses in an area of North Natomas, near Sacramento. SacIWRM model. The study was used to quantify impacts on groundwater conditions and streams adjacent to the proposed development. Mr. Poore was responsible for developing multiple model versions that simulated conditions under different water supply scenarios.

# <u>Technical Support for SGMA Compliance, Turlock Subbasin, California</u>

The 2022 Turlock Subbasin GSP indicated that groundwater in some areas would decline below the assigned Minimum Thresholds (MTs) set at representative monitoring site (RMS) wells. DWR's 2024 GSP assessment indicated that the GSP should be revised to assess potential impacts on water supply wells of lowered groundwater levels. The Todd team considered impacts in terms of levels, water quality, subsidence, and interconnected surface water. Mr. Poore, serving as a project engineer, contributed to this assessment by documenting where wells are at risk of going dry; by systematically comparing groundwater levels at RMS wells with water quality data at nearby wells; by analyzing groundwater levels in RMS wells relative to the top elevation of the subsidence-prone Corcoran Clay; and by comparing stream bottom elevations (thalweg) to groundwater levels in nearby wells to demonstrate when and where streams would become disconnected from groundwater.

# Water Accounting System for Carry Over Water, Antelope Valley, California

The Antelope Valley Basin adjudication allows for storage of unused production rights for later use, termed carry over water. This stored water is allowed to be used for a period of up to ten years and can be transferred to other users within the basin, however, the age of the transferred volume needs to be retained. This posed a complicated water accounting problem that needed to be addressed. Mr. Poore developed an analytical, Python-based tool, that allocates transfers between parties retaining the age of transferred water. The tool reads in carry over accrued and used for a given year and then accounts for transfers between parties, outputting a table of the carry over by year, for all parties in the basin.

## Technical Support for Regional Water Resiliency Plan, Coachella Valley

The Coachella Valley Regional Water Resilience Plan (CVRWRP) well inventory is being developed to identify where domestic and small water system groundwater wells are located within the project study area. The objective is to identify wells that may be vulnerable to failure due to climate change. Mr. Poore serves as a project engineer on the CVRWRP. He developed the approach to synthesize numerous complex spatial datasets into a coherent, systematic approach to locate wells in the Coachella Valley. Mr. Poore also participates in coordination with project partners and outreach planning to stakeholders.





# NATE DICKINSON, PE, QSD/P

# PRINCIPAL-IN-CHARGE, PEER REVIEW

# **About**

Nate has been a vital part of Sandis' engineering team for over 14 years. He brings passion, engineering excellence, and out of the box problem solving with a focus on building long-lasting relationships with his clients and stakeholders. Many of Nate's clients are long-term and trust him and Sandis to take on complex projects time after time. He offers invaluable experience overseeing the workflow and execution of Sandis' engineering services and often serves as the conduit between design teams, owners, and stakeholders helping to move projects forward.

# **Relevant Experience**

# The Rise (Vallco Town Center) Cupertino, CA

**Principal-in-Charge.** Sandis provided engineering and design services for a number of projects completed for the Rise, including the demolition of an existing mall, a bridged superblock, review of Architect RFP submissions, master planning, community outreach, public meetings, public council meetings, assisting in drafting of a ballot measure, review for consistency with SB-35, and planning approvals.

# 500 El Camino Real Middle Plaza Menlo Park, CA

**Principal-in-Charge.** Sandis provided civil engineering, traffic engineering and surveying services for on-site and off-site services for the redevelopment of an 8.43-acre site. Nate has led Sandis' engineering team through on site improvements from planning implementation through construction close-out of Middle Plaza and its opening to the public. The project underwent a 5 year community outreach phase and complicated entitlements that Nate and his team were instrumental in getting approved.

# Chadwick Heights Saratoga, CA

Principal-in-Charge. Sandis is working with the developer on a 25-acre multi-family home site. Nate has provided comprehensive site due diligence including assessing the feasibility of sanitary and domestic water systems, delineating development zones, providing conceptual hillside grading plans, and developing conceptual site plans. Sandis is currently providing conceptual road layouts, utility connections, grading and earthwork, in addition to providing support for the preliminary SB330 application to move the project forward.

# Stanford University Portola Terrace Housing San Jose, CA

Principal-in-Charge. The site spans 80 acres of undeveloped hillside with 27 houses for Stanford faculty and 12 affordable unit homes for community workforce households. Nate has led Sandis' engineering team through the project's master planning, housing development, and hillside grading including alternatives that range from spreading the development out over the full 80 acres, to clustering in the flattest 6 acres. Sandis is currently providing engineering and surveying to assist in planning, entitlement support and the development of the tentative map.



**19 Years of Experience** 14 Years with Sandis

**BS, Civil Engineering**Cal Poly San Luis Obispo

Professional Engineer Civil Engineer CA #79716

**Qualified SWPPP Developer** Practitioner, #24248

# **Additional Relevant Experience**

SLAC Photon Science Laboratory Building, Menlo Park, CA SLAC Cryomodule Repair & Maintenance Facility, Menlo Park, CA

1st and Brokaw, San Jose, CA

Stevens Creek Office Development,

Santa Clara, CA

Gateway of Pacific, South San Francisco, CA

Ardenwood, Fremont, CA

Stanford University Escondido Village Graduate Residences, Stanford, CA



# STEVEN YASUTAKE, PE

# SR. PROJECT MANAGER

### **About**

Steven Yasutake has over 14 years of civil engineering experience. He has managed the civil design of projects in the research, hi-tech, mixed-use development, and healthcare sectors. His ability to oversee the technical aspects of a project while keeping open lines of communication with project teams and stakeholders allows Steven to successfully complete projects on time and within budget. As Project Manager, Steven provides guidance on design concepts and works closely with regulatory agencies to ensure Sandis' design drawings meet state and local regulations while applying experience and lessons learned from past projects.

# **Relevant Experience**

# 500 El Camino Real Middle Plaza Menlo Park, CA

Sr. Project Manager. Sandis provided civil engineering, traffic engineering and surveying services for on-site and off-site services for the redevelopment of an 8.43-acre site that is part of the El Camino/Downtown Specific Plan Area. The project underwent a 5 year community outreach phase and complicated entitlements that Sandis was instrumental in getting approved. Off-site improvements include pavement and sidewalk improvements to both City and Caltrans roadways and traffic signal modifications at three intersections.

# SLAC Cryomodule Repair & Maintenance Facility (CRMF) Menlo Park, CA

**Sr. Project Manager.** The CRMF will support the repair and maintenance of superconducting radio-frequency (SRF) cryomodules, requiring the construction of a new 20,000+ GSF building equipped for full cryomodule disassembly, reassembly, and testing.

# Kaiser San Jose Campus Master Plan and New Hospital San Jose, CA

**Sr. Project Manager.** Steven is working with the design team on the master planning efforts for the new hospital. Sandis is providing civil engineering, land surveying, and traffic engineering from schematic design through construction documents of both the hospital site and garage construction. Steven is assisting with obtaining permits from the City of San Jose and coordinating with the County for site work.

# Stanford University Portola Terrace Housing San Jose, CA

Sr. Project Manager. The site spans 80 acres of undeveloped hillside with 27 houses for Stanford faculty and 12 affordable unit homes for community workforce households. Steven is project Project Management through the project's master planning, housing development, and hillside grading including alternatives that range from spreading the development out over the full 80 acres, to clustering in the flattest 6 acres. Sandis is currently providing engineering and surveying to assist in planning, entitlement support and the development of the tentative map.

# Lincoln Landing Development Hayward, CA

**Project Manager.** Lincoln Landing contains over 82,000 SF of retail space, 476 multi-family residential units, a four-level parking garage, on an approximately 11.3-acre site. The development is one of the City of Hayward's largest developments, with intention of revitalizing the downtown area. Sandis provided civil engineering, surveying for site improvements including utilities, site work, and stormwater treatment.



14 Years of Experience11 Years at Sandis

BS, Civil Engineering University of California, Irvine

Professional Engineer Civil Engineer CA #82079

# **Additional Relevant Experience**

SLAC Photon Science Laboratory Building, Menlo Park, CA

SLAC Cryoplant, Menlo Park, CA

SLAC Science and User Support Building, Menlo Park, CA

1010 - 1026 Alma Street, Menlo Park, CA

520 Almanor Ave, Sunnyvale, CA

The Rise (Vallco Town Center), Cupertino, CA

Apple Park, Cupertino, CA
1st and Brokaw, San Jose, CA
Ardenwood, Fremont, CA

#### **Profile**

Maintain established track record as proficient and creative leader in technology industry with strong experience in product management, engineering management, software development infrastructure, and product release. Possess strong program management experience having led to market over 15 major product releases within Autodesk. Accomplished career manager and responsible for managing and developing high performance technical teams comprised of individual contributor to senior software architects.

Twenty years of entrepreneurial business experience managing all aspects of software product development and engineering at Autodesk Inc., an industry leading 3D design, engineering, and entertainment software company.

Extensive experience in client facing requirements gathering and assessment, product roadmap development, risk and dependency analysis, product implementation, qualification and release. Noted for ability to develop and administer winning partnerships with multifunctional internal groups. Proven success managing multiple priorities within a large and complex business environment with strong advocacy for the customer's voice. Strong and persuasive communicator.

#### Education

University of California, Berkeley Bachelor of Arts, Architecture

#### **Course Work Certificates**

- HAAS School of Business: Product Management
- MIT: Beyond Smart Cities: Emerging Design & Technology
- MIT: Mastering Design Thinking

#### **Business Experience**



## FASTCAST, LLC 2014 - 2025 Founder and Manager Partner

Fastcast is a professional consulting firm providing GIS-based shadow analysis software and services for both public and private sector applications, working with city planners, architecture, engineering, and environmental planning firms in the United States. Fastcast projects have included custom environmental software tools, computer-generated shadow analysis, and solar analysis visualization and animation. Fastcast develops and deploys a full suite of proprietary software for performing detailed shadow impact calculation, including shadow square foot load analysis (Solar Calculator™) and 3D vertical boundary constraint generation (Solar Envelope™).

#### **Responsibilities & Activities**

- Direct all aspects of business development and management for Fastcast. Responsible for generating and maintaining consulting contracts.
- Head up the development of new products for the design and planning industry.
- Developed product methodology and delivered advanced visualization products and simulation services to client for public review process.
- Established client list of over 100 local and regional businesses, with excellent reputation as expert in field computer generated visual analysis and shadow impact quantification.
- Acted as business development lead and client liaison directing all aspects of product development and delivery of SaaS bases services.
- Identified untapped services market for computer generated visualization techniques and deliverables and executed business plan to tap this emerging market.
- Established preferred consultant status to San Francisco Redevelopment Agency for shadow analysis specific to
  Proposition K building constraints and maintain excellent reputation among several local cities and towns
  throughout the region as a sound source for technical visual analysis.

#### **Short Summary of Fastcast Clients**

**Gensler Architects Heller Manus Architects** Crescent Heights Strada FSA SF OCII **AECOM HOK Architects** San Fracisco Planning **Foster Partners** Mark Cavagnero Architects SF Municipal Transit Authority Perkins & Will U.S. Generating Co **SWCA Gary Handel Architects** Hines Development

Gary Handel Architects Hines Development Brookfield
SOM Architecture Boston Properties Keep Tahoe Blue
East Bay Municipal Util. Dist. Alexandria Real Estate N17 Development



#### **EPIC Games Research Consulting 2018**

Provided detailed business model and product distribution research for Product Management, Marketing and Legal Teams specific to adoption, licensing and entitlements. Included over 10 cross market interviews with IT, product and operational leaders.



#### **Business Experience**

#### Autodesk Inc.

Technical Business Manager Autodesk Worldwide Engineering

Business Manager for core corporate technologies reaching customers. Responsible for representing global team of engineers in defining business opportunities to centralize process and technology resources across all product divisions. Negotiated centralized contracts with 3<sup>rd</sup> party partners and drove internal technical roadmap and cross divisional communications of goals, strategy and progress. Strong progress in developing common processes and technologies to deliver consistent Autodesk branded user experience for product delivery, activation and entitlements.

#### Autodesk Inc.

Product Manager Cloud Services
Information Modeling & Platform Products Group (IPG)

Product Manager for Autodesk Worldwide Engineering Organization. Responsible for companywide component technologies delivered across product groups. Acted as lead to addressing common product requirements across all design software teams and third-party development partners. Identified and negotiated company wide license agreements for common components, consolidating multiple contracts and[?] reducing corporate costs.

Product Manager for the Autodesk Cloud Platform Group leading the investigation of business opportunities for the newly forming Autodesk digital content platform and ecosystem. Through a series of customer interviews, focused research and business partner evaluation, rationalized a strategy leveraging Autodesk's rich collection of desktop design professionals.

- Acted as Cloud Platform business liaison in socializing cloud content strategy (Autodesk Exchange) across the company, promoting a transition from traditional desktop workflows to cloud services.
- Close partnership with user experience and research teams in driving customer facing investigation of cloud workflow efficiencies and customer concerns.
- Business Lead for internal components team, responsible for delivering major common components consumed by over 20 Autodesk shipping products.
- Managed and directed requirement for all Autodesk common components and Exchange Content Platform & Marketplace

#### Autodesk Inc.

Senior Software Development Manager

Product Solution & Emerging Business Division (PSEB)

- Managed engineering business requirements and software deliverables for Autodesk AIRMax Project and Autodesk Publishing, including One Graphic System, Autodesk Design Review™, and the DWF™ Toolkit.
- Established functional collaborative partnerships across divisional product teams, including AEC and Manufacturing
  Divisions, resulting in stronger customer satisfaction metrics as attributed to enhanced product interoperability and
  reliability.
- Responsible for delivery of all major and incremental product releases of Autodesk Design Review, growing registered
  user base from 6M to 10M from 2006-2008.
- Identified gap in "Lighthouse" customer satisfaction resulting in design and implementation of Critical Customer Escalation Program and Engineer Network which in turn resulting in over 45% reduction of product failures as reported through Customer Error Reports (CER).
- Business Lead for the Autodesk Print Development Kit (PDK) working closely with Autodesk Business Partners (HP, Océ, KIP, etc.) to assure PDK continues to satisfy customer and industry needs as standard for large format printing.

#### Autodesk Inc.

Senior Software Development Manager

Media & Entertainment Division

Managed Software Development & Quality Teams for 3ds Max™, Autodesk VIZ™, and New Product R&D initiatives.

- Product Manager for Autodesk VIZ 2006™ achieving \$6M in extended division revenue.
- Acted as key strategic planner in transitioning Animation Group organization to Montreal, including execution of hiring and training Software Control Management, Release Team and Quality Organization in Canadian site.
- Positioned Senior R&D Team as extension to Platform Solution SWD Group to accelerate development and meet critical milestone for Autodesk Impression™ product launch.



# **CHRISTINA DIKAS**

## Principal in Charge, Project Manager

Christina is Principal of Page & Turnbull's Cultural Resources Planning Studio, has over 18 years of experience, and is based in the San Francisco office. With her extensive expertise in surveying, researching, and evaluating historic properties, Christina stands out for her exceptional communication skills and keen sensitivity to clients' needs, prioritizing flexibility and open dialogue. In her work, she values the sense of place, historical perspective, and sustainability inherent in cultural resource management and historic preservation. She has led numerous Historic Resource Evaluations (HREs), CEQA analyses, historic surveys, Section 106 technical reports, National Register nominations, and historic resources chapters of General Plans, Specific Plans, Design Guidelines, and other planning documents. Christina meets the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History.



#### **EDUCATION**

University of Virginia, Master of Architectural History, Certificate in Historic Preservation,

University of California, Los Angeles, Bachelor of Arts in Sociology, Minor in Museum Studies

#### **AFFILIATIONS**

California Preservation Foundation, former **Board of Trustees** 

San Francisco Architectural Heritage





#### **RELEVANT PROJECT EXPERIENCE**

- Parkline Development SRI International Campus Historic Resource Evaluation, Historic Resource Technical Report, Historic Preservation Alternatives Analysis,
- California College of the Arts Historic Resource Evaluation, Historic Resource Technical Report, EIR Cultural Resources Chapter, Oakland
- Stonestown Development Historic Resource Evaluation, Preservation Alternatives Analysis, San Francisco
- Stockton Boulevard Plan EIR Historic Resources Analysis Report, Sacramento
- City of Palo Alto Historic Preservation Planning On-Call Consultation
- Professorville Historic District Design Guidelines, Palo Alto
- Sonoma Developmental Center Specific Plan and EIR Cultural Resources Chapter, Eldridge
- Mountain View Historic Context Statement, National Register Nominations, Historic Preservation Ordinance, and Register Update
- Mountain View Downtown Precise Plan
- Redwood City Downtown Central Area Plan
- Fremont On-Call Historic Resources Consultation
- Sonoma Downtown District Preservation/Design Guidelines
- Santa Rosa Downtown Station Area Specific Plan
- Napa General Plan Update
- Salinas General Plan Existing Conditions Report, EIR Cultural Resources Chapter









## **JENNIFER HEMBREE**

### **Cultural Resources Planner**

Jennifer is a seasoned Cultural Resources Planner based in Page & Turnbull's San Jose office. With over 20 years of experience, Jen is well-versed in conducting historic research and preparing Historic Resource Evaluations (HREs) and State of California Department of Parks and Recreation (DPR) historic survey forms. She is an expert in the Federal Historic Tax Credit application process, including reviewing rehabilitation projects and preparing National Register of Historic Places registration forms, where her attention to detail come to the forefront. Her experience encompasses a broad spectrum of building types and projects, making her an invaluable asset to clients seeking nuanced preservation strategies. Clients can rely on her expertise, meticulousness, and dedication to achieving outstanding results in the preservation and planning field. Jennifer meets the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History.

#### **EDUCATION**

University of Maryland, College Park, Historic Preservation Certificate

University of Maryland, College Park Master of Arts, American Studies

The George Washington University Bachelor of Arts, Archaeology

#### **AFFILIATIONS**

Urban Land Institute San Francisco California Preservation Foundation

#### **RELEVANT PROJECT EXPERIENCE**

- Denman Middle School CEQA Proposed Project Impact Analysis, San Francisco
- Stanford University Avery Aquatic Center DPR Forms, Stanford
- Stanford University Student Activity Center District Analysis, Stanford
- Stanford University Golf Club DPR Forms, Stanford
- Cal Poly San Luis Obispo Residence Hall DPR Forms, San Luis Obispo
- 653 Cabrillo Avenue DPR Forms, Stanford
- 349 First Street DPR Forms, Los Altos
- 523 Webster Street DPR Forms, Palo Alto
- 425 S Winchester Street DPR Forms, San José
- Westgate West Shopping Center DPR Forms, San José
- Castro Theatre Historic Tax Credit Project, San Francisco
- □ Temple Emanu-El CEQA Historic Resource Mitigations, San Francisco
- Mountain View Downtown Precise Plan
- UC Law 100 McAllister Federal Historic Tax Credit Project, San Francisco
- Ford Motor Company Assembly Plant National Register Nomination, Pittsburgh
- St. John's Seminary National Register Nomination, San Antonio, TX
- Whitefield Commons Apartments National Register Nomination, Arlington, VA
- Glebe Apartments National Register Nomination, Arlington, VA
- The Hampshire National Register Nomination, Washington, DC
- The Homestead Apartments National Register Nomination, Washington, DC
- Lake Street Sash & Door Company National Register Nomination, Minneapolis,
   MN





Years in the Industry

20+

## DAVID DOEZEMA

Mr. Doezema is a Senior Principal in Keyser Marston Associates' Berkeley office. He joined KMA in 2002.

#### **Key Role**

Mr. Doezema focuses on affordable housing nexus, successor agency finance, fiscal impact analysis, and financial analysis and modeling.

#### **Affordable Housing Nexus**

Mr. Doezema has experience with more than 15 affordable housing nexus analyses in support of affordable housing requirements on residential and non-residential development and was lead principal on KMA's recent residential nexus assignment for the City of San Jose. Other examples include San Diego, San Francisco, Seattle, Mountain View, Emeryville, Daly City, Newark, Fremont, and Rancho Cordova. Affordable housing analyses for specific projects include the Facebook Campus in Menlo Park and the Stanford Medical Center expansion in Palo Alto.

#### **Successor Agency Finance**

Mr. Doezema assists cities and counties in relation to redevelopment dissolution including preparation and review of recognized obligation payment schedules, cash flow analyses, and fiscal consultant reports for refinance of tax allocation bonds. He has been responsible for on-going pass through calculations for all 13 successor agencies in San Mateo County on behalf the County Controller's Office.

#### **Fiscal Impact Analysis**

Mr. Doezema has experience preparing fiscal impact analyses on projects throughout California, spanning a wide variety of land uses including master planned communities, military base reuse plans, medical facilities, and mixed-use projects.

#### **Sports Facilities**

Mr. Doezema had a key role in KMA's services to the City of Santa Clara on the Levi's Stadium project and negotiations with the San Francisco 49ers. Mr. Doezema was involved from the initial concept through stadium opening and was responsible for analyzing numerous aspects of the project including construction finance, funding of on-going operations of the Stadium Authority, public financing, fair market rent for the City's land, and fiscal and economic impacts.

#### **Professional Credentials**

Mr. Doezema holds a master's degree in urban planning and a bachelor's degree in civil and environmental engineering from the University of Michigan, Ann Arbor.



Illingworth & Rodkin Scope of Work and Budget





429 East Cotati Avenue Cotati, California 94931

Tel: 707-794-0400 www.illingworthrodkin.com Fax: 707-794-0405 illro@illingworthrodkin.com

February 11, 2025

Teri Wissler Adam Senior Principal EMC Planning Group 601 Abrego Street Monterey, CA 93940

VIA E-Mail: wissler@emcplanning.com

**SUBJECT:** 80 Willow Road in Menlo Park, CA

**Proposal for Acoustical and Air Quality Consulting Services** 

Dear Teri:

Thank you for inviting Illingworth & Rodkin, Inc. (I&R) to submit this proposal to prepare the noise and air quality assessments for the proposed mixed-use development at 80 Willow Road in Menlo Park, California. The project proposes demolishing the existing structures on the approximately 6.7-acre site and construct four buildings that total about 665 residential units, 336,065 square feet (sf) of office, 29,240 sf of retail, and 2,670 sf of a private school. We understand that the application asserts to have been filed under the so-called "builder's remedy" provision of the Housing Accountability Act. Based on I&R's experience with similar projects and projects in this area, we offer the following scope of work and fee estimate.

#### SCOPE OF WORK - NOISE/VIBRATION

The primary noise- and vibration-related issues associated with the project would result from temporary project construction activities and permanent project operations. I&R would complete the following tasks in the noise assessment:

- 1. Quantify Existing Ambient Noise Levels. The existing noise environment will be quantified through a noise monitoring survey. Noise levels would be measured over a continuous 24-hour period at three locations to quantify ambient noise levels. Short-term noise measurements would be made as necessary over periods of 10 to 15-minutes. Available General Plan noise data or other data supplied by the City will be reviewed in combination with I&R file data to establish ambient noise levels in the project vicinity.
- 2. Calculate Future Noise Levels at Proposed Uses. Based on the results of the noise measurements, future traffic volume projections, and the project site plan, noise levels would be calculated at noise sensitive receivers proposed at the project site.

- **3.** Calculate Project Operational Noise Levels. I&R would calculate project-generated noise that could affect existing noise sensitive uses. This would include calculations of traffic noise increases based on the project's traffic study, noise from the project's mechanical system, and other features of the project.
- **4.** Calculate Construction Noise Levels. Noise generated by the construction of the project would be estimated at nearby uses based on data contained in I&R files. Construction activities can generate substantial noise levels, especially during demolition and foundation work.
- **5.** Calculate Construction Vibration Levels. Vibration may be a concern during demolition and construction depending on the proximity of the project to existing buildings, particularly sensitive historic buildings. Vibration levels expected from demolition and construction activities would be based on published data contained in I&R files.
- 6. Assess Noise and Land Use Compatibility and Recommend Noise Control. The future noise environment at the project site will be evaluated with respect to the noise standards established by the Town of Los Gatos. If noise levels are calculated to exceed City guidelines, the general range of noise control treatments, including noise barriers and a range of Sound Transmission Class (STC) ratings for building elements would be established to reduce exterior and interior noise levels to acceptable levels. The detailed design and specification of noise control treatments (if required) would be completed under a separate agreement during the design phase of the project.
- 7. Assess Noise and Vibration Impacts. Noise impacts will be assessed pursuant to the requirements of the CEQA Guidelines. Noise and vibration levels will be compared to applicable State and local noise thresholds to identify any potential noise impacts at sensitive receptors in the area resulting from the proposed project.
- **8. Identify Mitigation Measures.** We will recommend measures to mitigate any significant noise or vibration impacts that are identified.

#### SCOPE OF WORK – AIR QUALITY/GHG

Primary air quality issues associated with the project would be regional air pollutant emissions, health risk impacts associated with project construction and operation on existing nearby sensitive receptors, and proper computation of project-specific greenhouse gas emissions (GHG). The California Environmental Quality Act (CEQA) Air Quality Guidelines updated by the Bay Area Air Quality Management District (BAAQMD) would be used to assess the air quality and GHG impacts of the proposed project. In addition, the project is near existing sources of air pollution that could affect the sensitive receptors introduced by the project. The following tasks would be conducted to address project air quality and GHG impacts:

1. Calculate Air Pollutant Emissions. Construction and operational air quality impacts resulting from the project would be addressed by predicting construction and operational period emissions (ROG, NOx, and PM). Emissions obtained from the latest version of

California Emissions Estimator Model (CalEEMod) would be used to develop construction and operational period emission rates based on project-specific construction and traffic information. The modeling would consider the likely phasing of the project, where construction and operational emissions would overlap; therefore, emissions for the multiple construction plus operation conditions would be included.

- 2. Evaluate Health Risk Impacts. The project is near sensitive receptors (e.g., residences), so a health risk assessment is proposed. Construction emissions obtained from CalEEMod would be used to develop construction period emission rates based on project-specific information. Operational emissions would be based on traffic emissions obtained from the State's EMFAC2021 model (or newer version if available) and emissions computed for any stationary source such as diesel-powered emergency generators. Dispersion modeling would be conducted using EPA's AERMOD model and hourly meteorological data from the most representative monitoring station. This analysis assumes multiple phases of construction would be assessed. The cancer risks associated with modeled construction-period diesel particulate matter (DPM) and PM2.5 concentrations would be computed following the BAAQMD risk management policy guidance. The risks would be compared against BAAQMD CEQA thresholds (i.e., cancer risk, non-cancer hazards, and PM2.5 concentration). Measures that may be necessary to reduce construction exhaust emissions or cancer risks will be identified.
- 3. **Assess Cumulative Health Risk Impacts.** Modeling of busy nearby roadways would be conducted using EMFAC and AERMOD, as described above. Permitted stationary sources screening data would be obtained from BAAQMD. The combination of roadway and stationary source impacts would be used to predict the cumulative health risk impacts at the maximally exposed individual. Note that a public records request to BAAQMD to obtain stationary source emissions data may be necessary.
- 4. Analyze Health Risk Impacts Upon the Project from Existing Sources. The project would cause impacts to new sensitive receptors from the phased construction, addition of new traffic and potential new stationary sources. Therefore, a health risk assessment of project and cumulative sources upon the new on-site sensitive receptors would be completed.
- 5. **Evaluate GHG Emissions.** GHG emissions from the project would be computed using CalEEMod as described above. This would include a breakdown of emissions by sector, e.g., traffic (vehicle miles travelled or VMT), natural gas, electricity usage, waste, and water. Emissions associated with natural gas usage would be computed based on use of modern appliances and usage activity. Since BAAQMD guidelines consider natural gas usage to be a significant impact, the emissions of natural gas would be quantified such that City could consider quantified mitigation measures. These would include equivalent on- or off-site renewable energy production, additional VMT reductions, or off-site VMT reductions.
- 6. **Identify Mitigation Measures.** Reasonable and feasible mitigation measures to reduce any significant air quality or GHG impacts would be identified and evaluated. A list of

Teri Wissler Adam EMC Planning Group February 11, 2025 - Page 4

reasonable and feasible dust control measures would be developed to reduce construction air quality impacts and, if necessary, measures to reduce construction health risk or GHG emissions to acceptable levels. Project design features (i.e., MERV filtration) would also be identified and evaluated if necessary.

#### **Deliverables and Schedule**

The results of the analyses will be submitted in our standard report format. The reports would include appropriate tables, graphics, results, and information regarding any proposed mitigation measures. Responses to administrative comments will be provided.

We estimate that we can complete our reports within eight weeks of receiving all the necessary data needed to complete the analyses.

### **Budget Estimate**

I&R's fee to complete the noise and air quality technical analyses is listed below. Additional services, such as meetings, public hearing attendance, additional technical analyses, or responding to public comments would be completed, if necessary, under a separate or amended agreement. Attachment A lists our hourly billing rates and insurance coverage.

Task	Cost
Noise and Vibration Assessment	\$17,500
Air Quality, Health Risk, and GHG Emissions Assessment	\$19,000
Responses to Administrative Comments	\$2,000
TOTAL	\$38,500

**\* \* \*** 

Thank you for the opportunity to submit this proposal. We look forward to working with you.

Sincerely,

Michael S. Thill Principal Consultant

Wild of of

ILLINGWORTH & RODKIN, INC.

Attachment A: Hourly Billing Rates and Insurance Coverage

Teri Wissler Adam **EMC Planning Group** 



429 East Cotati Avenue Cotati, California 94931

Tel: 707-794-0400 www.illingworthrodkin.com

Fax: 707-794-0405 illro@illingworthrodkin.com

#### **ATTACHMENT A: 2025 HOURLY BILLING RATES**

Our fees are based on the following schedule of hourly rates:

Principal \$250/hour Senior Consultant \$225/hour \$210/hour Consultant Staff Consultant \$195/hour Technical/Admin Support \$140/hour

Rates are subject to change on an annual basis. Document reproduction and shipping at cost. Mileage at IRS allowable rate; currently \$0.70.

#### **INSURANCE COVERAGE**

GENERAL LIABILITY in the amount of \$2,000,000 per occurrence/ \$4,000,000 aggregate.

WORKERS COMPENSATION covering our own employees in the amount of \$1,000,000 per occurrence.

AUTO (OWNED & NON-OWNED) covering personal injury or death and property damage in the amount of \$1,000,000 per claim.

PROFESSIONAL LIABILITY in the amount of \$2,000,000 per claim and \$2,000,000 annual aggregate. Limitation of Liability. To the maximum extent permitted by law, Illingworth & Rodkin, Inc. requests that the Client agree to limit Illingworth & Rodkin, Inc.'s liability for Client damages to the sum of \$250,000 or our fee, whichever is greater. This limitation shall apply regardless of the cause or legal theory asserted.

UMBRELLA LIABILITY in the amount of \$2,000,000 per occurrence and aggregate.

Certificates of insurance will be issued upon request.

#### **INVOICING AND PAYMENTS**

I&R submits monthly progress billing invoices by the 15th of each month, for the prior month's services. Invoices are submitted directly via email in pdf format, to the email address provided by the client. Special invoicing requirements may result in administrative costs, billed at a rate of \$125/hour, in addition to the proposed budget.

I&R accepts payment in the form of cash, paper check, or credit card. I&R does not accept ACH/Electronic payments, or any other form of payment via 3rd party vendors or client portals.

	Principal	Senior Consultant		Consultant		Consultant		Consultant		Staff nsultant	Technical /Admin Support	
TASK	\$250.00	\$	225.00	\$	210.00	\$ 195.00	\$ 140.00	TOTALS				
Noise	8		48		20			\$ 17,000.00				
AQ	8		40		16	24		\$ 19,040.00				
Comments	8							\$ 2,000.00				
Expenses								\$ 460.00				
	24		88		36	24	0	\$ 38,500.00				

Ninyo & Moore Scope of Work and Budget







April 9, 2025 Proposal No. 09OAK03-01895

Mr. Stuart Poulter Principal Planner EMC Planning Group 601 Abrego Street Monterey, California 93940

Subject: Proposal for Environmental and Geotechnical Services

City of Menlo Park 80 Willow Road

Menlo Park, California 94025

#### Dear Mr. Poulter:

In accordance with your request, Ninyo & Moore is pleased to submit this proposal to provide environmental and geotechnical services for the proposed project at 80 Willow Road in Menlo Park, California (the site). Our scope of environmental services will consist of completing a Phase I Environmental Site Assessment (ESA) that will be consistent with the ASTM International (ASTM) 2021 guidance (Designation Number E1527-21). The objective of the ESA will be to evaluate whether past or current activities have resulted in "recognized environmental conditions," as defined in ASTM E1527-21.

Our scope of geotechnical services will include review of Langan's 2024 geotechnical investigation at the site, supplemental letters and recommendations, preliminary project plans, and preparation of written comments addressed to the geotechnical consultant for the project. We have prepared the following scope of services and fee quotation based on your request and information provided by you.

#### SCOPE OF SERVICES

#### **Environmental Services**

Ninyo & Moore's proposed scope of services for the ESA will include the activities listed below.

• In accordance with the ASTM E1527-21 standard, it is the responsibility of the user of the report to conduct a review of recorded land title records and lien records for the site, or engage a title company to review such records. Evidence of environmental liens and/or activity and use limitations on the site, if discovered during this review, must be provided to the environmental consultant (Ninyo & Moore). We will incorporate this information into our assessment. We will

review the land title, environmental lien and activity/use limitation records for the parcel from a Preliminary Title Report supplied by the client.

- Review ownership records for the site, if provided by the client, to evaluate probable past site
  uses and the possible impact on the current environmental status of the site.
- Review readily available maps and reports pertaining to the site, which are provided by the client.
   Our report will include a one to two paragraph summary of each relevant previous environmental report.
- Conduct interviews with owners and property representatives (if readily available) regarding the environmental status of the site.
- Perform a site reconnaissance to visually identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls, and possible risks of contamination from activities at the site and adjacent properties.
- Review available regulatory agency databases for the site and for properties located within a
  specified radius of the site. The purpose of this review is to evaluate the possible environmental
  impact to the site. Databases will identify locations of known hazardous waste sites, landfills, and
  leaking underground storage tanks, permitted facilities that utilize underground storage tanks,
  and facilities that use, store, or dispose of hazardous materials.
- If the site and/or adjoining properties are identified on a government records search, a review of
  readily available state and local regulatory agency files for the site and adjoining properties will
  be conducted. Requests will be made to the Regional Water Quality Control Board (RWQCB),
  Department of Toxics and Substances Control (DTSC), County Department of Health Services,
  and the local Fire and Building Departments. The purpose of the file review is to evaluate if a
  REC, Historical REC, Controlled REC or de minimis condition exists on site.
- Review readily available historical documents, including aerial photographs (site and adjacent properties), Sanborn Insurance Maps (site and available adjacent properties), Building Department Records (site only), and reverse city directories (site and available adjacent properties), as appropriate.
- Prepare the Phase I ESA report for the property. The Phase I ESA report will document findings
  and provide opinions regarding possible environmental impacts at the site. Color photographs
  will be provided in the report.

In accordance with ASTM E1527-21, the following, which is not intended to be all inclusive, represents out-of-scope items with respect to this ESA and, therefore, will not be addressed: asbestos, lead-based paint, radon, emerging contaminants, wetlands, lead in drinking water, regulatory compliance, cultural and historic risk, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high-voltage power lines. In addition, Ninyo & Moore will not address interpretations of zoning regulations, building code requirements, or property title issues.

#### **Geotechnical Services**

Ninyo & Moore's proposed scope of services for geotechnical peer review will include:

- Review of Langan's 2024 geotechnical investigation at the site. We understand that fieldwork was completed in May, 2024 consisting of four borings and three cone penetration tests.
- Review of supplemental letters and recommendations prepared by Langan.
- Review of project plans and specifications for conformance with geotechnical recommendations.
- Preparation of written comments addressed to the geotechnical consultant for the project.
- Review of response comments and revised project documents, and preparation of a second-round review letter, if required.

### **UNDERSTANDINGS**

- The visual observations made by Ninyo & Moore will be limited to the surface area of the site and contiguous properties.
- The ESA for the site property will be conducted by Ninyo & Moore expressly and solely for the client and its assigns. The evaluations, findings, conclusions, and recommendations contained in the site assessment report will represent Ninyo & Moore's professional judgment and opinion. The report will be based solely on information gained from direct observation, personal interviews, and examinations of regulatory records. In the event any conditions differing from or additional to those described in the ESA are encountered at a later time, Ninyo & Moore reserves the right to review such conditions and to modify, as appropriate, the assessments and conclusions given in the site assessment report.
- Government agency records will be requested using postal addresses or APNs provided by the client or found during historical review. Please provide us with any known street addresses or APNs for the site property other than those indicated above.

#### COMPENSATION

The lump-sum fee for the Phase I ESA discussed above is \$4,500 (Four Thousand Five Hundred Dollars). The lump-sum fee for the geotechnical peer review is \$7,000 (Seven Thousand Dollars).

### SCHEDULE

Following receipt of notice-to-proceed, Ninyo & Moore will commence services described herein. The ESA and peer review will be completed within approximately 3 weeks of notice-to-proceed. If the scope of work presented above and the proposed fee contained in this proposal are acceptable, please forward the appropriate written authorization at your earliest convenience.

We appreciate the opportunity to submit this proposal and look forward to working with you on this project.

Respectfully submitted, NINYO & MOORE

Brandon S. Wilken, PG, QSP

**Principal Geologist** 

BSW/RH/gvr

Peter C. Connolly, PE, GE Principal Engineer

Ninyo & Moore | 80 Willow Road, Menlo Park, California, 94025 | 090AK03-01895 | April 9, 2025

	Principal	Senior Project	Project	Staff	Data Processor	
	Eng/Geo/Sci	Eng/Geo/Sci	Eng/Geo/Sci	Eng/Geo/Sci	Administrator	
TASK	\$ 250.00	\$ 220.00	\$ 210.00	\$ 180.00	\$ 95.00	TOTALS
Phase I ESA	2		19			\$ 4,490.00
Geotech Rev	27				2.75	\$ 7,011.25
	29	0	19	0	2.75	\$ 11,501.25

Hexagon Transportation Consultants Scope of Work and Budget



April 9, 2025

Ms. Teri Wissler Adam EMC Planning Group 601 Abrego Street Monterey, CA 93940

Re: Proposal to Prepare a Transportation Impact Analysis for the Proposed 80 Willow Road Project in Menlo Park, CA.

Dear Ms. Wissler Adam:

Hexagon Transportation Consultants, Inc. is pleased to submit this proposal to prepare a Transportation Impact Analysis (TIA) for the proposed 80 Willow Road project in Menlo Park, CA. The project proposes 336,065 s.f. of office space, 665 dwelling units (133 of these units would be affordable housing units), 29,240 s.f. of retail space, a 130-room hotel, and a 2,670 s.f. private preschool. Access to the project site would be provided on both Middlefield Road and Willow Road.

## **Scope of Services**

The purpose of the transportation study is to satisfy the requirements of the City of Menlo Park, California Environmental Quality Act (CEQA), and the City/County Associations of Governments (C/CAG) Congestion Management Program (CMP). The transportation study will include a VMT analysis and an operational analysis of weekday AM and PM peak-hour traffic conditions. The operational analysis will determine the potential adverse traffic effects caused by the proposed project on up to 25 key intersections, 2 freeway segments, and 4 freeway ramps in the vicinity of the site.

### **CEQA Analysis**

- 1. VMT Analysis. The project is not located within ½ mile of the Menlo Park Caltrain station. Therefore, all land uses will require a VMT analysis. Hexagon will utilize the citywide travel demand model for this analysis. Hexagon will coordinate with City staff on the appropriate methodologies to evaluate VMT for the retail, hotel and preschool land uses. As needed, Hexagon will provide VMT analysis for the CEQA Alternatives.
- 2. VMT Mitigation. If the VMT analysis identifies a significant VMT impact, Hexagon will work with City staff to identify the most appropriate mitigation strategies. It is envisioned that the City may need to work with the applicant team to develop the appropriate mitigation measures. Hexagon will provide technical support in reviewing documents and conducting any necessary analysis. This task assumes up to 20 hours of staff time. Work requiring considerably more effort will require additional budget authorization.
- 3. **Provision of Data to Air Quality and Noise Consultants.** It is anticipated that the Air Quality and Noise consultants will need traffic and VMT data for their analysis. This task includes Hexagon staff time to coordinate with the consultants on the data needs, formats, and providing the requested data.

- 4. Site Access, On-Site Circulation and Parking. A review of the project site plan will be performed to determine the overall adequacy of the site access and on-site circulation in accordance with generally accepted traffic engineering standards and to identify any access or circulation issues that should be improved. Parking will be evaluated relative to the City's parking code. This analysis will inform Hexagon's determination of the project's CEQA Transportation impact on hazards and emergency access.
- 5. Bicycle, Pedestrian, and Transit Facilities. A qualitative analysis of the project's effect on transit service in the area and on bicycle and pedestrian circulation in the study area will be included in the traffic report. This includes sidewalks, bicycle lanes, and amenities to promote the safe use of alternate modes of transportation, and connections to the existing bicycle and pedestrian network.

## **Non-CEQA Operations Analysis**

- 6. Selection of Study Intersections, Freeway Segments and Freeway Ramps. Hexagon will coordinate with the project team and City staff to determine the list of study intersections, freeway segments, and freeway ramps. Decisions such as whether traffic currently generated by existing uses on site, or traffic that can be generated by existing uses on site at full occupancy can be credited towards project trip generation could affect the study scope. This proposal assumes a budget for up to 25 key intersections (inside and outside of the City of Menlo Park), 2 freeway segments, and 4 freeway ramps. Additional budget and schedule would be needed if the scope needs to include additional locations.
- **7. Site Reconnaissance**. The physical characteristics of the site and the surrounding roadway network will be reviewed to identify existing roadway cross-sections, intersection lane configurations, traffic control devices, and surrounding land uses.
- **8. Data Collection**. It is assumed that intersection counts at most study intersections will be provided by City staff. Counts at unsignalized intersections may not be available from the City. This proposal includes collecting peak hour (7-9 AM, and 4-6 PM) turning movements counts at up to 10 locations. Pedestrian and bicycle counts will be included. Each count location will require \$320 for 4 hours of data collection.
- 9. Observation of Existing Traffic Conditions in the Study Area. Field observations of existing traffic conditions will conducted during the AM and PM peak hours to confirm existing intersection operations.
- 10. Evaluation of Existing Conditions. Existing traffic conditions will be evaluated based on existing traffic volumes at the study intersections. The existing traffic conditions at the key study intersections will be evaluated using the software Vistro, which is the designated software for the City of Menlo Park.

11. Project Trip Generation, Distribution, and Assignment. Estimates of trips to be added to the surrounding roadway network by the proposed project will be based on the trip generation rates recommended by the Institute of Traffic Engineers' Trip Generation Manual, 11<sup>th</sup> Edition. Potential trip reductions for the project location and mixed-use design will be estimated using the latest MXD model. Trips generated by existing uses on site will be credited based on City input.

Hexagon will run the citywide travel demand forecasting model to determine the trip distribution pattern for the project. Site-generated traffic will be assigned to the roadway network based on the trip generation and distribution pattern. Traffic assignment to cut-through routes, or alternative routes will be identified using Google Maps' typical traffic congestion patterns during the peak hours. Hexagon will consult City staff prior to including cut-through routes and alternative routes in the trip assignment.

The trip generation, distribution, and assignment estimates will be reviewed and approved by City staff prior to initiation of the subsequent tasks.

As needed, Hexagon will provide trip generation estimates for the CEQA Alternatives.

- 12. Evaluation of Background Conditions. Background traffic volumes represent a nearterm horizon when the project is anticipated to be completed. Hexagon will work with the team and City staff to define the horizon year. A list of approved, and not-yet constructed or occupied projects will be obtained from City staff. Hexagon will use the travel demand forecasting model to forecast intersection-level traffic volumes and freeway volumes. The model's land use for the project zone will be reviewed to determine whether additional modifications are needed to generate the background conditions traffic volumes. Intersection LOS analysis will be completed using Vistro software.
- 13. Evaluation of Background Plus Project Conditions. Project-generated traffic will be added to the background condition traffic volumes. Intersection levels of service under project conditions will be evaluated using Vistro software. Intersection level of service calculations will be conducted to estimate project traffic conditions during the AM and PM peak hours after the completion of the proposed project. Intersection adverse effects associated with the project will be evaluated relative to background conditions.
- 14. Evaluation of Cumulative Conditions. Cumulative traffic volumes represent a 2040 horizon assuming the buildout of the City's General Plan, as well as any approved or pending General Plan Amendments. Hexagon will reference the pending Parkline TIA for future cumulative volumes. This task does not assume a new model run. The model's land use for the project zone will be reviewed to determine whether additional modifications are needed to generate the cumulative conditions traffic volumes. Intersection LOS analysis will be completed using Vistro software.

- **15.** Evaluation of Cumulative Plus Project Conditions. Project-generated traffic will be added to the cumulative condition traffic volumes. Intersection levels of service under project conditions will be evaluated using Vistro software. Intersection level of service calculations will be conducted to estimate project traffic conditions during the AM and PM peak hours. Intersection adverse effects associated with the project will be evaluated relative to cumulative conditions.
- 16. Freeway Segment and Ramp Analysis. The magnitude of project trips on freeway segments and ramps near the site will be determined based on the trip assignment task described above. The number of trips on nearby freeway segments and ramps will be compared to the CMP's threshold. The results of this task will be documented in the traffic study.
- 17. Signal Warrant Analysis. This proposal assumes that the intersection analysis will include unsignalized intersections. The need for future signalization of these unsignalized study intersections will be evaluated on the basis of the Peak Hour Warrant (Warrant 3 Part B) in the California Manual on Uniform Traffic Control Devices. The warrant will be evaluated using peak-hour volumes for all study scenarios.
- **18.** Evaluation of Vehicle Queuing. For selected locations where the project would add a significant number of left-turning vehicles, the adequacy of existing/planned storage at turn pockets will be assessed by means of comparison with expected maximum vehicle queues. Vehicle queues will be estimated using a Poisson probability distribution.
- 19. Description of Recommendations. Based on the results of the level of service calculations, operational issues of the site-generated traffic will be identified and described. Recommendations will be formulated that identify the locations and types of improvements or modifications necessary to alleviate the operational issues. Improvements could include street widenings, lane additions, changes in lane usage, or modifications to existing traffic signals.

## **Reports and Meetings**

- **20.** *Meetings*. The fee estimate includes Hexagon staff attendance at the project kickoff meeting, three public hearings, and ten team meetings with the Consultant team/City staff. Additional meetings will require additional budget authorization.
- **21.** *CEQA Transportation Analysis Memo*. To streamline the EIR process, Hexagon will prepare a CEQA Transportation Analysis memo first. This task includes three rounds of report revisions.
- **22.** *TIA Report.* Hexagon will prepare a separate TIA report documenting our study methodology and findings for all tasks performed. Language from the CEQA Transportation Analysis memo will be incorporated into the TIA report. This task includes three rounds of report revisions.

**23.** Response to Public Comments. Hexagon will prepare response to public comments as requested (i.e. NOP comments, draft EIR comments). This task assumes up to 40 hours of staff time in preparing responses to comments. Public comment response efforts exceeding our budgeted time will require additional budget authorization.

## **Evacuation Analysis**

24. Evacuation Analysis. Hexagon will prepare an evacuation analysis for the proposed project. It is unclear if there are quantitative thresholds to determine project impacts from an evacuation perspective. For the purpose of this scope, this task is assumed to be for information purposes. The purpose of the evacuation analysis could be to determine the amount of time it takes to evacuate the buildings, the project's effect on evacuation times for the neighboring communities, or how the project affects the nearby roadway's operations during an evacuation. The scope of this analysis will vary greatly depending on its purpose, and the assumptions needed for the evacuation scenario. For the purpose of this scope, Hexagon assumes up to 90 hours of staff time preparing the study, for a budget of \$24,820. The final budget will be adjusted based on the actual analysis scope to be determined in consultation with City staff and EMC Planning Group.

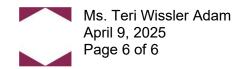
## **Time of Performance**

Barring any unforeseen delays, the CEQA Transportation Analysis Memo draft will be submitted within approximately 4-6 weeks, and the administrative draft TIA report will be submitted within 10-12 weeks (major milestones are described below) followed by the draft evacuation analysis after: (1) authorization to proceed, and (2) receipt of all required data (such as new count data, the City's approved trips inventory, and project related information). This preliminary schedule builds in prompt response and reviews from City staff, and is subject to change.

Upon receiving the first and second rounds of review comments, Hexagon will revise the report within 2 weeks. Upon receiving the third round of review comments, assumed to be minor editorial comments, Hexagon will revise the report within 1 week.

### **Major Milestones**

Week	Milestone
Week 3	Provide draft trip generation, distribution and assignment for City review and approval (assume 2-week City review time)
Week 6	Provide preliminary VMT results for City review (assume 2-week City review time)
Week 8	Provide preliminary results for non-CEQA analyses (assume 2-week City review time) Provide CEQA Transportation Analysis memo
Week 12	Provide administrative draft TIA report, and data needs for AQ/Noise
Week 14	Provide draft evacuation analysis



## **Cost of Services**

The fee for the scope of services (excluding the optional task) will be based on time and expenses up to a maximum budget of \$255,200. Work not specifically specified in this scope are considered out-of-scope (such as analyzing variants, alternatives, intersections outside of Menlo Park, revised project description after project initiation, peer review of consultant-provided TDM or Parking Management Plan, simulating analysis), and will require additional budget authorization.

We appreciate your consideration of Hexagon Transportation Consultants for this assignment. If you have any questions, please do not hesitate to call.

Sincerely,

**HEXAGON TRANSPORTATION CONSULTANTS, INC.** 

Ollie Zhou, T.E.

Principal Associate

# Hourly Rate \$ 355 \$ 310 \$ 260 \$ 180 \$ 130

		Principal			Admin/	I	Direct		
# Task	President	Associate	Associate	Engineer	Graphics	Ex	penses	E	Budget
1 VMT Analysis		20	60					\$	21,800
2 VMT Mitigation		20						\$	6,200
3 Provision of Data to AQ/Noise			16					\$	4,160
4 Selection of Intersections, Freeway Segments, Ramps		8			2			\$	2,740
5 Site Reconnaissance			4					\$	1,040
6 Data Collection				8		\$	3,000	\$	4,440
7 Traffic Condition Observations		8	16	24		\$	600	\$	11,560
8 Evaluation of Existing Conditions		4	40	40				\$	18,840
9 Trip Generation, Distribution, Assignment	2	16	16	8	2			\$	11,530
10 Background Conditions		4	16	20				\$	9,000
11 Background + Project Conditions			8	8				\$	3,520
12 Cumulative Conditions		8	16	20				\$	10,240
13 Cumulative + Project Conditions			4	8				\$	2,480
14 Freeway Segment and Ramp Analysis		16						\$	4,960
15 Site Access, On-Site Circulation, Parking		4	8	20				\$	6,920
16 Signal Warrant Analysis			4	8				\$	2,480
17 Vehicle Queuing			4	8				\$	2,480
18 Bike, Pedestrian and Transit Facilities		4	8					\$	3,320
19 Description of Recommendations	4	8	40					\$	14,300
20 Meetings		24						\$	7,440
21 CEQA Transportation Analysis Memo	4	20	40		4			\$	18,540
22 TIA Report	4	40	60	60	4			\$	40,740
23 Response to Public Comments	10	30						\$	12,850
24 Evacuation Analysis	8	34	40		8			\$	24,820
Administrative		20			20			\$	8,800
Total	32	288	400	232	40	\$	3,600	\$	255,200

Todd Groundwater Scope of Work and Budget





April 9, 2025

#### **MEMORANDUM**

Transmitted via e-mail

**To:** Stuart Poulter, EMC Planning Group

**From:** Iris Priestaf, PhD, President

Maureen Reilly, PE, Principal Engineer Sebastien Poore, PE, Associate Engineer

**Re:** Proposal to Prepare a Peer Review of the Water Supply Assessment for 80

Willow Road, City of Menlo Park, California

A mixed residential and nonresidential project has been proposed by Willow Project LLC at 80 Willow Road (APN 062423040), an approximately 6.68-acre site in the City of Menlo Park (City). The City is seeking proposals from qualified consulting firms to prepare a peer review for the Water Supply Assessment (WSA) prepared by the retailer, California Water Service Company, Bear Gulch District (CalWater). EMC Planning has invited Todd Groundwater to prepare a proposal for a peer review of the WSA for the Project. This proposal presents the scope, schedule, staffing, resumes, and estimated costs for a peer review.

## **Project Description and Background**

The proposed 'Willow Park Project' involves demolition of the existing one-story commercial building on the site and construction of a new mixed nonresidential and residential development, which can be summarized as follows:

- Building 1: 336,065 sf office and 11,700 sf retail
- Building 2: 231 residential units and 130 hotel rooms (190,534 sf hotel)
- Building 3: 434 residential units and 17,540 sf retail
- Building 4: 2,670 sf Montessori private preschool
- Total residential: 665 units (99.5 dwelling units per acre density) and 959,644 sf (approximately 3.30 floor area ratio)
- Total non-residential: 336,065 sf office, 29,240 sf retail, 190,534 sf hotel, 2,670 sf Montessori private preschool = 558,509 sf (approximately 1.92 floor area ratio)

CalWater would be the water supply retailer to the Project and has provided a Will Serve Letter dated July 12, 2024.

The California Water Code Section 10910 (also termed Senate Bill 610 or SB610) requires that a WSA be prepared for a project subject to CEQA and subject to SB610 as defined in Water Code Section 10912. The Willow Park Project is subject to CEQA and is a project according to Water Code Section 10912 criteria because it includes more than 500 dwelling units and, with the nonresidential uses, would demand an amount of water greater than the amount of water required by a 500 dwelling unit project.

## **Scope of Work**

Todd Groundwater will work with CalWater, EMC Planning, the City (and project developer, if authorized by the City) to prepare a peer review that documents how the WSA meets the requirements and possible suggested additions.

#### Task 1 WSA Peer Review

To conduct a peer review of the existing Project WSA, Todd Groundwater will review available information on the Project and local water demand and water resources information. This includes a review of the projected build out water use estimates for the Project site, including supporting documentation of these estimates. We will review data and assumptions used, verify calculations, and compare the estimated water use to those of typical suppliers in the area. We will examine the ability of wholesalers to supply water to the Project with attention to the groundwater basin status and imported water allocations. We will summarize our findings in a draft memorandum which will be submitted to EMC in electronic format for review and comments. Comments will be incorporated into a final memorandum, also submitted electronically.

Our peer review memorandum will identify missing or inaccurate WSA information. However, it will not contain sufficient information that it could be considered a replacement for any omissions or inaccurate information in the existing WSA.

#### **Task 2 Project Coordination**

This task includes project management and coordination between Todd Groundwater, CalWater, EMC Planning, and City staff; we assume that much communication will occur via email. We have not included meetings or formal presentations in this scope and budget. We would be happy to support EMC Planning and the City in meetings on a time and materials basis.

#### **Todd Groundwater Qualifications and Staff**

Todd Groundwater has prepared more than 50 WSAs for projects ranging from relatively straightforward residential developments to complex multi-use General Plan updates. Most of our WSAs have involved projects with mixed residential, commercial, and office land uses. Some of these have involved major redevelopment. We also bring experience from major metropolitan areas with retailers and wholesalers with a portfolio of water supplies including groundwater (sometimes adjudicated), local surface water, imported water sources, and

recycled water. We are familiar with the water supply and demands of the Menlo Park area. Resumes are attached.

Maureen Reilly, P.E. Project Manager. Maureen Reilly has been a practicing engineer for more than 20 years. She has been responsible for a broad range of groundwater, environmental, and information systems projects. She is experienced in analytical and semi-analytical groundwater modeling programs, numerical methods, water quality analysis, monitoring, data management, and reporting in the context of water resources planning particularly groundwater basin management. She has prepared more than 20 WSAs (including 14 in the San Francisco Bay Area) as well as several sequential UWMPs for the Hollister Urban Area in San Benito County.

**Sebastien Poore, P.E., Project Engineer**. Mr. Poore has more than six years of experience as a professional engineer. He has extensive experience that includes numerical modeling, supply and demand calculations, UWMPs and Water Supply Assessments. He will be responsible for data management, analysis, and reporting for the project.

**Iris Priestaf, Ph.D., President, Project Oversight**. Iris Priestaf has more than 40 years of experience in consulting on a variety of groundwater resource management problems. She has managed numerous projects involving groundwater basin characterization, planning, and management. She has worked with numerous water agencies, cities, and counties in the preparation of groundwater management plans, urban water management plans, water supply assessments, and environmental documents.

#### **Schedule**

We can complete the Peer Review within four weeks of notice to proceed, assuming timely provision of information, including the draft WSA and a final Project Description.

## **WSA Budget**

Our proposed budget for the WSA Peer Review is \$7,015. This budget assumes no significant changes in the project description or WSA. Todd Groundwater submits monthly invoices on a time and materials basis, and we regard this as a not-to-exceed budget. If we complete the project under the budget, unused funds will not be billed.

Task 1 Peer Review \$ 6,000
Task 2 Project Coordination \$ 1,015
Total: \$ 7.015

## COST ESTIMATE FOR WSA Peer Review

### TODD GROUNDWATER

4/9/2025

TASK ACTIVITIES	Iris Priestaf Principal 310 \$/hr		Principal Principal Engineer		Sebastien Poore Assoc. Engineer  230 \$/hr		M. Wottrich Drafting  190 \$/hr		C. Obuchi Admin. 160 \$/hr			LABOR TOTALS
	hours	\$			hours	\$	hours	\$	hours	\$	hours	\$
TASK 1. Peer Review												
1a. Peer Review	2	\$620	10	\$3,000	8	\$1,840	2	\$380	1	\$160	23	\$6,000
Task 1 Total	2	\$620	10	\$3,000	8	\$1,840	2	\$380	1	\$160	23	\$6,000
TASK 2. Coordination												
2a. Coordination	0	\$0	3	\$900	0.5	\$115	0	\$0	0	\$0	4	\$1,015
Task 4 Total	0	\$0	3	\$900	0.5	\$115	0	\$0	0	\$0	4	\$1,015
TASKS TOTAL	2	\$620	13	\$3,900	9	\$1,955	2	\$380	1	\$160	27	\$7,015

Sandis Scope of Work and Budget





April 10, 2025 Promo No. 225198

Stuart Poulter
EMC Planning Group
601 Abrego Street
Monterey, CA
T: 831.649.1799 ext216
E:poulter@emcplanning.com

RE: 80 WILLOW ROAD MENLO PARK, CA

Dear Stuart,

Thank you for the opportunity to submit our proposal to provide engineering services for the above-referenced project. Our proposal is based on recent telephone conversations/email correspondence.

We propose to provide the following scope of services:



## **ENGINEERING SERVICES**

#### **TECHNICAL PEER REVIEW OF ENGINEERING MEMOS**

\$9,000

- Conduct a peer review of the civil engineering memos of FEMA, Sewer, Storm Drain, Stormwater, and Water Budget prepared by BKF Engineers and Meyers Engineers.
- Prepare comments for review and revision by the project civil engineer. The peer review is focused on review of potential errors or omissions.
- Issue peer review comments to EMC in electronic format.
- Conduct up to one (1) peer review comment coordination meeting with the project Team via web-based conference, if requested. Additional coordination meetings can be provided upon request via add service.

REIMBURSABLE EXPENSES T&M NTE

- Reimbursable expenses will be limited to the following:
  - Outside printing services for deliverables.
  - o Courier or overnight delivery services for project documents.
  - Mileage/parking/tolls for travel to project meetings.
- Reimbursable expenses will be invoiced on a cost plus 10% basis.

## ADDITIONAL SERVICES (CAN BE PROVIDED UPON REQUEST)

- Surveying services (e.g., boundary and topographic survey, record services).
- Mapping services (e.g., parcel map, lot merger, plat, and descriptions).
- Underground utility locating.
- High-definition scanning, 3D modeling, or BIM services.
- Offsite improvements that are not explicitly listed above.
- Capacity studies for public mains to service the development.
- Submittals, plan sets, or addressing comments from any agencies except for what is specifically listed above (e.g., Caltrans, SCVWD, Fish and Wildlife, Army Corp of Engineers).
- Rough grading plans, horizontal control plans, or phasing plans.
- Traffic engineering (e.g., TIA, TDM, traffic signal modifications).
- Dry utility design other than routing for coordination purposes.
- Landscape or irrigation plans.

BUILD ON. |1 Page J-4.429



## **SCOPE OF WORK ASSUMPTIONS**

- We assume all project coordination meetings will be held in the San Francisco Bay area or can be handled via teleconference. Should travel outside the San Francisco Bay area be required, each meeting will be billed as a time and materials and may include travel time, airfare, ground transportation, hotel, and per diem.
- It is assumed that a boundary, topographic, and utility survey in AutoCAD format with the information and accuracy necessary for the preparation of construction documents will be provided by the owner/client.
- The above services will be provided assuming that boundary corners or other suitable horizontal control has been established for this project and is available for our use.
- It is assumed that the following will be designed and detailed by other consultants unless specifically
  listed in the above proposal: site lighting, telecom, electric, gas, structural design of retaining walls,
  irrigation design, landscape, and design for subdrains or for drainage in areas below, inside or on top
  of any existing or proposed structures.
- A finalized site plan in AutoCAD format will be provided to us prior to the commencement of each phase of our design.
- It is assumed that the project will be designed in no more than one (1) phase.
- We assume that our plans will be constructed in accordance with industry standards, utilizing a licensed land surveyor for construction layout and staking.
- Our utility plans will provide for lines to within 5 (five) feet of the existing and/or proposed structure(s), and we will coordinate the points of connection with the mechanical consultant.
- Our work will be performed using AutoCAD and AutoCAD Civil 3D, MS Word, MS Excel, and Bluebeam. If the client requires software that is not a part of our standard suite of software, including engineering, drafting, or accounting software (Textura, MicroStation, etc.), licensing or purchase fees will be charged as a reimbursable.
- The cost of utility research and maps from utility companies such as PG&E, AT&T, Comcast, EBMUD, etc. will be charged at cost to the client. Recent experience indicates that a typical project will require between \$500 and \$1,000 for copies of utility block maps.
- The subject property does not have connection potential to the Public Water System or Public Sanitary Sewer system and this proposal has assumed that the project will be utilizing an onsite well system for water and septic system for sanitary sewer

## **TERMS AND CONDITIONS**

- This proposal and the master services agreement provided by the client will become our contract for services upon execution.
- Our services will be provided in a manner consistent with the degree and skill ordinarily exercised by a member of the civil engineering and survey profession practicing in the State of California.
- All reports, plans, specifications, field data, notes, and other documents (either electronic or hardcopy) prepared by our office as instruments of service shall remain the property of SANDIS.
- The client acknowledges the instruments of service of SANDIS shall become the property of the client
  when the documents are complete and when compensation for services is paid in full. The client is
  prohibited from making any alterations to the instruments of service without the written consent of
  SANDIS
- Neither SANDIS nor the client shall be liable to the other for consequential damages incurred due to
  the fault of the other party, regardless of the nature of this fault or whether it was committed by the
  client, SANDIS, their employees, agents, subconsultants, or vendors.
- The scope of work included in the proposal is limited to the specific scope included and specified only. Any exclusions listed are for clarity only and do not represent a complete list of exclusions to the



scope. Any additional scope proposed or done other than that listed in the proposal as included shall be done as an additional service.

- Agency review and permit fees will not be paid by SANDIS and are not included in this proposal.
- This proposal is firm for thirty (30) days from the date of this letter.

Our services will be provided for the amounts listed above and will be performed under the agreement provided by the client. Should an agreement not be provided, SANDIS will provide the provisions of the agreement for professional surveying and engineering services.

Pursuant to state law, no work can proceed on this project without written acceptance. If a formal agreement is not finalized before payment on any invoice, by submitting payment, it is understood that you agree to the scope, fee, and terms and conditions presented above. Please return one signed copy of this proposal and your agreement to our Campbell office as our authorization to proceed.

Regards

SANDIS

Nate Dickinson, PE Director of Engineering Approved

**EMC PLANNING GROUP** 

Ву:	
Title:	
Data	

Fastcast Scope of Work and Budget (Optional Task)



### **EMC Planning Group**

601 Abrego Street, Monterey, CA 93940

Stuart Poulter (831) 649.1799

April 8, 2025

# **80 WILLOW ROAD MENLO PARK, CA**

Dear Stuart.

Fastcast is pleased to present this proposal to provide professional consulting services to EMC Planning Group pursuant to the City of Menlo Park RFP requesting scopes and proposals for the mixed-use development at 80 Willow Road in Menlo Park. This proposal provides an initial scope to study and report all potential shade and shadow impacts from the project upon site open spaces as well as surrounding public use areas. Sensitive area include Timothy Hopkins Creekside Park, San Francisquito Creek as well as public sidewalks and pathways in and around the project site.

### A. QUALIFICATIONS

Fastcast has an established and successful working history tackling complex environmental review topics, most recently working to deliver shadow analysis for the 2022 housing element update in San Francisco (topics of shadow, aesthetics, light pollution) as well as the recently approved Stonestown Development Project for Brookfield Properties. We work closely and collaboratively with our clients to help accurately scope studies as well as regularly review processes and procedures with the intent of streamlining workflows for the benefit of city staff and project sponsors. Our firm profile is provided below:

### FASTCAST'S EXPERIENCE

Fastcast has over 25 years of experience developing methodologies and software specific to shadow mitigation, sunlight protection analysis, and reporting. With a strong understanding of the fundamental issues and benefits of protecting critical open spaces from adverse shadowing, Fastcast has developed a 3D-ready CAD and GIS data platform and software tools to quickly assess potential impacts of proposed building development early in the design review process. This comprehensive platform solution enables architects, developers, and local agencies to ensure sunlight protection goals are achieved and compliance with local agency controls are met.

### B. SHADOW ANALYSIS SCOPE OF WORK PROPOSAL

### 3D MODELING

The applicant's architect (via the City and/or EMC Planning Group) will provide Fastcast with usable 3D CAD design model(s) (or sufficiently detailed CAD drawings information) as well as general exterior finish information (colors, materials, etc.). Additionally, Fastcast requests for a CAD site survey and/or a site plan with referenced grade elevations, which shall be provided to accurately locate the building positioning and elevation.

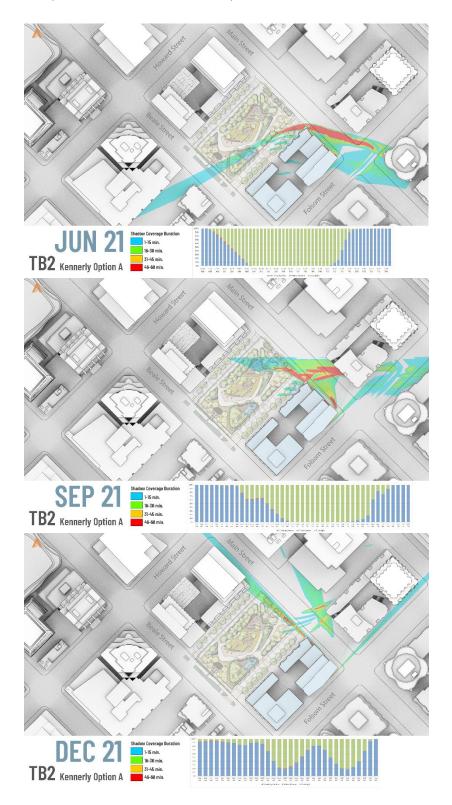
Our base scope of services we would propose working within a T&M budget with the assumption of following activities:

- 1. Attendance at kickoff and review meetings;
- 2. Prepare initial annual shadow coverage map (Annual Shadow Accrual Map);
- 3. Use the initial shadow coverage map (2) to determine if the project may have significant shadow effects on high use open space including proposed picnic and play areas and the publicly accessible trails and sidewalks;
- 4. Develop shadow duration maps to provide lead agency adequate data to evaluate threshold of significance TBD;
- 5. Provide written report of findings and supporting exhibits.

### SHADOW ANALYSIS FEE TABLE

Scope Item	Fee
Meetings & Project Preparation	\$250
Project Modeling and CAD/GIS Preparation	\$1,500
Annual Shadow Accrual Map & Duration Maps for key dates (TBD)	\$3,000
Shadow Analysis Report	\$1,500
TOTAL PROPOSED FEE	\$6,250

Sample Shadow Accrual Heat Map



### C. PAYMENT POLICIES effective January 1, 2025

### **FEE QUALIFICATIONS**

- 1. Should any material change in the subsequent scoping direction by EMC Planning Group be given, a revised fee proposal shall be prepared and presented for approval. Listed fees are for professional services and named deliverables only, are based on the scope of work as understood at this proposal was prepared, and are subject to change due to changes in the final approved scope of work.
- 2. Work performed beyond the above-outlined scope of work items and their associated allowances shall be subject to requests for additional fees, billed hourly as Extra Services at the rates per the attached Schedule of Charges. To the extent possible/practical, Fastcast shall give advance notice when stated allowances may be a risk of being exhausted.

### PAYMENT SCHEDULE

Progress billing shall occur monthly on the 1st of each month with amount due reflecting percentage completion. Invoices shall be sent electronically via email (unless paper copies are requested) and are considered due upon receipt and shall be deemed delinquent after 30 days. Work performed by Fastcast will be sent on the same invoice.

### LIMITATIONS OF LIABILITY

- 1. Fastcast has the right to rely on the accuracy and completeness of any client supplied materials.
- 2. To the maximum extent permitted by law, the Client agrees to limit Fastcast liability for the Client's damages to the total fee. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.
- 3. Each party agrees to indemnify and hold harmless the other party and its employees, members, landlord, successors, and assigns, from any claims, liabilities, losses, damages, and expenses asserted against the other party arising out of the performance of any of its duties or obligations under this Agreement, however this indemnification shall not extend to cover acts of willful misconduct and/or gross negligence. The provisions of this indemnification are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to another person or entity.

### **HOURLY BILLING RATES**

Adam Noble, Fastcast Principal Senior Technical Design

**\$250** / hr. **\$150** / hr.

### REIMBURSABLE CHARGES

The following charges are in addition to personnel fees:

- Auto Mileage
- IRS Standard Mileage Rates

### PAYMENT METHOD

Invoices shall be prepared and sent via email (unless hard copy is requested) monthly. Billing shall reflect hours spent and/or project progress and shall be considered due upon receipt.

Page & Turnbull Scope of Work and Budget (Optional Task)



### INTRODUCTION

Page & Turnbull understands that the City of Menlo Park will be the lead agency for an Environmental Impact Report (EIR) pursuant to the requirements of the California Environmental Quality Act (CEQA) for a mixed-use development on the site of the former Sunset Magazine Headquarters at 80 Willow Road.

The Sunset Magazine Headquarters, located at 80 Willow Road South in Menlo Park, is the subject of a Historical Evaluation report prepared by Knapp Architects in 2015 and a recent National Register of Historic Places (National Register) registration form. The registration form, prepared by Chattel, Inc. on behalf of the Menlo Park Historical Association and completed in October 2024, states that Sunset Headquarters is eligible under National Register Criteria A and C at the state level of significance, with a period of significance spanning from 1951, the year of construction, to 1990, when *Sunset Magazine* was sold to Time Warner. Sunset Magazine moved its operations out of the property in 2015.

The National Register registration form has been reviewed by the California Office of Historic Preservation's Registration Unit staff and was scheduled to be heard by the State Historical Resources Board (SHRC) on February 7, 2025, but the item was rescheduled to the May 9, 2025 hearing. Whether the property is ultimately designated (with owner consent) or officially determined eligible (without owner consent) to the National Register by the SHRC, it will be listed on the California Register and will be considered a historical resource according to CEQA Guidelines Section 15064.5(a).

Page & Turnbull's historic consultation services for a project at 80 Willow Road would provide thorough documentation and analysis to inform the EIR process. All professional staff working on this project will meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

### SCOPE OF SERVICES

### Task 1: Historic Resource Evaluation (HRE)

Page & Turnbull will undertake the following tasks to complete the HRE:

- a) Site Visit: Page & Turnbull will visit the campus to take digital photographs and understand the site. We will need access to all exterior facades of all buildings and the full site.
- b) Research: Page & Turnbull will perform archival research, as deemed necessary. Research will be completed at repositories which may include the City of Menlo Park Planning and

Building departments, the San Mateo County Assessor-Recorder, the San Mateo County Museum and Archives, Menlo Park Public Library, San Francisco Public Library, records on file with Sunset Magazine, the Thomas Church Collection at UC Berkeley, the Cliff May Papers at the UC Santa Barbara, and Historic American Landscape Survey (HALS) documentation at the U.S. Library of Congress. Page & Turnbull will conduct research in online repositories such as Digital Sanborn Maps, Newspapers.com, the Online Archive of California, and the Internet Archive.

c) Prepare HRE Drafts: Once background materials have been reviewed and research is complete, Page & Turnbull will use this information to evaluate the significance of the property. We will prepare a report that includes an architectural and landscape description; historical background; historic context of the existing property, including information about the neighborhood, a construction chronology of development and alterations to the campus over time, architectural style context, and architect/landscape architect biographies; and an evaluation of the property's eligibility for listing in the California Register of Historical Resources, inclusive of evaluation of significance and historic integrity. We will identify contributing buildings and site features and their specific character-defining physical features that contribute to the property's significance. The report will include maps, photographs (existing conditions and historic images, if available) and other illustrations as deemed necessary.

The Historic Resource Evaluation will be prepared in either a report format <u>or</u> in California Department of Parks and Recreation (DPR) 523 survey forms, upon discussion with the City of Menlo Park.

### TASK 1DELIVERABLES

- One (1) Word and PDF copy of the <u>Preliminary Historic Resource Evaluation</u> to EMC Planning;
- One (1) Word and PDF copy of the <u>Draft Historic Resource Evaluation</u> to EMC Planning and Planning Department;
- One (1) PDF copy of the <u>Final Historic Resource Evaluation</u> to EMC Planning and Planning Department.

### Task 2: Historic Resources Technical Report

a) Review Proposed Project: Page & Turnbull will review the proposed project based on materials provided by the applicant, which may include written narratives, site plans, architectural drawings, or other material. Note: We will analyze only one (1) proposed project. If changes are made to the proposed project and new or revised project analysis is required, additional professional fee may be requested.

b) Historic Resources Technical Report: Page & Turnbull will analyze the project-specific impact of the proposed project pursuant to CEQA and will develop a suggested list of mitigation measures for consideration in the DEIR. (As the project proposes demolition and the impact is assumed to be significant and unavoidable, no mitigation measures would reduce the impact to less-than-significant.) This task includes time for internal review and editing prior to sending the draft report to EMC Planning, as well as incorporation of EMC Planning comments.

### TASK 2 DELIVERABLES

- One (1) Word and PDF copy of the <u>Preliminary Historic Resources Technical Report</u> to EMC Planning;
- One (1) Word and PDF copy of the <u>Draft Historic Resources Technical Report</u> to EMC Planning and Planning Department;
- One (1) PDF copy of the <u>Final Historic Resources Technical Report</u> to EMC Planning and Planning Department.

### Task 3: Response to Public Comments

Page & Turnbull will assist EMC Planning with responding to up to ten (10) public comments related to historic resources topics on the Draft Environmental Impact Report. We will provide our response to comments in a table format.

### TASK 3 DELIVERABLES

- One (1) Word and PDF copy of the <u>Draft Response to Comments Table</u> to EMC Planning;
- One (1) Word and PDF copy of the <u>Final Response to Comments Table</u> to EMC Planning.

### Task 4: Meetings and Project Management

- a) Meetings: This scope of services includes time for:
  - One (1) virtual one-hour kick-off meeting for two staff members;
  - Four (4) virtual one-hour coordination meetings with the project team for two staff members. These meetings shall be organized at the discretion of EMC Planning.
- b) Project Management: Project set-up, communication with the project team, maintenance of the project schedule, and accounting.

### **OPTIONAL TASKS**

### Task 1, Option 2: Character-Defining Features Memorandum

In place of the Historic Resource Evaluation, this option assumes that the City of Menlo Park chooses to use the National Register registration form as the documentation establishing the property's status as a historic resource for CEQA purposes, per category 1 of CEQA Guidelines Section 15064.5(a). As National Register nominations do not include a list of character-defining features, the Character-Defining Features Memorandum will provide the basis for understanding potential impacts of the project (Task 2) as well as development and analysis of preservation alternatives (Task 3).

- a) Site Visit: Page & Turnbull will visit the campus to take digital photographs and understand the site. We will need access to all exterior facades of all buildings and the full site.
- b) *Review Existing Documentation:* Upon completion of the field survey, Page & Turnbull will review the National Register registration form prepared by Chattel and any other previous historic reports prepared for the site which may be in the City of Menlo Park's possession.
- c) Prepare Character-Defining Features Memorandum Drafts: Once all background materials have been reviewed, Page & Turnbull will summarize the property's historic significance and provide a list of contributing buildings and site features and their specific character-defining physical features that contribute to the property's significance.

### TASK 1, OPTION 2 DELIVERABLES

- One (1) Word and PDF copy of the <u>Preliminary Character-Defining features Memorandum</u> to EMC Planning;
- One (1) Word and PDF copy of the <u>Draft Character-Defining features Memorandum</u> to EMC Planning and Planning Department;
- One (1) PDF copy of the <u>Final Character-Defining features Memorandum</u> to EMC Planning and Planning Department.

# Task 5: Preservation Alternatives Report

As an optional task, Page & Turnbull will undertake the following to consider and analyze Preservation Alternatives:

a) Review Proposed Preservation Alternatives: Page & Turnbull will review plans or documents related to the preservation alternatives (at a minimum, site plans and massing diagrams) and written descriptions provided by the applicant team for the alternatives and the process undertaken to select and develop them. The goal in developing the preservation alternatives

is to avoid or lessen any significant impacts to historic resources while also attempting to attain the applicant's project objectives. The type of information needed from the applicant team for each preservation alternative could include:

- 1) The retained elements of the historic building and landscape
- 2) Number of stories and height for proposed buildings
- 3) Gross square footage for residential space
- 4) Number of residential units (affordable versus market rate, number of bedrooms)
- 5) Gross square footage of office space, commercial, etc.
- 6) Square footage of amenity space (community space, open space, etc.)
- 7) Number of parking spaces.
- b) *Prepare Preservation Alternatives Analysis Report:* Page & Turnbull will prepare a Preservation Alternatives Analysis Report, which will include a brief summary of historic resources; description of the proposed project; explanation of the process for developing the preservation alternatives; discussion of discarded concepts and rationale for discarding them; and a description of a:
  - 1) No Project Alternative
  - 2) Full Preservation Alternative
  - 3) Up to three (3) Partial Preservation Alternatives

We will analyze each of the preservation alternatives for conformance with the *Secretary of the Interior's Standards for Rehabilitation*. These preservation alternatives will accompany drawings or diagrams prepared by the applicant team.

This scope includes internal review and one (1) round of EMC Planning review and two (2) rounds of Planning Department review prior to finalizing.

### TASK 5 DELIVERABLES

- One (1) Word and PDF copy of the <u>Preliminary Preservation Alternatives Analysis Report</u> to EMC Planning;
- One (1) Word and PDF copy of the <u>Draft Preservation Alternatives Analysis Report</u> to EMC Planning and the Planning Department;
- One (1) Word (track changes) and PDF copy of the <u>Revised Draft Preservation Alternatives</u>
   <u>Analysis Report</u> to EMC Planning and the Planning Department;
- One (1) PDF copy of the <u>Final Preservation Alternatives Analysis Report</u> to EMC Planning and the Planning Department.

### **EXCLUSIONS**

The following are not included:

- Under Task 2, the scope of work will focus on historic built environment resources at the project site only, and does not include a records search at the Northwest Information Center (NWIC) of the California Historical Information System, conducting a search of the project area and beyond for previously recorded archaeological and non-archaeological resources, nor does it include an analysis of the potential impacts to archaeological resources.
- Under Task 3, the scope of work does not include participating in the process of developing the preservation alternatives with the project applicant.
- applicant's objectives, as this analysis will be completed by EMC Planning.
- Preparation of a portion of the Cultural Resources Chapter of the Draft Environmental
   Impact Report, drawings, forms, or applications other than those described above.
- Under Optional Task 5, the Preservation Alternatives Analysis Report will not include an assessment of how each preservation alternative meets or does not meet the project Attendance at public meetings, community forums, or project hearings.

### **Professional Staff**

All professional staff working on this project meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

### Budget

Compensation for will be billed for a fixed fee on a percentage of completion basis.

Task	Fee
Task 1: Historic Resource Evaluation	\$ 26,960.00
Task 2: Historical Resources Technical Report	\$ 10,565.00
Task 3: Response to Public Comments	\$ 7,825.00
Task 4: Meetings and Project Management	\$ 8,800.00
Reimbursable Expenses	\$ 1,000.00
TOTAL	\$ 55,150.00
Optional Tasks:	
Task 1, Option 2: Character-Defining Features Memorandum	\$ 4,535.00
Task 5: Preservation Alternatives Analysis Report	\$ 13,910.00

		T				Page & Turnbu			bull
1			Fee		Staff Member				
			Per	Total					
Task	Description		Task	Hours	Hourly Bill Rate	\$	265	\$	170
	Historic Resource Evaluation								
_	Site Visit								5
1	Research								40
1	Prepare HRE Drafts and Final						10		98
					Task hours per person		10		143
		\$	26,960	153	Task fee per person	\$	2,650	\$	24,310
	Historic Resources Technical Report	Ė				•			
	Review Proposed Project						1		5
	Historic Resources Technical Report Drafts and								
2	Final						10		40
					Task hours per				
					person		11		45
		\$	10,565	56	Task fee per person	\$	2,915	\$	7,650
	Response to Public Comments								
_	Review Comments						3		4
3 -	Responses to Comments Table Draft and Final				Task hours per		6		28
					person		9		32
		\$	7,825	41	Task fee per person	\$	2,385	\$	5,440
	Meetings and Project Management						·		
	Kick-off meeting						2		1
	4 one-hour meetings						4		4
4	Project Management						24		
					Task hours per		20		_
		\$	8,800	35	person Task fee per person	¢	30 7,950	\$	5 850
	Fymoneog	4	8,800	33	rask lee per person	<b>→</b>	7,950	<b>→</b>	850
E	Expenses  Mileage; parking; incidental printing, materials,								
	and services.	\$	1,000						
		Ψ	1,000						
	Option 2: Character-Defining Features								
	Memorandum Sita Visit								
_	Site Visit  Review Existing Documentation								5 3
1	Character-Defining Feature Memo Drafts and								<u> </u>
•	Final						3		14
					Task hours per				
					person		3		22
		\$	4,535	25	Task fee per person	\$	795	\$	3,740
	Preservation Alternatives Analysis Report								
_	Review Proposed Preservation Alternatives						4		6
_	Prepare Preservation Alternatives Analysis								
5	Report Drafts and Final				<del>-</del>		10		54
ا د									
ر ا					Task hours per person		14		60

### Schedule

**Task 1:** We anticipate initiating this project within two (2) weeks of receiving a signed contract and completing the draft Historic Resource Evaluation within eight (8) to ten (10) weeks from the start date. Upon receiving comments on each draft, we will revise the report and send to the EMC Planning and the Planning Department within two (2) weeks.

**Task 2:** We anticipate completing the draft Historic Resources Technical Report within five (5) weeks from the start date and receipt of project drawings. Upon receiving comments on each draft, we will revise the report and send to the EMC Planning and the Planning Department within two (2) weeks.

**Task 3:** We will respond to public comments on the Draft Environmental Impact Report within three (3) weeks of receipt of the comments.

### **OPTIONAL TASKS:**

**Task 1, Option 1:** In place of the Task 1 HRE above, the draft Character-Defining Features Memorandum will be completed within three (3) weeks of the start date. Upon receiving comments on each draft, we will revise the report and send to the EMC Planning and the Planning Department within one (1) week.

**Task 5:** We anticipate completing the draft Preservation Alternatives Report within six (6) weeks from receipt of preservation alternatives plans and diagrams. Upon receiving comments on each draft, we will revise the report and send to the EMC Planning and Planning Department within two (2) weeks.

This schedule may be adjusted in consultation with the Client, and is subject to change based upon holidays, staff availability, and access to site and information sources.

Keyser Marston Associates Scope of Work and Budget (Optional Task)



# Scope of Services to Prepare a Housing Needs Assessment for the 80 Willow Road Project

The following scope of services is for preparation of a Housing Needs Assessment ("HNA") addressing the 80 Willow Road Project ("Project"). The HNA will address the following major housing-related topics, to the extent possible:

- 1) Net impact on housing supply and housing need by income level considering:
  - a. Housing supply added by the Project;
  - b. Net impact on worker housing need from removal of the existing building from the Project site and replacement with new office, hotel, retail, and pre-school uses; and
  - c. Added worker housing need associated with off-site services to residents of new residential units, such as retail, education, and health care.
- 2) Estimated geographic distribution of housing needs by jurisdiction; and
- Qualitative evaluation of potential influence on the regional housing market and potential to cause or contribute to the displacement of existing residents in nearby communities that are vulnerable to displacement.

These housing-related impacts are not required to be analyzed under CEQA but may be of interest to decision-makers and/or the public in evaluating the merits of the Project. The HNA scope and methodology will be generally consistent with HNAs for prior projects in Menlo Park.

### Task 1 – Project Initiation and Data Collection

The purpose of this task is to identify the availability of data necessary to complete the HNA, identify key analysis inputs and assumptions, and refine the approach to the assignment. As part of this task, KMA will:

- (1) Provide a list of data needs to complete the HNA and work with the prime consultant and the City's project team to gather the necessary data.
- (2) Meet with City staff, its consultants, and the project sponsor team to: (a) discuss data and analysis alternatives (b) review technical methodology and approach (c) discuss and agree on schedule.

### Task 2 – Net impact on housing supply and housing need by income category

KMA will quantify, by affordability level, the net impact on housing supply and housing demand associated with the Project. The analysis will address the following:

- a. Housing Supply Addition by Income Level The 665 residential units to be added to the housing supply by the Project will be summarized based on the income level(s) applicable to the Below Market Rate (BMR) affordable units and the estimated income level(s) applicable to the market rate units. The income level(s) for market rate units will be estimated based on an analysis of market rents for comparable units, as adjusted to reflect high-rise view premiums.
- b. Net Impact to Worker Housing Demand The net impact to worker housing demand will be based on the estimated net change in employment levels from removal of the existing commercial building and construction of the new office, hotel, retail, and preschool. Worker housing demand by income level will be estimated using a methodology consistent with other recent HNAs prepared for the City. The analyses utilize a combination of Bureau of Labor Statistics, Census, and California Employment Development Department data to estimate worker housing demand by income level.
- c. Housing Demand for Off-site Jobs Supported by Residential Development of new residential units adds to the demand for services such as retail, restaurants, healthcare and education. KMA will prepare an analysis to estimate housing demand by income for workers associated with off-site services to residential units. The analysis will follow a series of steps linking the estimated incomes of residents living in the new units, their demand for goods and services, the number of jobs associated with providing these services, and the housing need by income level of the workers who fill those jobs. Multiplier effects will be considered as part of the analysis.
- d. Net Housing Demand / Supply Effect The net housing supply / demand effects will be computed by combining the findings of the above analyses.

### Task 3 – Commuting and Geographic Distribution of Housing Supply / Demand Effects

The prior task determines the total housing supply and demand effects irrespective of geography. In this task, the geographic distribution is estimated. The new housing units will be located in Menlo Park while the net change in worker housing needs will reflect the locations where workers live. Estimates of geographic distribution of housing demand effects will be based upon data on commute patterns available through a special tabulation of the U.S. Census.

# Task 4 – Relationship to Regional Housing Market and Potential to Contribute to Displacement

Lower income communities in the Bay Area have become increasingly vulnerable to displacement of existing residents. Employment growth, constrained housing production, and rising income inequality are among the factors that have contributed to increased displacement pressures, especially within lower income communities in locations accessible to employment centers where many households are housing-cost burdened. In this task, KMA will draw on the

findings of the prior tasks and context materials assembled for prior HNAs prepared for other projects to provide a qualitative evaluation of the potential housing market effects.

The proposed qualitative discussion of housing market effects and displacement will be similar to the Parkline Project HNA. The displacement analysis scope does not include a detailed quantitative assessment of displacement impacts, as has been included with some prior HNAs prepared pursuant to a settlement agreement with the City of East Palo Alto addressing projects proximate to neighborhoods with an elevated risk of displacement.

### Task 5 – Report Preparation

The methodology, data sources, results and implications of the HNA will be documented in a written report. This scope assumes one draft version of the report for review and one final report.

### Task 6 - Responses to DEIR Comments

KMA anticipates assisting the City and the prime consultant in preparing responses to comments on the Draft EIR. KMA's focus will be on comments that are directly related to the HNA. We have included a time and materials budget allowance for KMA to assist with preparation of responses to comments.

### **Budget**

KMA proposes to complete this scope of services for the Project on a time and materials basis for an amount not to exceed \$49,500 per the estimate below. A copy of our current rate schedule is attached.

Task	Budget Estimate
Task 1 – Project Initiation and Data Collection	\$3,000
Task 2 – Net Housing Supply / Demand Effect	\$26,000
Task 3 – Commuting and Geographic Distribution of Housing Effects	\$4,500
Task 4 – Relationship to Regional Housing Market and Displacement	\$5,000
Task 5 – Report (Draft and Final)	\$6,000
Task 6 – Allowance for DEIR responses to comments	\$2,000
Reimbursable Expenses (data purchases)	\$3,000
Total	\$49,500

### 80 Willow Road HNA Budget Detail

Task	Sr. P	rincipal	Manager	Sr. Analyst	Admin	Budget Estimate
ra	ate \$	295	\$245	\$170	\$90	
Task 1 – Project Initiation and Data Collection		6	5	0	0	\$2,995
Task 2 – Net Housing Supply / Demand Effect		28	42	44	0	\$26,030
Task 3 – Commuting and Geographic Distribution of Housing Effects		3	8	10	0	\$4,545
Task 4 – Relationship to Regional Housing Market and Displacement		6	7	9	0	\$5,015
Task 5 – Report (Draft and Final)		5	16	1	5	\$6,015
Task 6 – Allowance for DEIR responses to comments		5	2	0	1	\$2,055
Reimbursable Expenses (data purchases)						\$2,850
Total						\$49,505



Northern California 2999 Oak Road, Suite 250 Walnut Creek, CA 94597

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February 28, 2025

Calvin Chan, Senior Planner City of Menlo Park 701 Laurel Street Menlo Park, CA 94025

Subject: Proposal to prepare an Environmental Impact Report

for the 80 Willow Road Mixed-Use Project in the City

of Menlo Park, California

Dear Mr. Chan:

The City of Menlo Park is seeking assistance to prepare an Initial Study, Environmental Impact Report (EIR), a Mitigation, Monitoring, and Reporting Program (MMRP), and provide technical studies for the 80 Willow Road Mixed-Use Project (proposed project). The project would remove an existing commercial building and construct a mixed-use development consisting of 336,065 square feet of office space, 665 residential units, 29,240 square feet of retail ,130 hotel rooms, and a 2,670 square foot Montessori private preschool in four buildings (refer to the Project Understanding below for a more detailed description of the project).

FCS International, Inc., doing business as FirstCarbon Solutions (FCS), an ADEC Innovations company, has more than 42 years of experience in preparing a full range of California Environmental Quality Act (CEQA) environmental review documents, including Initial Studies, Environmental Impact Reports (EIRs), and MMRPs to support various development projects throughout the State and San Mateo County. We also have extensive experience in preparing and peer reviewing technical studies prepared by different agencies, firms, and applicants. The following attributes make FCS uniquely qualified to provide the City of Menlo Park's requested services:

■ We have more than 42 years of experience in assisting municipalities with their environmental compliance needs. FCS's unique understanding of the local area and its resources is exemplified by our long-standing relationship with nearby municipalities. We have completed 70 projects in San Mateo County, including nine projects in the City. We completed a *Phase I Environmental Site Assessment (ESA)* for the Fire Station 1 Development Project and prepared an *Initial Study/Mitigated Negative Declaration (IS/MND)* for the Fire Station 77 Replacement Project in the City. We also prepared a Community Health Risk Assessment for 1162 El Camino Real Residential Project in the City. In addition, we prepared an Addendum to the IS/MND for the 619–625 California Drive Project in the City of Burlingame. FCS is providing environmental services for the General Plan Update, Zoning Code Amendments, and Climate Action Plan (CAP) Program EIR in the City of South San Francisco. Our knowledge and familiarity of the regulations, environmental concerns, and review processes of the City and



its surrounding jurisdictions will allow us to prepare a legally defensible, technically sound, and cost-effective Initial Study and EIR for the City's project.

- We have the experience needed to deliver legally defensible environmental documents on time and within budget. FCS has established a superior record of legal defensibility for the environmental documents we prepare. In most cases, our clients have avoided litigation entirely because of our strict adherence to regulatory and processing requirements. Our quality assurance/quality control (QA/QC) and peer review processes, supported by an in-house legal team with substantial experience in environmental litigation, further bolster this process and ensure the legal sufficiency and technical adequacy of the environmental documents that we prepare.
- FCS provides a full array of in-house technical and legal counsel services. FCS maintains a deep bench of technical specialists to ensure that we can adequately address all of the topical areas included in the CEQA Guidelines. FCS's Northern California-based Associate Project Director (Janna Waligorski, MA), and Senior Project Manager (Amber Sharpe, MS) have more than 25 years of combined experience in providing a range of environmental services for various projects. As the project management staff, they will be responsible for overseeing the work to be performed for the City. They will be supported by a cadre of experienced technical personnel who will bring a wealth of expertise in CEQA documentation, environmental and regulatory compliance, planning and entitlements, air quality and greenhouse gas (GHG) emissions analyses, biological and cultural resources, and noise management services. Our depth of technical staff in all disciplines ensures the successful and seamless completion of project deliverables. Furthermore, FCS's in-house Legal Counsel, Megan Starr, JD, has more than 23 years of experience with State and federal environmental laws. Our QA/QC process, supported by an in-house legal team with substantial environmental litigation experience, involves every step in the preparation of technical studies and reports, including multiple reviews of project documents to ensure strict adherence to regulatory content and processing requirements, as well as legal sufficiency, technical adequacy, and objectivity of the reports we prepare.
- We are proactive, responsive, and accessible. We emphasize frequent, informal client and agency communication and prepare concise verbal and written summaries and presentations of project information. As soon as we encounter a challenge, we immediately notify our clients and provide proven, short- and long-term strategies to remedy any situation, including emergencies and delays. Our project management staff have access to Microsoft Teams, Smartsheet, and Deltek Vision. These tools facilitate the sharing of project-related information in real time, saving our clients time and money, and make project staff easily reachable for calls or meetings. Our project management philosophy revolves around an infrastructure of communication and assigning appropriately skilled resources to implement our project scope.

FCS has teamed with Hexagon Transportation Consultants (Hexagon) to serve as our transportation consultant. Hexagon provides services in all major aspects of transportation planning and traffic engineering. Hexagon's staff members have prepared a number of transportation studies for a variety of public clients including city, county and state agencies and regional planning organizations as well as wide range of private clients. Hexagon has California offices in San Jose, Pleasanton and Gilroy offering a wide range of services including:

- Traffic Impact Analyses
- Vehicle-Miles Traveled Analyses
- Countywide and Citywide Circulation Plans



- Bicycle and Pedestrian Facility Design
- Traffic Impact Fee Studies
- Traffic Signal Design
- Travel Demand Forecasting models
- Countywide and Citywide Circulation Plans

Hexagon's point of contact for this project will be Ollie Zhou, TE, Vice President and Principal Associate as shown below. Mr. Zhou's resume is included in Appendix A.

### Ollie Zhou, TE

Vice President and Principal Associate
Hexagon Transportation Consultants, Inc.
100 Century Center Court, Suite 501
San Jose, California 95112
Pirest: 660 207 4469

Direct: 669.207.4468

Email: ozhou@hextrans.com

Thank you for taking the time to review our proposal. Mary Bean's signature below certifies that she is authorized to contractually bind the firm to the City's terms. Janna Waligorski, MA, Project Director, will be FCS's main point of contact for the City's proposal process. This proposal is valid for 90 days. If you have any questions or would like to discuss your specific needs in more detail, please contact Ms. Waligorski at 530.519.9736 or jwaligorski@fcs-intl.com.

Sincerely,

FirstCarbon Solutions

Mary Bean

Mary Bean, Senior Vice President

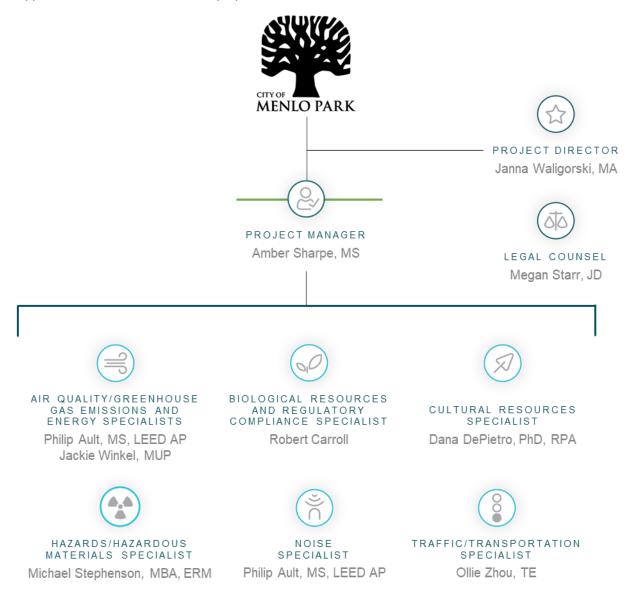
Janna Waligorski, MA, Project Director

Janna Waligorski



# **Project Team**

Our proposed management structure is illustrated in the organization chart below. Resumes of key personnel, including their qualifications, education, licenses and certifications, and project experience, are included in Appendix A: Team Resumes of this proposal.





# Project Understanding, Approach, and Work Plan

# **Project Understanding**

Based on the project site plan and information provided in the RFP, a formal development application was submitted to the City requesting the demolition of an existing one-story commercial building on an approximately 6.68-acre site (referred to as the former Sunset Magazine headquarters) to construct a new mixed-use non-residential and residential development, which would consist of four buildings with the following uses:

- Building 1: 336,065 square feet office and 11,700 square feet retail
- Building 2: 231 residential units and 130 hotel rooms (190,534 square feet hotel)
- **Building 3**: 434 residential units and 17,540 square feet retail
- Building 4: 2,670 square feet Montessori private preschool

The project would include a total of 665 residential units (99.5 dwelling units per acre density) and 959,644 square feet (3.30 floor area ratio) of non-residential space. Specifically, the project would include 336,065 square feet of office, 29,240 square feet of retail, 130 hotel rooms (190,534-square-foot hotel), and a 2,670-square-foot Montessori private preschool, for an overall total of 558,509 square feet (1.92 floor area ratio). It is our understanding that the project application has been filed under the builder's remedy provision of California Government Code Section 65589.5(d)(5) of the Housing Accountability Act (HAA). The project applicant is also seeking approval of a Use Permit, Architectural Control, Tentative Map, and Below Market Rate Housing Agreement.

The City has requested a scope of work for technical studies, including Air Quality/GHG Emissions and Energy and Health Risk Assessment, Biological Resources Analysis, Tribal Assistance and Paleontological Analysis, Noise/Vibration Analysis, and Traffic/Transportation including vehicle miles traveled (VMT) and Level of Service (LOS). It is assumed that the applicant team will provide additional studies, including, but not limited to, a preliminary geotechnical investigation, an arborist report, an Archaeological Study Report, a Transportation Demand Management Plan and drainage/hydrology data.

Based on the information in the RFP and the City's responses to questions to the RFP, the City is requesting that an Initial Study be prepared for the project to determine whether any significant environmental factors need to be studied in greater detail in an EIR. If the Initial Study identifies any significant and unavoidable impacts, a Draft EIR will be prepared. In the interests of maximum flexibility, all technical studies will be stand-alone reports that can be appended to either document.

# **Project Approach and Work Plan**

### Task 1: Project Initiation, Kick-off Meeting, and Site Visit

FCS will review relevant background material, develop an initial data needs list, and coordinate with the City to schedule an in-person kick-off meeting and site visit. The intent of the kick-off meeting is to clarify and confirm the details of the Scope of Work and schedule, obtain copies of the project plans and other relevant



information, and identify key points of contact. The FCS team will complete a site visit with the City following the kick-off meeting.

FCS will review relevant background documents to ensure our project understanding. It is typically helpful to have all relevant team members attend this call (i.e., applicant, civil engineering design team, and general contractor, if applicable). FCS's Senior Air Quality Scientist will also attend this meeting to clarify data needs. FCS will also provide a Request for Information (RFI), which will detail additional information needed to complete CEQA analyses. A site visit will be conducted as part of the project initiation process to document existing conditions.

### **Subtask 1.1: Preparation of CEQA-compliant Project Description**

It is assumed that the project applicant will provide FCS with a project narrative. Using the information provided in that project narrative and obtained during project initiation, FCS will prepare a comprehensive Project Description per CEQA requirements for the City and applicant's review and approval. The Project Description will identify the project location, describe the project characteristics, identify necessary approvals, and list other agencies that may use the document for environmental review. The Project Description will use graphics and tables to clearly convey relevant information to the reviewer and will include all of the information required to define the proposed project for the purposes of CEQA, including a clear explanation of the development components of the proposed project, a description of the construction and operational activities associated with the proposed project, and clearly illustrated project components displayed in exhibits based on Geographic Information System (GIS) data.

The approved Project Description will form the basis for evaluating the proposed project in the Initial Study and EIR. The draft Project Description will be submitted to the City for review and approval prior to the development of the Administrative Initial Study. It is assumed that the City will coordinate review with the applicant team and will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the draft Project Description and a complete RFI to FCS within 2 weeks of submittal. FCS will revise the Project Description and provide it to the City and the applicant within 1 week for final approval, pending no outstanding data needs. Changes to the Project Description made after the City has issued their approval may require a Change Order and may extend the project schedule.

### DELIVERABLE

Electronic version (via email in Microsoft Word and PDF) of the Project Description to the City.

# Task 2: Peer Review of Applicant-provided Archaeological Survey Report and Historic Resource Evaluation

FCS will peer review the Archaeological Survey Report (ASR) provided by the Applicant to verify completeness and accuracy for purposes of CEQA; ensure compliance with all applicable environmental laws, regulations, rules, and requirements; and ensure legal defensibility and accuracy in the representation of project-related information.

In addition, based on a preliminary evaluation for the historic significance of the site completed by a qualified Architectural Historian, the existing commercial building was constructed in 1951 and was occupied by Sunset Magazine until 2015. Based on the preliminary evaluation the property meets criteria in the California Register



of Historic Resources (CRHR). This scope of work assumes the project applicant would continue to work with the Architectural Historian that prepared the preliminary evaluation to prepare an Historic Evaluation. FCS will peer review the Historic Evaluation for consistency with applicable environmental laws and regulations.

The team will perform a thorough review of study methodology findings, and results to identify inaccuracies, inconsistencies, or incompleteness, with a focus on ensuring the study is legally defensible and adequate for purposes of CEQA. In the event that any inadequacies or inconsistencies are found in the ASR, FCS will prepare a brief peer review memorandum that outlines these inaccuracies. Any additional analysis (including site visit) would be addressed in a separate scope and fee.

#### DELIVERABLE

Electronic copy (in PDF via email) of the peer review memorandum.

### **Task 3: Technical Analyses**

# Subtask 3.1: Air Quality Assessment, Greenhouse Gas (GHG) Emissions and Energy Assessment, and Health Risk Assessment

FCS will prepare an air quality, GHG emissions, and energy analysis to evaluate project-related construction and operational activities. The analysis will be provided in a standalone technical report with all supporting technical data appended to the report. The analysis will require the following tasks.

### Air Quality Analysis

FCS will prepare an air quality analysis consistent with the requirements of the State CEQA Guidelines and recommendations of Bay Area Air Quality Management District (BAAQMD) to support the CEQA document. The proposed project would include construction and operational activities that would generate ozone precursor and criteria air pollutant emissions. FCS will use methodologies and guidance from BAAQMD's 2022 CEQA Air Quality Guidelines to model and evaluate the project's air quality impacts. Short-term construction emissions will be quantified using the latest version of the California Emissions Estimator Model (CalEEMod). The modeling will incorporate the type and size of the proposed uses, construction phasing schedule, and other construction data (duration of construction, area of land to be disturbed/graded, etc.)

Long-term (i.e., operational) regional criteria air pollutant and precursor estimates will include emissions from the proposed project's area, stationary, and mobile sources. Mobile-source emissions will be based, in part, on the transportation analysis to be prepared for this project. Stationary sources, such as emergency generators, if part of the proposed project, will be quantified using appropriate emission factors and methodologies from BAAQMD, California Air Resources Board (ARB), and/or US Environmental Protection Agency (EPA).

### Health Risk Assessment

The BAAQMD suggests impacts associated with toxic air contaminant (TAC) and Particulate Matter 2.5 (PM<sub>2.5</sub>) exposure should be addressed on a case-by-case basis, taking into consideration the specific construction-and/or operational-related characteristics of each project and the proximity of receptors to sources of TACs and/or PM<sub>2.5</sub> concentrations. BAAQMD recommends that potential health risks be assessed consistent with BAAQMD permitting requirements, and include an evaluation of all possible receptors, including residential



receptors, worker receptors, acute receptors, sensitive receptors, and on-site receptors. Therefore, based on the proximity of residences and workers within 1,000 feet of the proposed project's site boundaries, FCS recommends performing a Health Risk Assessment (HRA) to evaluate potential construction-related TAC and PM<sub>2.5</sub> impacts. The major TAC that affects health impacts in the air is diesel particulate matter (DPM). This scope assumes 1 phase of construction without any overlap with operations. If the project requires a phased construction schedule that allows residents and businesses to begin occupation on newly finished buildings while construction continues on other phases, FCS can perform the additional health risk modeling pursuant to BAAQMD recommendations under a separate scope and fee. The following tasks will be required for the HRA:

- Define what a sensitive receptor is and identify nearby sensitive receptors.
- Identify applicable federal, State, and BAAQMD rules and regulations.
- Identify health risk standards and acceptable cancer and acute and chronic non-cancer risk thresholds from diesel emissions that are detailed in the California Office of Environmental Health Hazard Assessment (OEHHA) HRA Guidelines.
- Obtain the on-site construction equipment DPM emissions rates that were calculated in the air quality analysis prepared for the proposed project.
- Obtain the daily construction truck trip estimates used in the air quality analysis and calculate off-site heavyduty truck DPM emissions rates within 1,000 feet of the project site.
- Calculate the DPM concentrations at the nearby sensitive receptors associated with the on-site construction equipment and off-site truck emissions up to 1,000 feet from the project site using the emissions rates calculated in the previous steps and the methodology described in the OEHHA HRA Guidelines.
- Utilize the prior task's calculated toxic air emission levels to calculate the cancer risk and the chronic and acute non-cancer health impacts at the nearby residential uses from construction of the proposed project.

### **Greenhouse Gas Emissions Analysis**

Potential GHG impacts will be evaluated using the significance thresholds recommended by the BAAQMD. Pursuant to CEQA Guidelines Appendix G, FCS will evaluate the project's design and purpose in the context of consistency with applicable GHG reduction plans, as appropriate. Additional measures or design considerations will be proposed, as necessary, to reduce potential impacts. The GHG Emissions Analysis will also address the California Supreme Court ruling on the Newhall Ranch project and will utilize current approved methods for analyzing GHG impacts. Additional measures or design considerations will be proposed, as necessary, to reduce potential impacts to less-than-significant levels.

### **Energy Analysis**

FCS will provide an analysis of energy impacts consistent with the CEQA Guidelines Appendix F Energy analysis requirements. The energy analysis will summarize relevant federal, State, and local regulations and policies that address energy consumption and demand, alternative fuels, and nonrenewable resources to determine whether the proposed project would conflict with or obstruct any required policies or mandatory measures related to energy conservation. Using the model inputs and assumptions associated with the air



quality and GHG emissions analyses, FCS will provide energy consumption estimates associated with the construction and operation of the project. The energy analysis will consider project design features that may affect the energy efficiency of the proposed project.

### **Data Needs and Assumptions**

FCS will prepare and submit an RFI for the applicant to provide all necessary construction and operational parameters required for modeling. This analysis will be completed within 6 weeks of receipt of the RFI response, necessary traffic data, and the client-approved project description. If changes are made to the Project Description that would require re-modeling for the above Scope of Work, it would be accomplished as an additional service not included in this Scope of Work.

### Air Quality, Greenhouse Gas Emissions, and Energy Analysis Report

FCS will provide this analysis in the form of a standalone combined Air Quality (including a Health Risk Assessment), GHG Emissions, and Energy Analysis Report with supporting data, including the HRA modeling data, appended to the technical report. The report with comply with the City's guidance. This Scope of Work assumes FCS will respond to one set of consolidated, vetted comments (with tracked changes in the Word document) on the draft document and prepare a final report.

#### DELIVERABLE

- Electronic copy (in Microsoft Word and PDF via email or Dropbox) of the draft Air Quality, GHG Emissions, and Energy Analysis Report.
- Electronic copy (in PDF via email or Dropbox) of the Air Quality, GHG Emissions, and Energy Analysis Report.

### **Subtask 3.2 Biological Resources Analysis**

FCS will prepare a standalone Biological Resources Assessment (BRA) in support of the Biological Resources section of the EIR document. The evaluation will consist of the following tasks:

### Literature Review

Existing information, including maps, aerial photographs, documents, and correspondence relative to the project site will be reviewed and analyzed. Data to be reviewed and analyzed for the project site includes, but is not limited to:

- Available documentation and studies of the biological resources within the immediate vicinity of the site, including previously conducted Arborist Report and Jurisdictional Delineation, documents to be provided by the applicant.
- The Federal Register listing package for each federally listed endangered or threatened species and/or their Critical Habitat potentially occurring on the site;
- Literature pertaining to habitat requirements of special-status species potentially occurring on the site;

# FCS

- The California Department of Fish and Wildlife (CDFW) lists of special-status plants and animals;
- US Geological Survey (USGS) topographic maps and current aerial photos will be reviewed for evidence of US Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and/or CDFW jurisdictional areas pursuant to Section 404 of the Clean Water Act and Section 1602 of the California Fish and Game Code;
- California Natural Diversity Database (CNDDB), Information for Planning and Consultation (IPaC) and California Native Plant Society Electronic Inventory (CNPSEI) information regarding special-status species potentially occurring on the project site or in the vicinity; and
- City of Menlo Park General Plan.

### General Biological Survey, Habitat Assessment, and Vegetation Mapping

Following the review of existing information, a single reconnaissance-level survey of the project site will be conducted to document the existing biological conditions. FCS will identify the project site's general biological resources as well as document plant communities, on-site trees, incidental observations of wildlife and plant species, potential nesting habitat, potential roosting bat habitat, and potentially protected aquatic resources. The general distribution of plant communities and land cover types will be mapped. The field survey will focus on determining suitable habitat for sensitive plant and wildlife species as well as any sign of wildlife movement through the project site. Photos will be taken to document the biological resources present on-site.

General locations of sensitive biological resources identified during the survey will be mapped with the aid of topographic maps, current aerial photographs, and sub-meter accurate handheld Global Positioning System (GPS) units, if needed. Sensitive biological resources include any plants, animals, or habitats considered rare, endangered, threatened, sensitive, or otherwise unique by government agencies, including, but not limited to the CDFW and US Fish and Wildlife Service (USFWS), or recognized conservation organizations, such as the CNPS; sensitive communities; federally or State-regulated wetlands; wildlife nursery sites; and movement corridors.

The field survey will not include an assessment of the potential presence of waters of the US or State on the project site, which may be potentially regulated by the CDFW, USACE, and/or RWQCB. FCS assumes that an agency-verified jurisdictional delineation (JD) report will be provided by the applicant, which FCS will review and integrate into the BRA. This task does not include species-specific presence/absence surveys (e.g., protocol-level rare plant surveys, burrowing owl surveys, or others).

The need for additional focused surveys for special-status plant and/or wildlife species on the property cannot be determined until the habitat is evaluated. This Scope of Work does not include focused surveys for any special-status plant or wildlife species. However, following the biological resources analysis, protocol level surveys for specific species may be recommended based on survey findings.

### **Biological Resources Assessment**

The results of the field survey and background research will be documented in a BRA, which will evaluate the potential of the project site to support sensitive biological resources, describe the existing biological conditions on-site, provide a list of special status-species considered in the assessment and their potential for occurrence,



evaluate potential project-related impacts on sensitive biological resources, and recommend additional surveys and/or avoidance, minimization, and mitigation measures, if/as appropriate. It is assumed that the City will coordinate review with the applicant team and will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the draft BRA.

#### ASSUMPTIONS

- Access and permission to enter the above-described project area must be granted to FCS in writing prior to field surveys.
- FCS is not responsible for delays due to conditions or circumstances outside of FCS control, such as (but not limited to) weather, site conditions (i.e., prohibited access, unsafe conditions, flooding), fire, etc.
- Direct costs associated with the tasks described above including mileage for travel to the site, survey equipment, and postage.
- The impact analysis will be based on one set of plans provided by the applicant.
- Up to one round of revisions to the BRA will be provided based on comments provided by the City.

### DELIVERABLES

- Electronic copy (in Microsoft Word and PDF via email or Dropbox) of the draft BRA.
- Electronic copy (in PDF via email or Dropbox) of the BRA.

### Subtask 3.3: Assembly Bill 52 Tribal Assistance and Paleontological Records Search

In compliance with tribal notification and consultation requirements under Assembly Bill (AB) 52, and on behalf of and in coordination with the City of Menlo Park, FCS will draft letters on the City's letterhead containing project information, a project map, and an invitation to consult, for distribution to all tribal representatives identified by the Native American Heritage Commission (NAHC). In the event tribal representatives wish to consult on the project, FCS will assist the City by facilitating consultation. This scope assumes two online meetings will be sufficient, and up to 19 staff hours have been allotted for this task. Additional consultation assistance is available via a change order to this Scope of Work.

### Paleontological Resources Records Search

FCS will review the geology and paleontology of the area as reported in scientific literature and a records search of the Regional Paleontological Locality Inventory at the University of California, Berkeley. The results of the paleontological records search will be summarized in the Geology and Soil section of the EIR and will include recommendations for any mitigation measures deemed appropriate.

### **Subtask 3.4: Noise Impact Analysis**

FCS will complete a noise analysis that will include an evaluation of short-term (construction) and long-term (operation) noise impacts to satisfy the City's noise impact analysis requirements. The analysis will be provided



in a standalone technical report, and the supporting technical data will be appended to the document. The analysis will include the following tasks.

### Compile and Summarize Background Information

The general characteristics of sound and the categories of audible noise will be described. The regulatory framework related to noise, including applicable federal, State, and City plans, policies, and standards, will be summarized. The existing ambient environment conditions will be documented through an ambient noise monitoring effort. Up to 3 short-term ambient noise measurements will be taken to document the existing daytime ambient noise conditions in the project vicinity.

### Construction Noise and Vibration Impact Analysis

Construction would involve the short-term operation of heavy equipment in the vicinity of sensitive receptor land uses. EPA-recommended noise emission levels will be used for the construction equipment. The noise analysis will identify the closest noise sensitive receptors and will quantify potential construction noise impacts in comparison to the City's Noise Ordinance specifications and will determine whether construction would result in a substantial temporary increase in ambient noise levels as measured at these receptors.

FCS will also analyze potential vibration impacts from construction activities associated with development that could occur with implementation of the proposed project. FCS will utilize the methodology and thresholds contained in the Transit Noise and Vibration Impact Assessment Manual prepared by the Federal Transit Administration for determining construction-related groundborne vibration impacts.

### Operational Noise Impact Analysis

A quantitative assessment of long-term operational noise impacts will be performed. Project-related traffic noise impacts will be determined based on whether the proposed project would generate a substantial permanent increase in traffic noise levels in the project vicinity in excess of standards established in the City's General Plan or Noise Ordinance.

Potential noise impacts from project-related stationary noise sources, such as new mechanical system operations and parking lot activities, will also be evaluated to determine if the proposed project would generate a substantial permanent increase in ambient noise levels in excess of the City's operational noise performance standards.

### Airport Noise Impact Analysis

A qualitative assessment of airport noise impacts will also be evaluated to identify whether the project would expose people residing or working in the project area to excessive airport noise levels. The analysis will identify whether the project site lies outside of the ALUCP identified noise contours which are considered compatible with the City's noise land use compatibility standards for the proposed land use.

### **Data Needs and Assumptions**

This Scope of Work assumes relevant data, including site plan and project traffic data, will be provided by the project applicant. This analysis will be completed within 6 weeks of receipt of the necessary project data and the City-approved Project Description. If changes are made to the Project Description that would require re-



modeling for the above Scope of Work, the re-modeling would be accomplished as an additional service not included in this Scope of Work.

### Noise Technical Report

FCS will provide this analysis in the form of a Technical Report. The report with comply with the City's guidance and the findings will be summarized in the CEQA document. FCS will respond to one set of consolidated, vetted comments (with tracked changes in the Word document) on the draft document and prepare a final report.

#### DELIVERABLE

- Electronic copy (in Microsoft Word and PDF via email or Dropbox) of the draft Noise Impact Analysis Report.
- Electronic copy (in PDF via email or Dropbox) of the Noise Impact Analysis Report.

### Subtask 3.5: Phase I Environmental Site Assessment

Under the direction of FCS, Cameron-Cole, LLC (Cameron-Cole), an ADEC Innovations company, will provide a Phase I ESA. The objective of the Phase I ESA is to identify, to the extent feasible, the presence or likely presence of recognized environmental conditions (RECs) associated with the property. The scope of services for the Phase I ESA is as follows:

### Site Use History

Cameron-Cole will review the following information to identify the historic use(s) of the property and surrounding properties:

- Historic city directories, when available, to determine prior business use of the subject and adjacent properties.
- Historic aerial photographs, when available, to evaluate past activity on the subject property and in the general vicinity of the subject property.
- Historic topographic maps, when available, to evaluate past activity on the subject property and in the general vicinity of the subject property.
- Sanborn Fire Insurance Maps, when available, to evaluate past property uses in the subject property area.

The above information will then be evaluated to determine whether historic property use(s) constitute a REC to the subject property.

### Regulatory Status Review

Cameron-Cole will review government regulatory agency list for government records regarding possible hazardous material and petroleum products handling, spills, storage, and production at the subject property or in the vicinity of the subject property that may constitute a REC to the property. Envirosite Corporation will provide the lists to Cameron-Cole in accordance with ASTM International Standard E1527-21 Standard Practice for Environmental Site Assessments.



This Scope of Work does not include a review of the individual government agency files since the size of the files is unknown and the length of time to obtain them is highly variable and would likely cause scheduling delays. If a FOIA request is necessary to satiate a significant data gap, the client will be notified of any additional cost and potential time delays such a request may impose.

### Geology/Hydrogeology

Cameron-Cole will review available USGS 7.5-Minute Topographic Map(s) to determine surface topography and estimated surface and groundwater flow direction. When determined necessary, Cameron-Cole will additionally review published regional geology and hydrogeology information to evaluate potential pathways of contaminant migration and the potential receptors of contamination, if present, in the vicinity of the subject property.

### Site and Area Reconnaissance

Cameron-Cole will perform a visual inspection of accessible portions of the subject property to identify potential RECs. Additionally, Cameron-Cole will perform an area reconnaissance within ½-mile of the subject property along accessible roadways to identify the presence or likely presence of RECs that could be associated with adjacent properties.

### Reporting

Upon FCS's review and approval of the report, Cameron-Cole will issue the Phase I ESA Report in electronic format. The report will present the background information, purpose and scope of services, execution of work, findings, and conclusions. The reporting scope of work also includes discussion and response to client comments. Photographs, maps, figures, government record report, historical documentation, and any additional support material necessary to present our findings will also be included.

If any REC(s) are identified as part of the Phase I ESA, Cameron-Cole will provide a separate scope for a Limited Phase II investigation.

### DELIVERABLES

Electronic version (via email) of the Phase I ESA in PDF format.

### **Subtask 3.6: Transportation Impact Analysis**

Under contract with FCS, Hexagon Transportation Consultants, Inc. (Hexagon) will prepare a Traffic Impact Analysis (TIA), which will include a vehicle miles traveled (VMT) analysis, a discussion of the bicycle, pedestrian, and transit facilities, and site) access (including emergency vehicle access) per CEQA. The TIA will also include non-CEQA level of service (LOS) analysis. The TIA will include the following tasks:

### **CEQA Analysis**

■ VMT Analysis. The project is not located within one half mile of the Menlo Park Caltrain station. As a result, all land uses will require a VMT analysis. Hexagon will utilize the citywide travel demand model for this analysis. Hexagon will coordinate with City staff on the appropriate methodologies to evaluate VMT for the retail, hotel and preschool land uses.

# FCS

- VMT Mitigation. If the VMT analysis identifies a significant VMT impact, FCS and Hexagon will work with City staff to identify the most appropriate mitigation strategies. The City may need to work with the applicant team to develop the appropriate mitigation measures. Hexagon will provide technical support in reviewing documents and completing any necessary analysis. This task assumes up to 20 hours of staff time.
- Site Access, On-Site Circulation and Parking. A review of the project site plan will be completed to determine the overall adequacy of the site access and on-site circulation in accordance with generally accepted traffic engineering standards and to identify any access or circulation issues that should be improved. The results of this analysis will be used to determine the project's CEQA transportation impact on hazards and emergency access.
- **Bicycle**, **Pedestrian**, **and Transit Facilities**. A qualitative analysis of the project's effect on transit service and bicycle and pedestrian circulation in the area will be included in the TIA. This includes sidewalks, bicycle lanes, and amenities to promote the safe use of alternate modes of transportation, and connections to the existing bicycle and pedestrian network.

### Non-CEQA LOS/ Operations Analysis

- Selection of Study Intersections, Freeway Segments and Freeway Ramps. FCS and Hexagon will coordinate with the project team and City staff to determine the list of study intersections, freeway segments, and freeway ramps. This proposal assumes a budget for up to 25 key intersections (inside and outside of the City of Menlo Park), two freeway segments, and four freeway ramps. Additional budget and schedule would be needed if the scope needs to include additional locations.
- Site Reconnaissance. The physical characteristics of the site and the surrounding roadway network will be reviewed to identify existing roadway cross-sections, intersection lane configurations, traffic control devices, and surrounding land uses.
- **Data Collection.** It is assumed that intersection counts at most study intersections will be provided by City staff. Counts at unsignalized intersections may not be available from the City. This proposal includes collecting peak hour (7-9 AM, and 4-6 PM) turning movements counts at up to 10 locations. Pedestrian and bicycle counts will be included.
- Observation of Existing Traffic Conditions in the Study Area. Field observations of existing traffic conditions will be conducted during the AM and PM peak hours to confirm existing intersection operations.
- Evaluation of Existing Conditions. Existing traffic conditions will be evaluated based on existing traffic volumes at the study intersections. The existing traffic conditions at the key study intersections will be evaluated using the software Vistro, which is the designated software for the City of Menlo Park.
- Project Trip Generation, Distribution, and Assignment. Estimates of trips to be added to the surrounding roadway network by the proposed project will be based on the trip generation rates recommended by the Institute of Traffic Engineers' Trip Generation Manual, 11th Edition. Trips generated by existing uses on site will be credited based on City input.

# FCS

The citywide travel demand forecasting model will be used to determine the trip distribution pattern for the project. Site-generated traffic will be assigned to the roadway network based on the trip generation and distribution pattern. Traffic assignment to cut-through routes, or alternative routes will be identified using Google Maps' typical traffic congestion patterns during the peak hours. FCS and Hexagon will consult City staff prior to including cut-through routes and alternative routes in the trip assignment.

The trip generation, distribution, and assignment estimates will be reviewed and approved by City staff prior to initiation of the subsequent tasks.

- Evaluation of Background Conditions. Background traffic volumes represent a near-term horizon when the project is anticipated to be completed. Hexagon will work with the team and City staff to define the horizon year. A list of approved, and not-yet constructed or occupied projects will be obtained from City staff. The travel demand forecasting model will be used to forecast intersection-level traffic volumes and freeway volumes. The model's land use for the project zone will be reviewed to determine whether additional modifications are needed to generate the background conditions traffic volumes. Intersection LOS analysis will be completed using Vistro software.
- Evaluation of Background Plus Project Conditions. Project-generated traffic will be added to the background condition traffic volumes. Intersection levels of service under project conditions will be evaluated using Vistro software. Intersection level of service calculations will be conducted to estimate project traffic conditions during the AM and PM peak hours after the completion of the proposed project. Intersection adverse effects associated with the project will be evaluated relative to background conditions.
- Evaluation of Cumulative Conditions. Cumulative traffic volumes represent a 2040 horizon assuming the buildout of the City's General Plan, as well as any approved or pending General Plan Amendments. The project's TIA will reference the pending Parkline TIA for future cumulative volumes. This task does not assume a new model run. The model's land use for the project zone will be reviewed to determine whether additional modifications are needed to generate the cumulative conditions traffic volumes. Intersection LOS analysis will be completed using Vistro software.
- Evaluation of Cumulative Plus Project Conditions. Project-generated traffic will be added to the cumulative condition traffic volumes. Intersection levels of service under project conditions will be evaluated using Vistro software. Intersection level of service calculations will be completed to estimate project traffic conditions during the AM and PM peak hours. Intersection adverse effects associated with the project will be evaluated relative to cumulative conditions.
- Freeway Segment and Ramp Analysis. The magnitude of project trips on freeway segments and ramps near the site will be determined based on the trip assignment task described above. The number of trips on nearby freeway segments and ramps will be compared to the CMP's threshold. The results of this task will be documented in the TIA.
- **Signal Warrant Analysis.** This proposal assumes that the intersection analysis will include unsignalized intersections. The need for future signalization of these unsignalized study intersections will be evaluated on the basis of the Peak Hour Warrant (Warrant 3 Part B) in the California Manual on Uniform Traffic Control Devices. The warrant will be evaluated using peak-hour volumes for all study scenarios.



Evaluation of Vehicle Queuing. For selected locations where the project would add a significant number of left-turning vehicles, the adequacy of existing/planned storage at turn pockets will be assessed by means of comparison with expected maximum vehicle queues.

### DELIVERABLES

- Electronic copy (in Microsoft Word and PDF via email or Dropbox) of the CEQA Transportation Analysis Memo (includes three rounds of revisions).
- Electronic copy (in PDF via email or Dropbox) of the full TIA report.
- Electronic copy (in Microsoft Word via email or Dropbox) of the Responses to Public Comments (assumes 40 hours of Hexagon staff time)

### **Task 4: Administrative Draft Initial Study**

FCS will utilize the applicant-prepared studies as well as studies identified herein in support of the Initial Study. This Scope of Work assumes that the applicant-prepared studies will be adequate for the purposes of CEQA and that no peer review beyond this scope of work will be required. The Administrative Draft Initial Study format will include separate sections for discussion of each CEQA Guidelines Appendix G Environmental Checklist impact category, and it will be adequately supported by exhibits (including color GIS mapping, as appropriate). The Administrative Draft Initial Study will evaluate project impacts against each question on the Appendix G Environmental Checklist and determine whether a potentially significant impact could occur.

The following issues will be evaluated in the Administrative Draft Initial Study:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials

- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Transportation
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

Each Environmental Checklist impact category will consider applicable local regulations and guidelines, as appropriate, including the General Plan and General Plan EIR.

### DELIVERABLE

Electronic copy (in Microsoft Word and PDF via email or Dropbox) of the Administrative Draft Initial Study.

### Task 5: Screencheck Initial Study

This Scope of Work assumes the City will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the Administrative Draft Initial Study. Once FCS receives these comments, FCS will complete revisions and prepare a Screencheck Initial Study for review.



Note that this Scope of Work assumes only one round of comments and revisions to the Administrative Draft Initial Study. This scope assumes 107 hours of staff time to revise the Administrative Draft Initial Study. Should hours spent on this task exceed the cost identified herein, due to the number or complexity of comments received, FCS shall coordinate with the city regarding the need for additional funds to ensure implementation of all comments in the Screencheck Initial Study.

#### DELIVERABLE

Electronic copy (in Microsoft Word and PDF via email or Dropbox) of the Screencheck Initial Study.

### **Task 6: Final Initial Study**

This Scope of Work assumes the City and applicant will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on their respective reviews of the Screencheck Initial Study. Following receipt of any comments on the Screencheck Initial Study, FCS will complete revisions and prepare the final Initial Study. If the Initial Study identifies significant and unavoidable impacts that cannot be mitigated to a less than significant level, FCS will start the preparation of the Administrative Draft EIR as outlined in this Scope of Work.

#### DELIVERABLE

- Electronic copy (in PDF via email or Dropbox) of the final Initial Study.
- 20 hard copies of the final Initial Study

### Task 7: Notice of Preparation and Scoping Meeting

Should the Initial Study indicate the need for the preparation of an EIR, FCS will prepare a draft Notice of Preparation (NOP) in accordance with CEQA Guidelines Section 15082. The NOP will identify the project location, provide a summary of the project characteristics, and list probable environmental effects, supported by tables and color graphics. FCS will submit the draft NOP to the City. It is assumed that the City will coordinate review with the applicant team and will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the draft NOP to FCS within 2 weeks of submittal. Once FCS receives these comments, FCS will complete revisions and prepare a NOP for public review. FCS will submit the NOP and accompanying Notice of Completion (NOC) to the State Clearinghouse electronically. The City will be responsible for distributing the NOP to public agencies and private parties.

### DELIVERABLES

- Electronic copy (in Microsoft Word via Dropbox) of the Draft NOP.
- Electronic copy (in Microsoft Word and PDF via Dropbox) of the NOP.
- Electronic copy (in PDF via CEQAnet) of the NOP and NOC to the State Clearinghouse (SCH).

### **Public Scoping Meeting**

Following release of the NOP, the City will hold a public scoping meeting, which FCS representatives will attend. It is assumed that the public scoping meeting will be conducted at a regularly scheduled Planning Commission hearing. During the meeting, FCS will monitor comments received, answer questions as directed by staff, and, following the meeting, provide a summary of public comments regarding any environmental



concerns raised. Input will be used to focus on the issues to be addressed in the Draft EIR. A summary of the verbal and written comments will be included in Introduction section of the Draft EIR and provided in the Draft EIR appendix.

### **Task 8: Administrative Draft EIR**

FCS will prepare the Administrative Draft EIR in accordance with the applicable requirements contained in CEQA Guidelines Sections 15120 through 15132. The document will identify potentially significant impacts, feasible mitigation measures, and the residual significance after mitigation has been implemented. The Administrative Draft EIR will include narrative text, tables, exhibits, technical appendices, and the project's Initial Study. For scoping and budgeting purposes, contents of the Administrative Draft EIR are assumed to be as follows:

- Executive Summary
- Introduction
- Project Description
- Cultural and Tribal Cultural Resources
- Greenhouse Gas Emissions
- Energy
- Transportation

- Alternatives
- Other CEQA Considerations
- Effects Found Not To Be Significant
- List of Preparers and Contributors
- Technical Appendices
- Initial Study (as an Appendix)

FCS will describe the reasonably foreseeable projects within a City-approved defined study area that may result in cumulative impacts associated with the proposed project. This Scope of Work assumes that the City will provide FCS with a list of cumulative projects to be included in the analysis.

Cumulative projects may be defined within a specified area around the project site as (1) projects constructed, but not occupied; (2) projects approved, but not constructed; (3) pending projects for which pre-filing or filing of an application with its respective lead agency has occurred; and (4) anticipated or announced projects for which no application has yet been filed with the lead agency. However, note that the geographical extent of the evaluation area for cumulative impacts varies, depending upon the technical issue to be addressed. For instance, the evaluation area for air quality encompasses the local air basin, while the evaluation area for traffic encompasses the local roadway network. Findings of recent court cases will be used to address all pertinent issues. Cumulative projects will be discussed for each technical issue addressed in the Draft EIR. Growth-inducing impacts will be evaluated separately in the Draft EIR in the Other CEQA Considerations section.

### **Alternatives**

Pursuant to CEQA Guidelines Section 15126.6, the Draft EIR will evaluate a range of feasible alternatives to the proposed project. One of the alternatives will be the CEQA-mandated "No Project Alternative," which is the circumstance under which the project does not proceed. FCS will evaluate up to two additional alternatives. In addition, the Alternatives section will address the feasibility of any alternatives that were initially considered but rejected from further consideration. Each alternative will be described in sufficient detail and evaluated on a topical section basis against the proposed project to determine if it will have fewer, equivalent, or greater impacts. A matrix will be provided comparing each alternative's impacts on the various topical areas. The environmentally superior alternative will be identified.



### **Effects Found not to be Significant**

CEQA Guidelines Section 15143 establishes that EIRs will focus on significant impacts on the environment and need not discuss in detail effects that are clearly insignificant or unlikely to occur. FCS will prepare the NOP, identifying any resource categories or topical areas that can be "scoped out" pursuant to Section 15143 given the location and context of the project site and the analysis prepared in the Initial Study. Provisionally, we assume that impacts to agricultural and forestry, mineral resources, and population and housing will be less than significant and will not need to be analyzed in detail in the Draft EIR. A section titled Effects Found not to be Significant will be included in the Draft EIR to document the justification for resource categories excluded from detailed analysis in the Draft EIR. A summary of the project's less than significant effects related to resource areas identified in the Initial Study will be included in this section.

#### DELIVERABLE

 Electronic copy (in Microsoft Word and PDF via Dropbox) of the Administrative Draft EIR (with technical studies and Initial Study appended).

### Task 9: Screencheck Draft EIR

It is assumed that the City will coordinate review with the applicant team and will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the Administrative Draft EIR. Once FCS receives these comments, FCS will complete revisions and prepare a Screencheck Draft EIR for review. Note that this Scope of Work assumes only one round of comments and revisions to the Administrative Draft EIR. Should the estimated hours needed to complete this task exceed the cost identified herein, FCS will coordinate with the City regarding the need for additional funds to ensure incorporation of all comments and edits.

#### DELIVERABLE

- Electronic copy (in Microsoft Word and PDF via Dropbox) of the clean Screencheck Draft EIR.
- Electronic Copy (in PDF via Dropbox) of the track changes version of the Screencheck Draft EIR for reference.

### Task 10: Public Draft EIR

We assume that the City will coordinate review with the applicant team and will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the Screencheck Draft EIR. Upon receipt of final comments on the Screencheck Draft EIR, FCS will proceed with finalizing and producing the Draft EIR for public review. This task assumes technical staff time to complete revisions to the Draft EIR, plus editing and administrative staff time to prepare the document for publication. If additional hours are required, FCS will prepare a budget augment to cover the additional level of effort.

FCS will prepare, and City staff will distribute copies of the Draft EIR to responsible agencies and the public for a 45-day public review period. FCS will provide the SCH with an electronic copy of the document (and appendices) and required notices and forms (the NOC, Notice of Intent to Adopt [NOI], and Summary Form) via CEQAnet to begin the public review period. FCS will be responsible for drafting the NOC and Summary Form and the City will be responsible for drafting the NOI. FCS will provide copies of the Draft EIR to the City, and the City will be responsible for local distribution, noticing, and posting. Finally, this Scope of Work assumes that City staff will prepare and mail all notices associated with the Draft EIR to local agencies and interested parties.



#### DELIVERABLES

- Electronic copy (via Dropbox in PDF) of the Draft EIR and appendices.
- 20 hard copies (appendices on CD) of the Draft EIR
- Electronic copy (via CEQAnet) of the Draft EIR and appendices, NOC, NOI, and OPR's Summary Form to the SCH.

### **Task 11: Administrative Final EIR**

FCS will prepare an Administrative Final EIR in accordance with the applicable requirements contained in CEQA Guidelines Sections 15088 and 15089. The Administrative Final EIR will list all agencies, organizations, and individuals who submitted written comments on the Draft EIR during the public review period and provide written responses to those comments. To enhance readability and avoid redundancy, FCS will use Master Responses to address frequent and reoccurring comments on the Draft EIR's analysis. Additionally, the Administrative Final EIR will contain an Errata, which will document minor changes to the Draft EIR text in strikeout-underline format.

FCS representatives will attend one public comment session concerning the Draft EIR during the public review period (meeting attendance at the public comment session is accounted for in Task 15: Project Management). FCS will summarize verbal comments received at the meeting in the Administrative Final EIR and provide written responses to said comments.

Based on FCS's experience responding to comments on similar type projects, we have budgeted 178 hours of FCS staff time (including technical, editing, and administrative personnel) for this task. Together with the City, FCS will evaluate the volume and complexity of comments received on the Draft EIR. If additional time is required beyond what is budgeted, FCS will prepare a budget augment to cover the actual level of effort.

### DELIVERABLE

Electronic copy of the Administrative Final EIR (via Dropbox in Microsoft Word and PDF).

### Task 12: Screencheck Final EIR

FCS will respond to City comments on the Administrative Final EIR. It is assumed that the City will coordinate review with the applicant team and will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the Administrative Final EIR. Upon receipt of the consolidated set of comments, FCS will prepare the Screencheck Final EIR.

The intent of the Screencheck Final EIR is to allow City staff to review final changes to the Final EIR prior to publication. It is anticipated that any comments on the Screencheck Final EIR would concern minor points and not require major revisions.

#### DELIVERABLE

- Electronic copy (in Microsoft Word and PDF via Dropbox) of the Screencheck Final EIR.
- Electronic Copy (in PDF via Dropbox) of the track changes version of the Final EIR for reference.



### Task 13: Final EIR

It is assumed that the City will coordinate review with the applicant team and will provide one set of consolidated, vetted comments (with tracked changes in the Word document) on the Screencheck Final EIR. Once City staff provides final comments on the Screencheck Final EIR, FCS will proceed with finalizing and producing the Final EIR. This task assumes technical staff time will be required to complete revisions to the Final EIR, plus editing and administrative staff time to prepare the document for publication. If additional hours are required, we will prepare a budget augment to cover the actual level of effort.

FCS will provide copies of the Final EIR to the City, who will be responsible for local distribution, noticing, and posting. FCS will also prepare the Notice of Determination (NOD) for the project, which the City will file, within 5 business days of EIR certification. This Scope of Work assumes that City staff will prepare and mail all notices associated with the Final EIR to local agencies and interested parties.

#### DELIVERABLES

- Electronic copy (in PDF via Dropbox) of the Final EIR.
- 10 hard copies of the Final EIR.
- Electronic copy (in PDF via email) of the NOD.
- 20 hard copies of the Draft EIR.

### **Task 14: Mitigation Monitoring and Reporting Program**

FCS will prepare a comprehensive MMRP, pursuant to CEQA Guidelines Section 15097. The MMRP will contain all mitigation measures identified in the EIR. This comprehensive MMRP will provide City staff with a single source of reference to the full range of mitigation measures to be implemented. For each measure or group of similar measures, the agency responsible for ensuring proper implementation will be identified, along with the timing and method of verification. The MMRP will be included in the Final EIR submittal.

Once FCS receives consolidated, vetted comments (with tracked changes in the Word document) on the draft MMRP, FCS will complete revisions and provide the City with a final MMRP.

#### DELIVERABLES

- Electronic copy (via email in Microsoft Word) of the draft MMRP.
- Electronic copy (via email in PDF) of the final MMRP.

### Task 15: Findings of Fact and Statement of Overriding Considerations

Pursuant to CEQA Guidelines Sections 15091 and 15093, FCS will prepare draft Findings of Fact for each potentially significant effect identified in the EIR and a Statement of Overriding Considerations for any unavoidable significant impacts associated with the proposed project. As required by the CEQA Guidelines, one of three findings must be made for each significant effect and must be supported by substantial evidence in the record. The Statement of Overriding Considerations will rely on input from the project team regarding the benefits of the project. FCS's Project Manager will consult with the City to review draft findings and to finalize the findings.



#### DELIVERABLES

- Electronic copy (via email or Dropbox in Microsoft Word) of the draft Findings of Fact and Statement of Overriding Considerations.
- Electronic copy (via email or Dropbox in PDF) of the Findings of Fact and Statement of Overriding Considerations to the City.

### **Task 16: Electronic Copy of Records**

FCS will compile an electronic copy of non-confidential records utilized by FCS supporting the preparation of the EIR. The copy of records will consist of the documents, either in whole or in relevant part, that are cited in the preparation of the Draft EIR, including background material, websites, and correspondence. This copy of records is limited to those documents identified in either the text or footnotes of the Draft EIR only. This copy of records will not include internal communications or any preliminary draft or working documents.

#### DELIVERABLES

Electronic copy (via Dropbox in PDF) of the non-confidential records referenced in the Draft EIR.

### Task 17: Meetings, Public Hearings, and Phone Calls

This Scope of Work assumes that FCS's Project Director or Project Manager will attend the following meetings:

### **Coordination Meetings:**

Sixteen 1-hour meetings with City staff conducted during the preparation of the IS and EIR. It is assumed these meetings can be completed via conference call.

### Public Comment Meetings (during public review of the Draft EIR):

■ Planning Commission—one, 4-hour meeting plus preparation time.

### **Final EIR and Project Entitlements:**

Planning Commission—one, 4-hour meeting plus preparation time.

The cost for the Public Scoping Meeting is included in Task 7.

As noted, the meetings would consist of a combination of coordination meetings with staff and public hearings. A not-to-exceed budget has been established to cover attendance at the meetings. If the City requests additional meeting attendance by FCS staff, or if the amount of time involved in these meetings exceeds the initial budget allocation, FCS will notify City staff of the additional costs and obtain authorization for the extra meeting time.

### **Task 18: Project Management**

In addition to the research, analysis, communications, and report writing tasks described above, FCS will perform a variety of project management duties to ensure that the EIR meets the City's standards of quality, and that it is delivered on time and within budget. These duties will include team supervision and coordination,



oral and written communications with City staff, project accounting, and quality assurance review by FCS's Project Director and Technical Editor of all deliverable products. These services will also include ongoing support to City staff, such as providing input to staff reports, regular schedule updates, and discussions of technical issues. This task assumes 84 hours of staff time.

### **Tasks Outside the Scope of Work**

The following are tasks FCS has identified as falling outside its Scope of Work for the proposed project.

### **Newspaper Noticing/Local Noticing**

FCS assumes that City staff will be responsible for any public noticing related to the certification of the EIR.

### **Notice of Determination Filing/Payment of Fees**

FCS assumes that the applicant or City staff will be responsible for filing the NOD with the San Mateo County Clerk's Office within 5 business days of certification of the EIR. Please be advised that as of January 1, 2025, the filing fees for an EIR are \$4,123.50 (California Department of Fish and Wildlife [CDFW] fee) plus a \$50 County handling fee, for a grand total of \$4,173.50. The applicant or city will be responsible for paying the associated filing fees.

# **Project Schedule**

FCS has prepared the following schedule outlining the anticipated timing of each task.

Task	Week
Task 1 Project Initiation and Kick-off Meeting	1
Subtask 1.1 Preparation of CEQA-compliant Project Description	1–3
Task 2 Peer Review of Applicant-provided Archeological Survey Report and Historic Resource Evaluation	6
Task 3 Technical Analysis	12
<b>Subtask 3.1</b> Air Quality Assessment, Greenhouse Gas Emissions and Energy Assessment, and Health Risk Assessment <sup>1</sup>	10
Subtask 3.2 Biological Resources Analysis	8
Subtask 3.3 AB 52 Assistance and Paleontological Records Search	8
Subtask 3.4 Noise Impact Analysis <sup>1</sup>	10
Subtask 3.5 Phase I ESA	8
Subtask 3.6 Transportation Impact Analysis	12
Task 4 Administrative Draft Initial Study	
- Submit Administrative Draft Initial Study to the City	15
- Receive Comments on Administrative Draft Initial Study	19

# FCS

Task	Week
Task 5 Screencheck Initial Study	22
- Submit Screencheck Initial Study to the City	22
- Receive Comments on Screencheck Initial Study	24
Task 6 Final Initial Study	
- Submit Final Initial Study to the City	26
Task 7 Notice of Preparation and Scoping Meeting	28
- Start Public Scoping Period (Begin 30-day Public Review)	30
- Public Scoping Meeting	(TBD, to occur before the end of scoping period)
- End of Public Scoping Period	34
Task 8 Administrative Draft EIR	
- Submit Administrative Draft EIR	40
- Receive Comments on Administrative Draft EIR	44
Task 9 Screencheck Draft EIR	
- Submit Screencheck Draft EIR	50
- Receive Comments on Screencheck Draft EIR	54
Task 10 Public Draft EIR	
- Begin 45 Day Public Review Period	57
- 45-day Public Comment Period Ends	63
Task 11 Administrative Final EIR	
- Meet with City to review comments received	63
- Submit Administrative Final EIR <sup>3</sup>	69
- Receive Comments on Administrative Final EIR	71
Task 12 Screencheck Final EIR	
- Submit Screencheck Final EIR	75
- Receive Comments on Screencheck Final EIR	77
Task 13 Final EIR	80
Task 14 Mitigation Monitoring and Reporting Program	
- Submit draft Mitigation Monitoring and Reporting Program	75



Task	Week		
- Receive Comments on Mitigation Monitoring and Reporting Program	77		
- Submit Mitigation Monitoring and Reporting Program	80		
Task 15 Findings of Fact and Statement of Overriding Considerations			
- Submit draft Findings of Fact and Statement of Overriding Considerations	75		
- Receive Comments on Findings of Fact and Statement of Overriding Considerations	77		
- Submit Findings of Fact and Statement of Overriding Considerations	80		
Task 16 Electronic Copy of Records	82		
Task 17 Meetings, Public Hearings, and Phone Calls	To Be Determined		
Task 18 Project Management	Ongoing		
File NOD with San Mateo County Clerk	Within 5 business days of EIR Certification		

#### Note

<sup>2</sup> Assumes provision of a complete and stable site plan within 1 week of project initiation.

### **Rate Schedule**

Please see FCS's and Hexagon's attached rate schedules, which includes the position titles and hourly rates. Information regarding the effective dates and direct costs are included are included in the tables.

### **FCS Rate Schedule**

FCS Personnel	Hourly Labor Rate (\$)
President	\$320–\$340
Director/Vice President	\$270–\$320
Legal Counsel	\$220–\$260
Associate Director/Senior Team Leader	\$220–\$270
Senior Project Manager/Senior Scientist/Senior Regulatory Scientist	\$180–\$240
Project Manager/Scientist/Regulatory Scientist	\$140–\$190
Assistant Project Manager/Assistant Scientist/Assistant Regulatory Scientist	\$120–\$140
Environmental Analyst/Technical Analyst/Regulatory Analyst	\$90–\$120
Senior Graphic Designer/Geographic information System (GIS) Manager	\$150–\$210

<sup>&</sup>lt;sup>1</sup> Assumes the project trip generation forecast and intersection traffic volumes are complete within 4 weeks of project initiation. This analysis will be conducted 6 weeks after receipt of the project trip generation forecast, vehicle miles traveled rates, intersection traffic volumes, responses to the RFI, and an approved Project Description, whichever is latest.

<sup>&</sup>lt;sup>3</sup> Dependent on volume and complexity of comments.



FCS Personnel	Hourly Labor Rate (\$)
Graphic Designer/GIS/Computer-aided Design and Drafting Specialist	\$110–\$150
Publications Coordinator/Technical Editor	\$110–\$150
Word Processor	\$95–\$130
Archaeological/Paleontological Monitor I/II	\$80-\$130
Archaeological/Paleontological Monitor III	\$130–\$160
Biological Monitor I/II	\$95–\$130
Biological Monitor III	\$130–\$160
Reprographics Assistant/Intern	\$70–\$90
Administrative Assistant/Accounting/Clerical	\$70–\$110

### **Other Labor Rates**

Labor rates for expert testimony, litigation support, and depositions/court appearances will be billed at a minimum of two times the above rates. If additional services are authorized during the performance of a contract, compensation will be based on the fee schedule in effect at the time the services are authorized

### **Direct Expenses**

Direct costs and out-of-pocket expenses are billed as follows:

- Out-of-pocket expenses, including, but not limited to, travel, messenger service, reprographics, lodging, meals, blueprint, reproduction, and photographic services: Cost, as charged to FCS, plus a 10 percent administrative fee.
- Subcontractors' fees: Cost, as charged to FCS, plus a 15 percent administrative fee.
- Passenger Cars: \$0.67 per mile.
- Four-wheel-drive vehicles: \$95.00 per day plus \$0.67 per mile.
- Records checks: Fees vary by facility and project.
- Museum curation: Fees vary by city and project.
- Cultural resources storage/curation of fossil and artifact collections: Cost, as charged to FCS, plus a 10 percent administrative fee.
- Per Diem: Fees charged at the USA Federal (GSA) Rate. Lodging surcharge may apply in high-rate areas.
- US Fish and Wildlife Service/California Department of Fish and Wildlife impacts or mitigation fees: Cost, as charged to FCS, plus a 10 percent administrative fee.



# **Hexagon Rate Schedule**

Hexagon Personnel	Hourly Labor Rate (\$)
President	\$355
Principal	\$310
Senior Associate II	\$285
Senior Associate I	\$260
Associate II	\$235
Associate I	\$210
Planner/Engineer II	\$180
Planner/Engineer I	\$155
Admin/Graphics	\$130
Assistant Planner/Engineer	\$130
Technician	\$95

Direct expenses are billed at actual costs, with the exception of mileage, which is reimbursed at the current rate per mile set by the IRS.

Billing rates shown are effective January 1, 2025 and subject to change January 1, 2026.



# **Pricing Proposal**

FCS has prepared the following budget identifying the costs of each task. Please see our attached cost breakdown which includes the hourly rates of the FCS staff that will work on the project, reimbursables, and direct costs. The fixed contingency fee for the project is included in the attached cost breakdown/rate sheet and the table below.

												FCS Staff														Subconsultant		
	Key Project Role	Director	Project Manager	Analyst	Legal Counsel	I GIS	GIS	Publications	Publications A	Q/GHG/Noise	AQ	AQ	AQ	Noise	Noise	Cultural	Cul/Tribal	ВЮ	ВЮ	Noise	Paleo	Paleo						
	Employee Name	Waligorski), J.	Sharpe, A.	Ortiz, A.	Starr, M.	McCracken, K	. Macias, S.	Harris, S.	Ramirez, M.	Ault, P.	Winkel, J.	Bourassa, B.	Aydil, M.	Landucci, S.	Dionisio, M.  Environmental	DePietro, D.	Griffin, S. Senior	Carroll, R.	Carney, H.  Biological	Queathem, N.	Principal	Environment						Labor an
Task	Career Role A	ssociate Director	Senior Project Manager	ES Analyst	Senior Attorney	Sr. Scientist I	Associate II	Senior Managing Editor	Document Specialist	Associate Director	Senior Air Quality	Air Quality Associate	Senior Air Quality Scientist I	Associate II	Services Analyst	Director	Archaeological Manager	Senior Biologist II	Manager/Certifie d Arborist	ESG Associate	Paleontolog st	i al Services Analyst	Total FC Hours	CS Labor Total	Hexagon	Cameron S Cole Phase I	ubconsultan S t Total	Subconsultar Task Tot
ask 1: Project Initiation, Kick-off Meeting, and Site /isit/Preparation of Project Description	Hours	3	12	18	2	7	4	4	2	1	1	1	1	1	1	1	1	1	1				62	\$10,230				\$10,2
ask 2: Peer Review of Applicant-provided Archaeological curvey Report and Historic Resource Evaluation	Hours							2	1							12	4						19	\$4,335				\$4,3
ask 3: Technical Analyses	Hours																											
Task 3.1: Air Quality Assessment, GHG Emissions and Energy Assessment, and Health Risk Assessment	l Hours					2	1	4	4	4	26	20	24										85	\$15,245				\$15,24
Task 3.2: Biological Resources Analysis	Hours					2	1	2	2									8	32				47	\$7,855				\$7,8
Task 3.3: AB 52 Tribal Assistance and Paleontological Records Search	Hours					2	1									6	6			7	4	4	30	\$5,295				\$5,2
Task 3.4: Noise Impact Analysis	Hours					2	1	3	3	8				18	8								43	\$6,580				\$6,5
Task 3.5: Phase I ESA	Hours																									\$5,175	\$5,175	\$5,17
Task 3.6: Transportation Impact Analysis	Hours		4			3	2																9	\$1,615	\$264,500		\$264,500	\$266,1
ask 4: Admin Draft Initial Study	Hours	12	32	100	6	8	4	12	12	5	5	6		4		2	4	2	12				226	\$35,100				\$35,1
sk 5: Screencheck Draft Initial Study	Hours	6	24	50	3	4	4	10	6	3	3	3		2		1	2	1	2				124	\$19,665				\$19,6
sk 6: Final Initial Study	Hours	2	16	16	2	4	4	8	4														56	\$9,090				\$9,0
sk 7: Notice of Preparation and Scoping Meeting	Hours	6	10	20		1	1	2	2														42	\$6,680				\$6,6
sk 8: Admin Draft EIR	Hours	12	50	160	10	8	4	40	32	6	6	8		6		2	4	2	12				362	\$54,780				\$54,7
sk 9: Screencheck Draft EIR	Hours	8	24	60	4	4	2	16	12	4	4	4		4		1	2	2	3				154	\$24,220				\$24,2
sk 10: Public Review Draft EIR	Hours	3	16	20	1	2		10	8	2	2	2		2									68	\$10,935				\$10,9
sk 11: Admin Final EIR	Hours	4	24	30	8	6	3	16	10	5	5		5	5									121	\$20,415				\$20,4
sks 12: Screencheck Final EIR	Hours	4	8	16	4	4	2	12	8	2	2		2	2									66	\$10,810				\$10,8
isk 13: Final EIR	Hours	1	2	4	2	3	2	8	4														26	\$4,110				\$4,1
sk 14: MMRP	Hours	1	4	4				2	1														12	\$1,960				\$1,9
isk 15: Findings of Fact and Statement of Overriding onsiderations	Hours			40	10			6	4														60	\$8,540				\$8,5
sk 16: Electronic Copy of Records	Hours	1	2	10																			13	\$1,835				\$1,8
sk 17; Meetings and Hearings	Hours	20	32	16																			68	\$12,980				\$12,9
sk 18: Project Management	Hours	8	48	24																			80	\$14,520				\$14,5
Total hours FCS 2024 Billing Rates		<b>91</b> \$225	<b>308</b> \$205	<b>588</b> \$120	<b>52</b> \$23	<b>62</b> 0 \$175	<b>36</b> \$135	<b>157</b>	<b>115</b> ) \$135	<b>40</b> \$240	<b>54</b> \$210	<b>44</b> \$120	<b>32</b> \$200	<b>44</b> \$140	<b>9</b> \$100	<b>25</b> \$265	<b>23</b> \$180	<b>16</b> \$230	<b>62</b>	<b>7</b> 5 \$140	<b>4</b>	<b>4</b>						
bor and Subconsultant Subtotals	************************	\$20,475								\$9,600	\$11,340												1773	\$286,795	\$264,500	\$5,175	\$269,675	\$556,4
rect Expenses																												
Equipment Rental Travel, Auto, incld. Mileage at current IRS rate (.67/mile	)																											\$22 \$1,33 <b>\$1,5</b> 9
rect Expenses Subtotal rice before Contingency																												\$1,5 \$558,06
ontingency at 10%																												\$56,02
oningone, at 1070																												400,02



# **Assumptions**

The assumptions used in calculating the above fees are:

- Reimbursable expenses have been included in the table above. These direct costs, including, but not limited to those items presented below, will be reimbursable upon provision of proper documentation:
  - Purchases of project materials
  - Reproduction, reprographics, document production, printing and photographic
  - Postage, messenger, delivery, and overnight mailing
  - Mileage, noticing, and record searches
  - Other miscellaneous costs directly related to the project
- There will be no significant revisions to the submitted development application. If there is a change in the project description by the applicant, a budget adjustment will be required to account for the project revisions.
- This price is based on completion of the work within the proposed schedule. If delays occur, an amendment of the price would be warranted to accommodate additional project management and other costs and to reflect adjustments for updated billing rates.
- The fee is valid for up to 90 days from the date of this scope, after which it may be subject to revision.
- Costs have been allocated to tasks based upon FCS's proposed approach. During the work, FCS may, on its sole authority, re-allocate costs among tasks and/or direct costs, as circumstances warrant, so long as the adjustments maintain the total price within its authorized amount.
- The FCS Project Manager will be the primary representative at the project meeting and public hearing.
- Documents will be prepared in FCS style format in accordance with the FCS style guide. Should a different format or style be requested, an amendment of the budget would be warranted.
- This Scope of Work assumes no hard copies of deliverables will be provided, except as indicated above. If hard copies are requested, a change order may be required to cover costs of producing the copies. Printing costs are based on the method of printing and binding proposed, numbers of copies proposed as work products, and estimated page lengths. Document printing costs are estimated and will be finalized at the time of printing. On further clarification of the documents and City's (paper and/or digital CD/or flash drive) that City staff will need during the preparation effort, FCS will specifically identify a detailed reproduction work plan with more specific costs.

# **Signature**

The cover letter includes the signature of the Mary Bean, who is a Vice President of FCS. The signature certifies that she is authorized to contractually bind the firm to the City's terms. The cover letter includes a statement that our proposal is valid for 90 days.



# **FCS Diversity and Inclusion**

As an international, multicultural organization, cultivating an environment that values and supports employee culture and diversity is essential for building a strong, collaborative organization and is a vital part of FCS's purpose-driven work across the globe. Our employees are our most valuable asset. We embrace and celebrate the differences that make each team member unique. The collective sum of the individual differences, life experiences, knowledge, inventiveness, innovation, and unique capabilities represents a significant part of our culture, as well as our corporate reputation and achievements the world over. The foundation of these policies is our commitment to treat everyone fairly and equally and to have an unbiased work environment.

We embrace and encourage our employees' differences in age, color, disability, ethnicity, family or marital status, gender identity or expression, language, national origin, physical and mental ability, political affiliation, race, religion, sexual orientation, socio-economic status, veteran status, and other characteristics that make our employees unique.

FCS's diversity initiatives are applicable—but not limited—to our practices and policies on recruitment and selection; compensation and benefits; professional development and training; promotions; transfers; social and recreational programs; and the ongoing development of a work environment built on the premise of gender and diversity equity that encourages and enforces:

- Respectful communication and cooperation between all employees.
- Teamwork and employee participation, permitting the representation of all groups and employee perspectives.
- Work/life balance through flexible work schedules to accommodate employees' varying needs.
- Employer and employee contributions to the communities we serve to promote a greater understanding and respect for diversity. All employees of the Company have a responsibility to treat others with dignity and respect at all times.

All employees are expected to exhibit conduct that reflects inclusion during work, at work functions on or off the work site, and at all other Company-sponsored and participatory events. Any employee found to have exhibited any inappropriate conduct or behavior against others may be subject to disciplinary action. Employees who believe they have been subjected to any kind of discrimination that conflicts with the Company's diversity policy should seek assistance from a supervisor or a Human Resources representative.

FCS

# **Appendix A: Team Resumes**



### **Project Director**

#### EDUCATION

Master of Arts, Geography, With Distinction, California State University, Chico, 2011

Bachelor of Arts, Geography, California State University, Chico, 2004

# Janna Waligorski, MA

Janna Waligorski, MA, has more than 17 years of experience managing the preparation of CEQA and NEPA documentation, and has extensive experience preparing a wide range of planning and environmental impact analysis documents for jurisdictions throughout California. She has actively overseen the compilation and completion of EIRs, IS/MNDs, Environmental Assessments (EAs), Addenda, and MMRPs. She has completed CEQA and/or NEPA documentation for mixed-use, residential, commercial, retail, transportation, industrial, recreational, and institutional projects, with extensive work on constraints analyses, land use compatibility, transportation and circulation issues, farmland conversion, and visual impacts (aesthetics). Ms. Waligorski also offers experience in GIS and graphic applications, which allows her to understand and articulate complex spatial concepts.

# **Related Experience and Client Summary**

- Addendum to the Housing Element and Climate Action Plan (CAP)
  General Plan Amendment (GPA) and Rezoning Supplemental EIR for the
  Anton Hacienda Project, City of Pleasanton, CA: Ms. Waligorski managed
  the preparation of an Addendum to the City of Pleasanton's General Plan
  Supplemental EIR and provided CEQA analysis and support as sites
  designated for residential development in the Housing Plan were developed.
- Enchanted Resorts Project EIR, City of Calistoga, CA: Ms. Waligorski assisted in the preparation of an EIR that evaluated a full-service, destination resort on approximately 88 acres in the City of Calistoga. Ms. Waligorski prepared several EIR topical sections, including Cumulative Impacts, Land Use, Alternatives, and Growth-inducing Impacts.
- Addendum to the Napa Pipe EIR, City of Napa, CA: Ms. Waligorski prepared an Addendum to the Napa Pipe EIR, analyzing the City's proposal to eventually adjust the urban growth limit and annex the Napa Pipe site, which is planned for the development of up to 945 residential units, 150 senior housing units, a 150-unit hotel, and approximately 385,000 square feet of non-residential uses, as well as parks, open space, and a fire station.
- Tra Vigne Subdivision EIR and Recirculated EIR, Madera County, CA: Ms. Waligorski was the acting Project Manager overseeing the preparation of the Partially Recirculated Draft EIR for the Tra Vigne Subdivision Project, which proposed to subdivide a 161-acre project site in southeastern Madera County into 432 residential lots and 17 outlots for neighborhood commercial and office areas, a recreation center, parks, various detention and retention ponds, and an on-site wastewater treatment plant.

# Janna Waligorski, MA





- Turkey Creek Estates Initial Study, City of Lincoln, CA: Ms. Waligorski managed the preparation of an Initial Study for the development of 393 residential lots, three parks, and 15 open space areas on 251 acres within the City of Lincoln's Village 1 Specific Plan Area.
- Barber Yard Specific Plan Project EIR, City of Chico, CA: Ms. Waligorski managed the preparation of an EIR and supporting technical analyses for the potential effects of a proposed comprehensive planning document that would establish specific guiding principles and strategy for development of a 133-acre area, as well as off-site improvements, including stormwater detention pond and storm drain alignments and outfall.
- Rancho Los Lagos Mixed-use Specific Plan EIR, Imperial County, CA: Ms. Waligorski directed the preparation of an Initial Study, Draft EIR, Final EIR, supporting technical studies, and peer reviewed applicant-prepared studies for the Rancho Los Lagos Mixed-use Specific Plan project. The project encompassed approximately 1,076 acres of agricultural land located in Imperial County, immediately south of the City of Brawley and within the City's sphere of influence (SOI).
- Addendum to the 2006 Mitigated Negative Declaration (MND) for the 2090 South Delaware Street Residential Project, City of San Mateo, CA: Ms. Waligorski analyzed and confirmed the current project modifications, physical changes on the property, and new information or changed circumstances on the demolition of an approximately 31,500-square-foot vacant commercial building and the construction of two residential buildings totaling approximately 135,000 square feet and containing 111 units of housing.
- 1509 El Camino Real Residential Condominiums IS/MND, City of Burlingame, CA: As an on-call environmental consultant to the City of Burlingame, Ms. Waligorski assisted in the preparation of an IS/MND for the proposed 1509 El Camino Real Condominiums Project in Burlingame, which proposed to demolish an 11-unit apartment complex and construct a new 15-unit condominium complex with at-grade parking and three levels of residential development.
- Fire Station No. 3 IS/MND, City of Alameda, CA: Ms. Waligorski assisted in preparing an IS/MND for the City of Alameda's relocation of the existing Alameda Fire Station No. 3 to a new site by constructing a new fire station and separate emergency operations center on a site previously used as a railroad right-of-way (ROW) and located adjacent to existing residences.
- Kaiser Dublin Medical Center EIR, City of Dublin, CA: Ms. Waligorski managed the preparation of a project-level EIR for the development of an approximately 1.2-million-square-foot medical center on 58 acres in eastern Dublin. The proposed medical center included the 950,000-square-foot medical campus and a 250,000-square-foot commercial development component. The project would be constructed in three phases over 24 years.
- IKEA Retail Center Supplemental EIR, City of Dublin, CA: Ms. Waligorski managed the preparation of a Supplemental EIR and associated technical studies for the construction of a 399,499-square-foot commercial retail center on a 27.45-acre site and would be anchored by a 377,479-square-foot IKEA store; a 32,800-square-foot hotel or 16,400-square-foot retail use, an 8,000-square-foot restaurant, a 3,600-square-foot retail use, and an 8,000-square-foot restaurant or retail use would also be constructed on-site.
- Creekside Landing Project EIR (formerly Bayside Marketplace), City of Fremont, CA: Ms. Waligorski managed an EIR for a 524,000-square-foot commercial retail center on behalf of the City of Fremont. The retail center proposes a 151,000-square-foot Target, a 142,000-square-foot home improvement store, and 231,000 square feet of smaller shops and restaurants.



### **Project Manager**

#### EDUCATION

Master of Science, Environmental Management, University of San Francisco, CA, 2010

Bachelor of Arts, Geography, University of California, Berkeley, CA, 2001

# **Amber Sharpe, MS**

Amber Sharpe, MS, has more than 12 years of experience in environmental consulting, planning, and project management. She specializes in the preparation of CEQA- and NEPA-compliant environmental documents for long-range plans and residential, commercial, office, mixed-use, industrial, and institutional projects. In addition, she has a wealth of experience in working with multi-disciplinary teams, including local agencies, developers, architects, and technical consultants.

# **Related Experience and Client Summary**

Ms. Sharpe's experience managing the environmental review for recently approved urban infill projects and long-range plans include:

- Ms. Sharpe managed the environmental review process and prepared a Draft EIR, Final EIR, and Mitigation, MMRP. Ms. Sharpe also assisted the City in preparing the EIR Findings of Significant Effects for the project. The project proposed to construction of a mixed-use project with approximately 229 hotel rooms, 305 apartment units, 48 single-family dwellings, 25 townhomes, a 110-bed (125,740 square feet) assisted living facility and 50 independent senior living units, 50,990 square feet of commercial space including restaurant, retail and other commercial uses, and approximately four acres of public open space on a 18.1-acre. Ms. Sharpe attended the Planning Commission and City Council hearings to support City staff in addressing CEQA-related questions regarding the project. The FEIR was certified, and the project was approved by the City of San José in August 2022.
- Berryessa Road Mixed-Use Development Project EIR, City of San José, CA: Ms. Sharpe managed the environmental review process and prepared a Draft EIR, Final EIR, and MMRP for the Berryessa Road Mixed-Use Development Project. Ms. Sharpe also assisted the City in preparing the EIR Findings of Significant Effects for the project. The project proposed to develop up to 850 residential units and up to 480,000 square feet of commercial space (in which the EIR evaluated 465,000 square feet of medical office space and 15,000 square feet of retail space), and to create an approximately 0.9-acre open space area on a 13-acre site located at 1655 Berryessa Road. The FEIR was certified, and the project was approved by the City of San José in April 2023.

# **Amber Sharpe, MS**





- Hemlock Mixed Use Project, IS/MND and Addendum, City of San José, CA: Ms. Sharpe managed the environmental review process and prepared an IS/MND and MMRP for the Hemlock Mixed-Use Project in 2019. The project proposed to construct a mixed-use project with up to 48 residential units and 18,495 square feet of office space on a 0.47-acre site located at 376 South Baywood Avenue and 2881 Hemlock Avenue in the City of San José. The IS/MND and MMRP were adopted and the project was approved in March 2019. In 2020 and 2021, project applicant proposed minor modifications to the 2019 project which included the development of 51 condominium units and 11,050 square feet of commercial office space. In coordination with the City, Ms. Sharpe prepared an Addendum to the 2019 Initial Study/MND and the City adopted the Addendum and approved the modified project in January 2021.
- Little Portugal Gateway Mixed-Use Initial Study/MND, City of San José, CA: Ms. Sharpe managed the environmental review process and prepared an IS/MND and MMRP. Ms. Sharpe also assisted the City with the preparation of a Responses to Public Comments Memorandum/Errata. The project proposed to construct a six-story, mixed-use development with 123 apartment units and 13,650 square feet of retail space with two underground parking levels on a 0.9-acre project site, located at 1661, 1663, and 1665 Alum Rock Avenue. The City adopted the Initial Study/MND and approved the project in September 2020.
- 3000 Bowers Avenue Office Project, Initial Study/Mitigated Negative Declaration, City of Santa Clara, CA: Ms. Sharpe managed the environmental review process and prepared an IS/MND and MMRP for the 3000 Bowers Avenue Office Project. Ms. Sharpe also assisted the City with the preparation of a Responses to Public Comments Memorandum/Errata. The project included the development of two 165,000 square foot, five-story office buildings totaling 330,000 square feet, five-level parking garage, and surface lots. Ms. Sharpe attended the Planning Commission and City Council hearings; the City adopted the Initial Study/MND and approved the project in June 2022.
- Muslim Community Association School Expansion Project, Initial Study/MND (Initial Study/MND), City of Santa Clara, CA: Ms. Sharpe managed the environmental review process and prepared an IS/MND and MMRP for the Muslim Community Association (MCA) School Expansion Project. The project site includes a full-time school which operates at the existing Muslim Community Association Building 1 (MCA-1 building) located at 3003 Scott Blvd. The project would expand the existing MCA school, recreation, and meeting room facilities into the MCA-3 building (3080/3100 Alfred St.) to support the MCA community. The project will increase the school's allowed capacity from 400 to 900 students, including the addition of up to 150 high school students and 350 middle school students. Ms. Sharpe attended the City's Planning Commission Meeting to support City staff; the City adopted the Initial Study/MND and approved the project in August 2024.
- 3625 Peterson Way Office Project EIR, City of Santa Clara, CA: Ms. Sharpe managed the environmental review process and prepared a Draft EIR, Final EIR, and MMRP for the 3625 Peterson Way Office Project. The project included the development of two 8-story office buildings totaling 632,216 square feet connected by bridges at two levels; a 13,370-square-foot, one-story amenity building, a four-level parking structure, and surface parking. Ms. Sharpe attended public hearings to assist City staff; the City certified the Final EIR and approved the project in May 2020.



### **Legal Counsel**

#### EDUCATION

Juris Doctorate, with Honors, University of Southern California Gould School of Law, CA, 2001

Bachelor of Arts, History, with a Comparative Degree in Law and Society, Cum Laude, Dean's List, Regents Scholar, University of California, Riverside, CA, 1998

#### LICENSE

California State Bar No. 217675

# Megan Starr, JD

Megan Starr, JD, is a licensed Attorney with more than 25 years of experience in providing support and direction to multiple stakeholders on large projects involving State and federal environmental laws, including CEQA, the Endangered Species Act, the Migratory Bird Treaty Act (MBTA), the National Historic Preservation Act (NHPA), the Clean Air Act, and the Clean Water Act (CWA). She has represented a wide variety of public agencies, including cities, counties, school districts, community services districts, transportation agencies, and water districts, on issues related to environmental and land use planning. Ms. Starr has also assisted in the preparation of numerous environmental documents, including EIRs/EISs, Categorical Exclusions, Findings of No Significant Impact, Negative Declarations (NDs), Multiple Species Habitat Conservation Plans (MSHCPs), and MMRPs. In addition to providing legal counsel services, Ms. Starr has served as a CEQA Guidelines Project Manager and has prepared and distributed customized CEQA Guidelines and related forms for more than 60 different public agencies.

# **Related Experience and Client Summary**

Ms. Starr played a key role in FCS's QA/QC process by reviewing documents to ensure legal defensibility for the following projects:

- 101 Utah Avenue Residential Project Consistency Checklist and Technical Studies, City of South San Francisco, CA
- 3 Transamerica Pyramid Center (545 Sansome Street) Project IS/MND, City and County of San Francisco, CA
- 5-story Mixed-use Project Class CEQA Analysis, City of Oakland, CA
- Town Square Residential Project Cultural/Historic Evaluation and Class 32
   Exemption Memorandum and Technical Studies, City of San Leandro, CA
- Lawrence Expressway Residential Project Initial Study/Checklist and Technical Studies, City of Sunnyvale, CA
- CityWalk Master Plan EIR, City of San Ramon, CA
- Walnut Creek-Mixed Use Special District Project Supplemental EIR, City of Walnut Creek, CA
- Gateway Property Initial Study/Consistency Checklist and Technical Studies, City of Dixon, CA
- Solano Ranch Project EIR and Technical Studies, City of Vallejo, CA
- Westin Hotel 15183 Checklist, City of Napa, CA
- First Street Napa Phase II Mixed-use Project Addendum/Consistency Checklist, City of Napa, CA
- Addendum to the North Entry Area Plan (NEAP) EIR for the North Village Project, City of Healdsburg, CA

# Megan Starr, JD

### LEGAL COUNSEL



- Shiloh Crossing Project IS/MND and Technical Studies, Town of Windsor, CA
- South Main Plaza Project Initial Study/Consistency Checklist, City of Manteca, CA
- Rajkovich Way Residential Project Class 32 Categorical Exemption Memorandum and Technical Studies,
   City of Hollister, CA
- Vista Ranch Residential Project EIR, Peer Review, and Technical Studies, City of Clovis, CA
- Barber Yard Specific Plan Project EIR, City of Chico, CA
- Keystone Mixed-use Project Class 32 Exemption Memorandum and Technical Studies, City of Norwalk, CA
- BKK Landfill Site Mixed-use Project Planning and CEQA-related Services, City of West Covina, CA
- 1040 N. La Brea Avenue Mixed-use Development Project Categorical Exemption and Technical Memoranda/Studies, City of West Hollywood, CA
- Anaheim Ball Mixed-use Project IS/MND and Technical Studies, City of Anaheim, CA
- 415 South Highland Avenue Mixed-use Project IS/MND and Technical Studies, City of Fullerton, CA
- The City Drive Apartment Project IS/MND and Technical Studies, City of Orange, CA
- Highway 74 Community Plan Program EIR and Technical Studies, Riverside County, CA
- Addenda to the City of Menifee General Plan EIR and Cantalena Specific Plan EIR, City of Menifee, CA
- Rancho Los Lagos Project Supplemental EIR and Technical Studies, City of Brawley, CA
- Addendum to the 1509 El Camino Real Residential Condominiums IS/MND, City of Burlingame, CA
- Lassen Road Residential Development Project IS/MND, City of Livermore, CA
- Prologis Warehouse Planned Development and Site Plan Design Review IS/MND, City of Livermore, CA
- City of Pleasanton 2023–2031 (6th Cycle) Housing Element Update Program EIR, City of Pleasanton, CA
- 10x Genomics Development Project IS/MND and Supporting Technical Analysis, City of Pleasanton, CA
- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- The Kelsey Ayer Station Project Initial Study and Senate Bill (SB) 35 Ministerial Approval, City of San José, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Oak Road Townhouse Condominiums Project EIR and Peer Review of Technical Studies, Contra Costa County, CA
- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Del Hombre Apartments Project EIR, Contra Costa County, CA
- The Ranch Project Recirculated EIR, City of Antioch, CA
- Terraces of Lafayette EIR Addendum, City of Lafayette, CA
- Alves Ranch EIR Addendum, City of Pittsburg, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- Blake-Griggs Multi-family Residential Facility EIR, City of Pleasant Hill, CA

#### **Publications**

C. Lobel (Nossaman, Guthner, Knox & Elliott), M. Starr (Best Best & Krieger), and C. Calfee (Best Best & Krieger). 2006. "Legally Defensible Environmental Review Under CEQA."



### Air Quality/Greenhouse Gas Emissions and Energy and Noise Specialist

#### EDUCATION

Master of Science, Advanced Environmental and Energy Studies for Architecture, University of East London at Center for Alternative Technology, Wales, UK, 2007

Bachelor of Science, Mathematics, Bob Jones University, Greenville, SC, 1991

# TRAINING AND CERTIFICATIONS

US Green Building Council, Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP), without specialty

TRAFFIX Training, Dowling Associates, Inc., Oakland, CA

Federal Highway Administration (FHWA) Traffic Noise Model (TNM) 2.5 and Traffic Noise Fundamentals Training Course, Bowlby & Associates, Inc., Franklin, TN

Principles of Ecological Design, Case Studies in Ecological Design, San Francisco Institute of Architecture San Francisco, CA

# Philip Ault, MS, LEED AP

Philip Ault, MS, LEED AP, has more than 19 years of experience in noise and air quality environmental impact analysis. As the Director of Noise and Air Quality Services, Mr. Ault is responsible for overseeing climate-sustainability strategy, noise and air quality studies, and environmental management systems and regulatory compliance with CEQA and NEPA requirements. He has prepared project-level technical noise analyses and programmatic noise and vibration impact analyses for programmatic-level CEQA analyses, including general plans, general plan updates, and specific plans. Mr. Ault has managed more than 900 projects that included the coordination of technical teams across multiple disciplines, firms, and municipal staff. In the past five years, Mr. Ault has also taken on the management of multiple CEQA and NEPA projects that involved the preparation of Addenda, Exemptions, Initial Studies, EIRs, and EAs. In his role as Manager of the Noise Team, he trains staff on conducting field noise measurements in compliance with FHWA, Caltrans, Federal Transit Administration, and Housing and Urban Development standards, as well as providing director-level review of all noise analyses. Mr. Ault also provides senior oversight, peer review, and expert testimony for FCS's noise services. In his role as Manager of the Air Quality Team, he guides the training and coordination of the air quality team members. He oversees and manages a full range of air quality and GHG emissions analyses, Health Risk Assessment (HRAs), and energy impact analyses.

# **Related Experience and Client Summary**

- 619–625 California Drive IS/MND Project, City of Burlingame, CA: Mr. Ault oversaw the noise analysis for an IS/MND for a new 4-story, 26-unit live/work development with at-grade parking at 619–625 California Drive in Burlingame, California, and is located in the C-2, North California Drive Commercial District and within the Downtown Specific Plan (DTSP).
- 2305 Webster Street Project CEQA Analysis, City of Oakland, CA: FCS conducted streamlined environmental review for the 2305 Webster Street Project in downtown Oakland, California, which would construct and operate a 24-story mixed-use residential and retail building with five levels of parking. Mr. Ault was the Noise Specialist who prepared the Noise Impact Analysis for the project and oversaw the preparation of and provided director-level review of the air quality and GHG emissions analyses.
- Mixed-use Project at 24th Street and Valdez Street, City of Oakland, CA: Mr. Ault oversaw the Noise Impact Analysis for a proposed 737,000-square-foot mixed-use commercial and residential complex in the City of Oakland, located at the intersection of Valdez Street and 24th Street.
- South Bascom Gateway Station Project IS/MND, City of San José, CA: Mr. Ault provided noise services for an IS/MND for the 6.4-acre mixed-use development project located at 1410 South Bascom Avenue project.

# Philip Ault, MS, LEED AP



AIR QUALITY/GREENHOUSE GAS EMISSIONS AND ENERGY AND NOISE SPECIALIST

- CityWalk Master Plan EIR, City of San Ramon, CA: FCS prepared an EIR and a fiscal impact analysis and provided planning services for the CityWalk Master Plan that would guide mixed-use development of residential and commercial uses within the 134.98-acre planning area, which is located in the Bishop Ranch Business Park and encompasses the Bishop Ranch 1A, Bishop Ranch 3A, and Bishop Ranch 2600 complexes. As the Senior Noise Scientist, Mr. Ault oversaw the noise monitoring effort and performed the construction and operational noise impact modeling and analysis. Mr. Ault also oversaw the preparation of and provided director-level review of the air quality and GHG emissions analyses associated with construction and future development buildout and operation of the proposed project.
- Walnut Creek-Mixed Use Special District Project Supplemental EIR, City of Walnut Creek, CA: FCS prepared the Supplemental EIR; biological and cultural resources analysis; air quality, GHG emissions, and energy analysis (including a construction and operational HRAs); and noise analysis for the proposed amendments to the North DTSP that would create an Auto Sales—Custom Manufacturing Mixed-use Special District overlay on approximately 6.2 acres owned or controlled by Toyota Walnut Creek. Mr. Ault provided director-level review of the air quality and noise documents.
- Civic Center and Downtown West End Gateway Project Supplemental EIR, City of Napa, CA: FCS prepared a Supplemental EIR for the development of a new 275-key hotel, 115 dwelling units, 40,000 square feet of retail space, and up to 500 parking spaces on the "Superblock." Existing uses on the Superblock site would be demolished and the applicant would develop a new 130,000-square-foot Civic Center at 1600 First Street, a replacement Fire Station No. 1 at 1115 Seminary Street, and a 320-space extension of the Clay Street Parking Garage at 1523 Clay Street. Mr. Ault prepared the construction and operational noise impact analysis and oversaw the preparation of and provided director-level review of the air quality and GHG emissions analyses associated with construction and future development buildout and operation of the proposed project.
- 110 Dry Creek Road Mixed-use Project IS/MND, City of Healdsburg, CA: Mr. Ault prepared a Noise Impact Analysis to support the preparation of an IS/MND for a proposed 126-room hotel and 34-unit affordable multi-family housing development at the Dry Creek gateway to Healdsburg.
- Mill District Project Initial Study/Consistency Checklist, City of Healdsburg, CA: FCS prepared an Initial Study/Consistency Checklist for the proposed demolition of existing industrial buildings and structures (soon to be abandoned) and paved surfaces, and redevelopment of the project site with a transit-oriented mixed-use project with phasing that will allow for the more organic growth of the development in a manner that is compatible with the City's Growth Management Ordinance. Mr. Ault provided peer reviewing services to support preparation of the Initial Study/Consistency Checklist on the Noise and Vibration Report.
- NEAP EIR, City of Healdsburg, CA: FCS prepared an EIR for the NEAP for the construction and operation of a mixed-use campus (including a senior community, a boutique hotel, a commercial office complex, and a family apartment community) on 30 acres of land between Redwood Highway and Healdsburg Avenue, roughly north of Passalacqua Road in the northern part of the City. Mr. Ault prepared the Noise Impact Analysis and managed the preparation of the Air Quality/GHG Emissions Analysis. As part of this work, Mr. Ault prepared the construction noise and vibration impact analysis, performed the traffic and railroad noise and vibration impact analysis, and evaluated the stationary noise sources (such as parking lot and mechanical system operations) impact analysis. Mr. Ault identified mitigation measures that would ensure implementation of buildout associated with the Plan would result in less-than-significant impacts for the proposed noise sensitive uses and on existing sensitive receptors in the project vicinity.



### Air Quality/Greenhouse Gas Emissions and Energy Specialist

#### EDUCATION

Master of Urban Planning, University of Wisconsin-Milwaukee, Milwaukee, WI, 2009

Bachelor of Science, Urban and Regional Studies, University of Wisconsin Oshkosh, Oshkosh, WI, 2007

#### TECHNICAL EXPERTISE

California Emissions Estimator Model (CalEEMod)

American Meteorological Society/Environmental Protection Agency Regulatory Model (AERMOD) Modeling System

Mitigation Quantification

California Air Resources Board's EMissions FACtor model (EMFAC)

Air Quality/State Implementation Plan Planning and Implementation

# Jackie Winkel, MUP

Jackie Winkel, MUP, is an environmental and air quality planning professional with more than 13 years of experience in air quality and GHG emissions impact analyses, environmental planning, and project management. Ms. Winkel has a thorough knowledge and understanding of air quality and GHG emissions assessment and analysis, including factors affecting air pollution distribution, emissions quantification, and mitigation strategies. She is well versed in the CEQA process and in drafting, reviewing, and commenting on air quality and GHG emissions analyses in CEQA documents. Additionally, Ms. Winkel spent eight years employed by the Bay Area Air Quality Management District (BAAQMD) and is knowledgeable in the implementation and analysis of BAAQMD CEQA guidelines and thresholds and air quality plans, and is proficient in the use of air quality and GHG emissions models, including CalEEMod, AERMOD, and EMFAC. She is proficient in communicating with, and presenting to, local government staff, consultants, the general public, and other clients and stakeholders. Ms. Winkel also has experience in training, supervising, and guiding junior level staff.

# **Related Experience and Client Summary**

As the Senior Air Quality Scientist, Ms. Winkel provided a senior level review of the air quality, GHG emissions, and energy sections.

- Barber Yard Specific Plan Project EIR, City of Chico, CA
- New Fire Station No. 63 Consistency Checklist and Technical Analyses, City of South San Francisco, CA
- Santa Clara County 0 Piercy Road Church Construction Project Air Quality/GHG Emissions, Phase I ESA, and Wildfire Study, Santa Clara County, CA
- Pierce Road Mountain Winery Residential Project EIR, City of Saratoga, CA
- Elworthy Property Residential Project Due Diligence, Town of Danville, CA
- Napa Zinfandel Estate Subdivision 53-lot Single-family Residential IS/MND,
   City of Napa, CA
- EKN Hotel + Downtown Housing and Economic Overlay Project Focused EIR, City of Petaluma, CA
- BoDean Company Construction Materials Processing Plant (File No. 19-16)
   EIR, Town of Windsor, CA
- Addendum to the Final EIR No. 331 for the Gypsum Canyon Cemetery Project Peer Review, City of Anaheim, CA
- Rio Vista Specific Plan EIR, City of Jurupa Valley, CA



### Biological Resources and Regulatory Compliance Specialist

#### EDUCATION

Bachelor of Science, Fisheries Science, Concentration in Water Resources, Cum Laude, Oregon State University, Corvallis, OR, 2016

Bachelor of Arts, Marketing, College of Business Administration, Marquette University, Milwaukee, WI, 2007

#### LICENSES AND CERTIFICATIONS

Fairy Shrimp Identification Certification, 2017

Wetland Delineation Certification, 2018

# **Robert Carroll**

Robert Carroll has more than 16 years of experience in environmental analysis, biological resources, and regulatory permitting. While working at the Oregon Department of Fish and Wildlife (ODFW), Mr. Carroll conducted spawning surveys of adult salmonids in numerous streams throughout the Willamette Valley. His experience at the ODFW also included spawning and rearing techniques at various ODFW run fish hatcheries for the dispersal of steelhead in lakes and rivers throughout the Corvallis watershed. Mr. Carroll also contributed to ODFW's preliminary study to document fish diversity throughout the Little Muddy Creek. As a Biologist and Regulatory Specialist, Mr. Carroll's expertise includes multi-agency regulatory permitting and compliance (NEPA, CEQA, and California and federal Endangered Species Acts), natural resource assessments, special-status flora and fauna species surveys, construction compliance monitoring, and wildlife habitat assessments. Mr. Carroll has extensive experience managing wetland delineation projects and performing regulatory permitting pursuant to the jurisdiction of the CDFW, the RWQCB, the USACE, and other local and regional agencies and organizations. He is well versed in the CWA Sections 404 and 401 permitting and the CDFW Code 1602 permitting.

# **Related Experience and Client Summary**

- 619–625 California Drive IS/MND Project, City of Burlingame, CA: FCS prepared an IS/MND for a new 4-story, 26-unit live/work development with at-grade parking at 619–625 California Drive in the City of Burlingame, California, located in the C-2, North California Drive Commercial District and within the DTSP. Mr. Carroll performed the reconnaissance-level biological assessment and prepared the Biological Impact Analysis for the IS/MND.
- South Bascom Gateway Station Project IS/MND, City of San José, CA: FCS prepared an IS/MND for the 6.4-acre mixed-use development project located at 1410 South Bascom Avenue Project in the City of San José. As the Project Biologist, Mr. Carroll provided biological services, including conducting fieldwork in support of the Initial Study and writing the Biological Resources section.
- CityWalk Master Plan EIR, City of San Ramon, CA: FCS prepared an EIR and a fiscal impact analysis and provided planning services for the mixed-use development of residential and commercial uses within the 134.98-acre planning area in the Bishop Ranch Business Park. Mr. Carroll performed a desktop-level analysis and authored biological resource section.

# **Robert Carroll**



# BIOLOGICAL RESOURCES AND REGULATORY COMPLIANCE SPECIALIST

- Walnut Creek-Mixed Use Special District Project Supplemental EIR, City of Walnut Creek, CA: FCS prepared the Supplemental EIR; biological and cultural resources analysis; air quality, GHG emissions, and energy analysis (including a construction and operational HRAs); and noise analysis for the proposed amendments to the North DTSP that would create an Auto Sales—Custom Manufacturing Mixed-use Special District overlay on approximately 6.2 acres owned or controlled by Toyota Walnut Creek. As the Senior Biologist, Mr. Carroll reviewed the biological resources section of the EIR.
- NEAP EIR, City of Healdsburg, CA: FCS prepared an EIR for the NEAP for the construction and operation of a mixed-use campus (including a senior community, a boutique hotel, a commercial office complex, and a family apartment community) on 30 acres of land between Redwood Highway and Healdsburg Avenue, roughly north of Passalacqua Road in the northern part of the City. As the Staff Biologist, Mr. Carroll completed a biological memorandum/peer review of the IS/MND from 2004 to determine if potential on-site biological resources were appropriately identified and if proposed mitigation appropriately reduce potentially significant impacts for CEQA purposes.
- Fire Station 77 Replacement IS/MND, Menlo Park Fire Protection District, City of Menlo Park, CA: FCS prepared an IS/MND for a project that proposed replacement of Fire Station 77 in the City of Menlo Park with a new 14,000-square-foot, 2-story fire station. As the Project Biologist, Mr. Carroll conducted field work and assisted in a bat habitat assessment, which outlined methodology, findings, and necessary measures to avoid or otherwise minimize impacts to sensitive bat species.
- Nueva School Hillsborough Pre-construction Nesting Migratory Bird and Bat Habitat Surveys, Town of Hillsborough, CA: FCS conducted a focused nesting bird and bat habitat survey for the Nueva School Hillsborough Project. The project site consists of a school campus located in a largely urban and developed area that contains 162 existing trees with an abundance of trees in the surrounding vicinity. Mr. Carroll conducted a focused nesting bird and bat habitat survey for the project.
- Highway 1/North Main Street—Spindrift Way IS/MND and Technical Studies, City of Half Moon Bay, CA: FCS prepared an IS/MND to evaluate the proposed safety improvements and visual enhancements along the Highway 1 corridor between North Main Street and Spindrift Way. Mr. Carroll assisted in the preparation of the BRA and Jurisdictional Delineation for the project.
- General Plan Update, Zoning Code Amendments, and CAP Program EIR, City of South San Francisco, CA: FCS provided the environmental services for the City of South San Francisco General Plan Update, Zoning Code Amendments, and CAP Program EIR. The General Plan Update anticipates approximately 14,324 net new housing units and approximately 13,344 net new employment opportunities by 2040. Mr. Carroll performed a desktop-level analysis and assisted with preparing the biological resource section.
- Alameda Federal Center Reuse NEPA Documentation, City of Alameda, CA: FCS prepared a NEPA EA for the 3.65-acre property on McKay Avenue in Alameda. The proposed action included the reuse and renovation of four buildings for senior housing; the demolition and replacement of one building with a small primary care clinic; and the demolition of six accessory structures, as well as reducing paved surfaces and creating new open space areas. As a Staff Biologist, Mr. Carroll authored the Biological Resources section.
- William J. Payne Sports Park Renovation Project IS/MND, City of Livermore, CA: FCS prepared an IS/MND for a 14-acre park located 5800 Patterson Pass Road in the City of Livermore, Alameda County, California. Mr. Carroll conducted the field work and authored the Biological Resources section of the IS/MND.



### Cultural Resources Specialist

#### EDUCATION

Doctor of Philosophy, Near Eastern Art and Archaeology, University of California, Berkeley, CA, 2012

Master of Arts, Near Eastern Art and Archaeology, University of California, Berkeley, CA, 2005

Bachelor of Arts, Archaeology and History (double major), University of California, San Diego, CA, 2002

### LICENSE

Registered Professional Archaeologist, License No. 13517, 2016

# Dana DePietro, PhD, RPA

Dana DePietro, PhD, RPA, is a Registered Professional Archaeologist (License No. 13517) who meets the Secretary of the Interior's Standards for historic preservation programs in archaeology. Dr. DePietro has more than 22 years of experience in all aspects of cultural resources management, including prehistoric and historic archaeology, paleontology, materials conservation, history of art and architecture, and community engagement. He has experience in compliance with NEPA, CEQA, the NHPA, and the Archaeological Resources Protection Act. Dr. DePietro has completed cultural resource projects that have involved agency, client, Native American, and subcontractor coordination; treatment plans and research design development; archival research; field reconnaissance; site testing; data recovery excavation; construction monitoring; site recordation; site protection/preservation; mapping/cartography; spatial analysis/GIS; laboratory analysis; materials conservation; artifact curation and exhibition; and report production. He has completed projects in California within the jurisdiction of the Bureau of Land Management (BLM) and other federal agencies requiring compliance with Section 106 of the NHPA. He has also completed projects throughout California under CEQA for State and local governments and municipalities, including the Caltrans, and has worked with clients to ensure deliverables meet and exceed the standards set by the California Office of Historic Preservation (OHP).

# **Related Experience and Client Summary**

- 619–625 California Drive Project IS/MND, City of Burlingame, CA: FCS prepared an IS/MND for a new 4-story, 26-unit live/work development with at-grade parking at 619-625 California Drive in Burlingame that is located in the C-2, North California Drive Commercial District and within the DTSP. Dr. DePietro conducted all records searches and research, performed the field survey for historic and prehistoric cultural resources, and prepared the CRA that served as the foundation for the project's resulting CEQA documentation and findings.
- Moreau Mixed-use Neighborhood Development Project Constraints Analysis, City of Hayward, CA: FCS prepared the Air Quality, GHG Emissions, and Energy Analysis Report; Biological Constraints Analysis; and Cultural Constraints Analysis for the proposed development of a mixeduse neighborhood consisting of eight 4-story townhome buildings and two 3story live/work buildings providing 55 new homes. Dr. DePietro conducted all records searches and research, performed the field survey for historic and prehistoric cultural resources, and prepared the CRA that served as the foundation for the project's resulting CEQA documentation and findings.

# Dana DePietro, PhD, RPA





- 5-story Mixed-use Project Class CEQA Analysis, City of Oakland, CA: FCS prepared a Class 32 Exemption Memorandum (Exemption) for the demolition of two existing vacant buildings on a 0.40-acre site and the construction of a 5-story mixed-use building that would contain 1,250 square feet of ground-floor retail and 160 residential units, 20 percent of which will be reserved for moderate-income individuals. Dr. DePietro conducted all records searches and research, performed the field survey for historic and prehistoric cultural resources, and prepared the CRA that served as the foundation for the project's resulting CEQA documentation and findings.
- South Bascom Gateway Station Project IS/MND, City of San José, CA: FCS prepared an IS/MND for the 6.4-acre mixed-use development project located at 1410 South Bascom Avenue project in the City of San José. Dr. DePietro conducted all records searches and research, performed the field survey for historic and prehistoric cultural resources, and prepared the CRA that served as the foundation for the project's resulting CEQA documentation and findings.
- Montgomery II Apartments (543 Lorraine Avenue) Project EIR Addendum, City of San José, CA: FCS prepared an Addendum to three separate EIRs for the proposed construction of an 11-story, 69-unit apartment building with 3,396 feet of ground-floor retail, underground parking garage for up to 50 stalls, bicycle parking, and a rooftop terrace on a 0.22-acre site parcel at 543 Lorraine Avenue, which is part of the larger Diridon Station Area. Dr. DePietro conducted all records searches and research, performed the field survey for historic and prehistoric cultural resources, and prepared the CRA that served as the foundation for the project's resulting CEQA documentation and findings.
- CityWalk Master Plan EIR, City of San Ramon, CA: FCS prepared an EIR and a fiscal impact analysis and provided planning services for the mixed-use development of residential and commercial uses within the 134.98-acre planning area in the Bishop Ranch Business Park. Dr. DePietro conducted all records searches, research, and performed the field survey for historic and prehistoric cultural resources. He coordinated consultation with Native American representatives, and prepared the CRA that served as the foundation for the project's resulting CEQA documentation and findings.
- Walnut Creek-Mixed Use Special District Project Supplemental EIR, City of Walnut Creek, CA: FCS prepared the Supplemental EIR; biological and cultural resources analysis; air quality, GHG emissions, and energy analysis (including a construction and operational HRA); and noise analysis for the proposed amendments to the North DTSP that would create an Auto Sales—Custom Manufacturing Mixed-use Special District overlay on approximately 6.2 acres owned or controlled by Toyota Walnut Creek. As Principal Investigator for Cultural Resources, Dr. DePietro conducted all records searches and research and performed the field survey for historic and prehistoric cultural resources. He also coordinated consultation with Native American representatives and prepared the CRA.
- Solano Ranch Project EIR and Technical Studies, City of Vallejo, CA: FCS is preparing an EIR and associated technical studies for a mixed-use project with 264 units of multi-family housing; a 4-story, 102-room hotel; and 32,725 square feet of retail commercial spaces, including a gasoline service station, on 21.1 acres of the project site. An additional 4.72 acres of wetlands and 5.8 acres of open space will be maintained. Dr. DePietro conducted all records searches and research, performed the field survey for historic and prehistoric cultural resources, and prepared the CRA that served as the foundation for the project's resulting CEQA documentation and findings.



### Hazards/Hazardous Materials Specialist

#### EDUCATION

Master of Business Administration, Saint Mary's College of California, Moraga, CA, 2002

Bachelor of Arts, Environmental Studies, University of California, Santa Barbara, CA, 1994

#### CERTIFICATION

Environmental Risk Manager, Environmental Risk Strategies Institute, 2007

#### TECHNICAL EXPERTISE

Site Assessment and Remediation

Environmental Risk Management

Human Health Risk Assessment

**Facility Closures** 

Vapor Intrusion Assessment and Mitigation

# PROFESSIONAL DEVELOPMENT

40-hour and 8-hour 29 CFR 1910.120 Training, Department of Labor

8-hour 29 CFR 1910.120 Supervisor Training, Department of Labor

# Michael Stephenson, MBA, ERM

Michael Stephenson, MBA, ERM, has more than 29 years of project management, site assessment, and remediation experience gained from working on various projects, including large and complex industrial developments, for both private and municipal clients. Mr. Stephenson's expertise includes property due diligence, risk management, environmental liability estimation, database management, and statistical data analysis. He has conducted human health and ecological risk assessments, Remedial Investigation/Feasibility Study, and soil and groundwater characterizations; provided technical support for site closures; and managed several soil and groundwater remediation, monitoring, and investigation for projects involving human health and ecologically based risk analyses.

# **Related Experience and Client Summary**

- Barber Yard Specific Plan Project EIR, City of Chico, CA: FCS is preparing an EIR and supporting technical analyses for the potential environmental effects of a comprehensive planning document that would establish specific guiding principles and strategy for development of a 133-acre area, as well as off-site improvements, including a stormwater detention pond and associated storm drain alignments and outfall. As the Hazards/Hazardous Materials Project Director, Mr. Stephenson oversaw the completion of the Phase I ESA, designed the Phase II sampling program, and advised the City of Chico on potential mitigation measures.
- Fire Station 1 Development Project Phase I ESA, City of Menlo Park, CA: Cameron-Cole, as a subconsultant to FCS, was retained by the Menlo Park Fire Protection District to conduct a Phase I ESA of the Fire Station No. 1 property on Middlefield Road in the City of Menlo Park, California. As the supervising environmental professional, Mr. Stephenson developed the professional opinion under the ASTM 1527-21 Phase I Standard.
- Confidential Development Project, City of Palo Alto, CA: Mr. Stephenson managed the characterization, remediation, and vapor intrusion assessments for a fast-paced development project in Palo Alto, California. The project included site characterization of a property with a 50-year manufacturing history, selecting a remedy to address the identified impacts, overseeing the remedy implementation and installing a post remediation soil gas monitoring network within a timeframe of 15 months. The development proceeded with minimal impacts to schedule and significant cost and time savings were realized by incorporating elements of the site remedy into the development process.

# Michael Stephenson, MBA, ERM





- Historic Lester Cottle Ranch Property Phase I and II ESA, Santa Clara County, CA: As the Hazards/Hazardous Materials Project Director, Mr. Stephenson established the oversight agreement with the Santa Clara County Department of Environmental Health, developed the sampling plan, and oversaw the implementation of the site investigation and mitigation efforts.
- EKN Hotel + Downtown Housing and Economic Overlay Project Focused EIR, City of Petaluma, CA: As the Hazards/Hazardous Materials Project Director, Mr. Stephenson evaluated proposed mitigation measures and responded to public comments on the proposed development.
- Confidential Assessment and Remediation Project, City of South San Francisco, Bay Area, CA: For more than 20 years, Mr. Stephenson has managed a large groundwater investigation and remediation project for an aerospace facility in South San Francisco. This project has involved the installation of more than 200 monitoring, extraction, and treatment wells, and utilized a wide variety of innovative site characterization techniques to define the extent of groundwater contamination across five groundwater flow zones. Feasibility studies performed under Mr. Stephenson's management resulted in the installation of groundwater containment and in situ bioremediation (ISBR) systems. Mr. Stephenson developed and oversaw the implementation of an area-wide vapor intrusion assessment, including development of site-specific attenuation factors on multiple properties. Over the course of 20 years, Mr. Stephenson has estimated the current and potential future liability associated with the project, providing the client with reliable cost projections to manage risk.
- Confidential Treatment, Storage, and Disposal Facilities (TSDFs) Assessment and Remediation, City of San José, CA: As a Principal Investigator and Project Manager, Mr. Stephenson negotiated and directed closure strategies and activities for numerous TSDFs throughout North America. These projects have included site assessment and characterization, risk assessments, vapor intrusion assessments, feasibility studies and remedy implementation. Mr. Stephenson has directed Resource Conservation and Recovery Act (RCRA) closure of individual units and entire facilities and has overseen post-closure monitoring for closed facilities.
- 3315 Almaden Site Assessment, City of San José, CA: As the Hazards/Hazardous Materials Project Director, Mr. Stephenson developed the site characterization scope of work and the site mitigation strategy.
- Confidential Plant One Site Groundwater Investigation and Remediation, City of Sunnyvale, CA: For more than 20 years, Mr. Stephenson has managed a large groundwater investigation and remediation project for Lockheed Martin's Plant One Site. This project has involved the installation of more than 200 monitoring, extraction, and treatment wells, and utilized a wide variety of innovative site characterization techniques to define the extent of groundwater contamination across five groundwater flow zones. Feasibility studies performed under Mr. Stephenson's management resulted in the installation of groundwater containment and ISBR systems. Mr. Stephenson developed and oversaw the implementation of an area-wide vapor intrusion assessment, including development of site-specific attenuation factors on multiple properties. Over the course of 20 years, Mr. Stephenson has estimated the current and potential future liability associated with the project, providing the client with reliable cost projections to manage risk.
- Former US Army Reserve Center Closure Project, City of Rio Vista, CA: As the Senior Risk Assessor for the closure project under the Clean Base Program, Mr. Stephenson performed human health and ecological risk assessments for the former US Army Reserve facility near Rio Vista, California. The project included estimation of risks under current conditions and also for the property's planned future use as a waterfront park. Mr. Stephenson performed extensive public outreach with members of the local community explaining the base closure and realignment process. He managed the project's GIS. The project was completed successfully with transfer of the property to the City.



# Education

**Bachelor of Science – Civil & Environmental Engineering**, University of California – Berkeley

Master of Business Administration, Santa Clara University

Ollie Zhou, T.E., Vice President & Principal Associate

#### **Professional Associations**

Member of the Institute of Transportation Engineers
Registered Professional Traffic Engineer in the State of California (TR 2857)

### Experience

Since January 2014, Mr. Zhou has managed a large variety of traffic engineering and transportation planning projects for both the public and private sectors throughout the greater San Francisco Bay Area. These projects mainly include travel demand model validation and application, VMT analysis, general plan updates and area plans, and traffic impact studies. Mr. Zhou is experienced in managing large-scale projects and areawide plans with prolonged schedules and complicated work scopes. Mr. Zhou mainly utilizes the CUBE software package for travel demand model applications, and manages a variety of projects conducted with Synchro, SimTraffic, Vistro, and TRAFFIX software.

### **Representative Projects**

- Travel Demand Forecasting Model Development and Application Projects:
  - Menlo Park Citywide Model Model refinement and validation. Model application for the Willow Village/Facebook project, VMT policy update.
  - Sunnyvale Citywide Model Model refinement and validation. Model application for the Moffett Park Specific Plan, Sunnyvale General Plan Update, Lawrence Station Area Plan, Peery Park Specific Plan, and Sunnyvale Traffic Impact Fee.
  - **San Mateo Citywide Model** Model development, refinement, and validation. Model application for the San Mateo Traffic Impact Fee.
- Vehicle-Miles Travel (VMT) Analysis and TIA for residential, office, hotel, school, area plans, Housing Element Updates, and mixed-use developments throughout the greater Bay Area. Representative projects include:
  - Willow Village/Facebook, Menlo Park 1.6 million s.f. office, 1,730 housing units, 200,000 s.f. retail, 193-room hotel; project included updating City's VMT policy and incorporating specific project characteristics into the travel demand model for VMT calculations.
  - Parkline Campus Master Plan, Menlo Park 1.8 million s.f. office, 800 housing units. Project included conducting a micro-simulation analysis for the Middlefield Road corridor. Evaluation included two variants.
  - Moffett Park Specific Plan, Sunnyvale CEQA analysis for specific plan with 33 million s.f. office/R&D, 20,000 housing units. Project incorporated specific project characteristics into the travel demand model for VMT calculations.
- Over 50 Traffic Analyses/Traffic Feasibility Studies for area-wide plans, offices, hotels, apartments, schools, manufacturing/distribution centers, daycare centers and multiple-use developments throughout the Bay Area.
- Traffic Simulation/Signal Coordination Studies for various congested corridors in San Mateo, Los Gatos, and Sunnyvale.
- Traffic Impact Fee (TIF) Update Studies for the City of San Mateo, the City of Sunnyvale, and many specific plans/area plans. Conducted nexus studies and calculated appropriate impact fees for the TIF Update projects.





















February 28, 2025, Revised April 23, 2025

ICF Jones & Stokes, Inc.



# Proposal to Prepare an EIR for the 80 Willow Road Project (Version 3)

Submitted to:

City of Menlo Park
Department of Community
Development
701 Laurel Street
Menlo Park, CA 94025

Attention: Calvin Chan, Senior Planner <a href="mailto:cchan@menlopark.gov">cchan@menlopark.gov</a>

Tom Smith, Principal Planner tasmith@menlopark.gov

Submitted by:

ICF Jones & Stokes, Inc. 201 Mission St., Suite 1500 San Francisco, CA 94105

RFP Contact: Heidi Mekkelson Heidi.Mekkelson@icf.com 201 Mission St., Suite 1500 San Francisco, CA 94105 415.677.7116

RFP Authorized Signatory:
Patricia Toben-Cropper
Patricia.TobenCropper@icf.com
703.934.3007



This proposal includes data that shall not be disclosed outside the City and shall not be duplicated, used, or disclosed—in whole or in part—for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offeror as a result of—or in conjunction with—the submission of these data, the City shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the City's right to use information contained in these data if it is obtained from another source without restriction. The data subject to this restriction are contained in this volume and its appendices and attachments.

# **Table of Contents**

Co	over Letter with Contact Information	1
1.	Project Team	4
	Firm and Project Team Qualifications	4
	Proposed Project Team	4
	ICF Staff	4
	Subconsultants	8
2.	General Approach	12
3.	Proposed Work Plan	15
	Task 1: Project Kick-Off Meeting and Site Visit	15
	Task 2: Review of City Documents and Data Collection	15
	Task 3: Project Description	15
	Task 4: Notice of Preparation and Initial Study	16
	Task 5: Technical Studies	17
	Task 5.1: Air Quality/Greenhouse Gas Technical Analysis	17
	Task 5.2: Noise and Vibration Technical Analysis	20
	Task 5.3: Built Environment Technical Report	21
	Task 5.4: Archaeological Cultural Resources Peer Review	23
	Task 5.5: Transportation Impact Analysis	23
	Task 5.6: Biological Resources Report	26
	Task 5.7: (Optional) Housing Needs Assessment	27
	Task 5.8: Phase I Environmental Site Assessment	29
	Task 5.9: (Optional) Historical Resource Evaluation	29
	Task 5.10: (Optional) Shadow Analysis	30
	Task 5.11: (Optional) Archaeological Cultural Resources Analysis	30
	Task 6: Environmental Impact Report	31
	Task 6.1: Administrative Draft EIR	31
	Task 6.2: Screencheck Draft EIR	35
	Task 6.3: Public Draft EIR and Public and Agency Review	35
	Task 6.4: Response to Comments and Administrative Final EIR	36
	Task 6.5: Screencheck and Public Final EIR	
	Task 7: Certification Hearings, MMRP, Findings, and Administrative Record	37
	Task 7.1: (Optional) Statement of Overriding Considerations	37
	Task 8: Project Management and Meetings	

4.	Project Schedule	. 39
	Rate Schedule	
6.	Pricing Proposal	. 41
7.	Diversity, Inclusion, and Equity	. 42

Appendix A: Resumes

Appendix B: Pricing Proposal

# **Cover Letter with Contact Information**

City of Menlo Park Attention Calvin Chan, Senior Planner Copy to Tom Smith, Principal Planner Via Email

Subject: Proposal to Prepare an EIR for the 80 Willow Road Project (Version 3)

### Dear Calvin Chan:

Called "iconic" by some, the former *Sunset* magazine headquarters at 80 Willow Road was once both a functioning magazine headquarters with test gardens and a tourist attraction at the same time. *Sunset* magazine moved out of the 80 Willow Road location a number of years ago, and Willow Project LLC proposes a mixed-use development on the site. However, the proposal is controversial, drawing broad community and political interest, including opposition. For California Environmental Quality Act (CEQA) compliance, the City needs a consultant that understands the site, the community, and CEQA compliance for a project of this scale. Our understanding of the project and familiarity with working in the City informs our approach, and we have crafted a team with the appropriate experience and expertise to most effectively serve the City.

- ICF will draw on our experience working on large, high-profile projects in Menlo Park to stay on schedule and on budget. ICF's recent experience includes Environmental Impact Reports (EIRs) for two large multi-use projects in Menlo Park—Willow Village Master Plan and Parkline. With a combined total of about 2,100 residential units, we understand the scale at which impacts like air quality, vehicle miles traveled (VMT), and noise can occur from these kinds of developments, their effects on adjacent communities, and what mitigation strategies are available and effective. Our recent on-point experience means that we can anticipate the appropriate level of effort needed for the 80 Willow Road Project, which will keep us on schedule and on budget.
- ICF will work with City staff and counsel to best position the City with a defensible and comprehensive CEQA document. With the City going into the CEQA process with heightened public interest and existing community opposition, defensibility is key so that the document fully informs decisionmakers and the public and so that decisionmakers can certify the EIR with confidence. This means preparing a comprehensive CEQA document and working as a team with the City and the City's counsel. We stay up to date with CEQA case law, technical guidance, and other changes so we can be active teaming partners with City staff and counsel in working through novel or challenging CEQA and technical issues. ICF has worked closely with the City in this way for both the Willow Village Master Plan and Parkline projects, and we will do the same with this EIR.
- ICF will implement an approach tailored to the high visibility of the project so that community and decisionmaker concerns are addressed within the bounds of CEQA. As mentioned, the project is already known to the public and elected officials, and there is already organized opposition. As a result, we expect there to be a high level of engagement with the CEQA process by the public as well as City decisionmakers. We have significant experience with large projects garnering high public interest, both in Menlo Park (e.g., Willow Village and the Parkline project) and beyond (e.g., San Francisco Housing Element, California High-Speed Rail, and the Delta Conveyance Project). We know how to draft robust responses to comments, provide answers regarding CEQA and technical analysis at public meetings, and advise our clients on public participation. Our approach includes these kinds of methods so that we can capture concerns, work with the City to determine what must be addressed under CEQA, and communicate effectively with the public and decisionmakers to promote understanding. We have proposed a robust and realistic budget because we know what it can take to successfully guide a project like this through the CEQA process. Part of that equation is putting forth a seasoned and experienced project management team that is familiar with Menlo Park and exceptionally versed in CEQA.



To implement this approach, we offer a team of ICF staff and specialist subconsultants that reflects the experience needed for a large project in Menlo Park with significant public interest. Key qualifications are summarized below, with additional detail provided within our proposal.

ICF Staff or	Key Qualifications
Team Subconsultant	
ICF Project Management Team: Heidi Mekkelson, Kristi Black, Devan Atteberry, Kirsten Chapman	Our project management team has significant experience managing, coordinating, and writing complex CEQA compliance documents for projects in Menlo Park and throughout the Bay Area. Their management experience in Menlo Park includes initial studies and EIRs for the Willow Village Master Plan Project, Parkline Project, Commonwealth Building 3 Project, 1350 Adams Court, 1075 O'Brien, 1125 O'Brien, CSBio Phase 3, and various office developments in the General Plan and M-2 Area Zoning Update (ConnectMenlo) area. Heidi Mekkelson and Kristi Black are recognized industry leaders in CEQA practice; they regularly present on CEQA matters at professional conferences and serve as instructors for University of California (UC) Davis Continuing and Professional Education.
Air Quality and Climate Change: Cory Matsui, Darrin Trageser, Jaqueline Mansoor	The ICF air quality and greenhouse gas team has more than 10 years of experience evaluating the environmental impacts of projects in Menlo Park. They are thoroughly familiar with the existing conditions in the City and are experts at implementing the CEQA analysis guidelines published by the Bay Area Air Quality Management District. The team has considerable experience assessing the air quality impacts from many different types of land uses and sources of emissions and identifying sensible strategies to mitigate impacts.
Biological Resources: H.T. Harvey & Associates	H.T. Harvey's primary areas of service include environmental analysis, permitting, ecological restoration, landscape architecture and planning, compliance support, conservation planning, and ecological research, and is exceptionally well qualified and able to prepare the biological resources report and analysis. H.T. Harvey has provided services for projects in Menlo Park that include, but are not limited to, 1350 Adams Court, Commonwealth Corporate Center, Parkline Master Plan, and Willow Village Master Plan. Their experience in Menlo Park includes bird-safe design assessments.
Cultural Resources: Christine Cruiess, Allison Lyons Medina, Nicole Felicetti, Lindsley Britton	The ICF cultural resources team focuses on helping our clients meet their cultural resources responsibilities by providing thoughtful, creative, defensible technical solutions for their largest and most complex projects, just like the 80 Willow Road project. With the former <i>Sunset</i> headquarters building nominated to the National Register of Historic Places, and with the City having sensitive Tribal cultural resources and active Tribal representative participation, ICF's experience in the City will be vital for comprehensively addressing these important resources.
Housing Needs Assessment: Keyser Marston Associates	Keyser Marston Associates (KMA) has prepared Housing Needs Assessments throughout the Bay Area to analyze a project's net impact on housing supply and need, the geographic distribution of housing needs by jurisdiction, and a project's potential influence on the regional housing market. KMA has prepared Housing Needs Assessments in Menlo Park that have encompassed a wide range of projects, including mixed-use, residential, and office development projects (e.g., Menlo Gateway, Facebook Campus, Facebook Campus Expansion Project, Menlo Flats, Menlo Portal, Menlo Uptown, 1350 Adams Court, Commonwealth Building 3, 111 Independence Drive, Willow Village Master Plan, Parkline Master Plan).
Noise: Elizabeth Foley, Noah Schumaker	The ICF acoustics team has more than a decade of experience evaluating the potential noise and vibration impacts of projects in Menlo Park under CEQA. We are familiar with the City's preferred analysis approaches for CEQA noise and vibration topics, and consistently receive positive feedback related to the comprehensiveness of our evaluations. The team also stays up to date on recent noise-related CEQA case law, and ensures our analyses conform to the latest and greatest relevant guidance.
Transportation: Hexagon	Hexagon prepares transportation studies and CEQA-specific traffic analyses throughout the Bay Area. These include analyses of VMT, operational peak-hour traffic, freeway segments and ramps, queuing, bicycle and pedestrian facilities, transit facilities, and site access and circulation. Hexagon has provided services for projects in Menlo Park, including the Parkline Master Plan, 1350 Adams Court Project, 3723 Haven Avenue Hotel, Menlo Park Housing Element Update, Willow Village

	Master Plan, and the Menlo Park Citywide Model. Hexagon and ICF have teamed together on Menlo Park projects for many years.
Phase I Environmental Site Assessment: Baseline Environmental Consulting	Baseline Environmental Consulting's (Baseline) hazardous materials management practice includes performing Phase I/II Environmental Site Assessments (ESAs), and remediation of contaminated soil and groundwater. Baseline has performed hundreds of Phase I/II ESAs, including urban brownfield redevelopment sites, highway expansion corridors, industrial facilities, and large tracts of ranchlands, forestlands, and agricultural properties. Baseline is a frequent teaming partner with ICF on various large and complex CEQA projects in the Bay Area, including the EIR for ACEforward, a commuter rail improvement project that crosses through multiple cities in the Bay Area, and the EIRs for the City Place and Mission Point redevelopment projects in the City of Santa Clara.
Shadow Analysis: Prevision Design	Prevision Design has prepared 3D-based shadow analyses and visual simulations for mixed-use development projects throughout the Bay Area. ICF and Prevision Design have teamed together on projects for several years such as the San Francisco Housing Element 2022 Update, the San Francisco HUB Plan as well as the 567 Airport Boulevard Project and 220 Park Road Project in the City of Burlingame.

Our proposed scope of work follows this cover letter. We appreciate the opportunity to submit a proposal for this effort, and we look forward to continuing to work with the City. ICF proposes to invoice monthly, on a time-and-materials basis. ICF's proposal is valid for 90 days from its submittal, at which time ICF reserves the right to revise the contents or extend the validity date, if needed. Please contact Heidi Mekkelson at 415.677.7116 or <a href="Meidi.Mekkelson@icf.com">Meidi.Mekkelson@icf.com</a> with any questions about the content of this proposal. For contractual matters, please contact Patricia Toben-Cropper, who is an official authorized to bind the firm, at 703.934.3007 or <a href="Patricia.Toben-Cropper@icf.com">Patricia.Toben-Cropper@icf.com</a>.

Sincerely,

Patricia Toben-Cropper

Patricia C. Toben-Cropper

Sr. Manager, Contracts

## 1. Project Team

## **Firm and Project Team Qualifications**

ICF Jones & Stokes, Inc. (an ICF company, hereafter referred to as ICF), a global consulting and technology services provider focused on making big things possible for our clients, is the bidding entity for this proposal and a subsidiary of parent company ICF International, Inc. (NASDAQ:ICFI). ICF is a recognized leader in California Environmental Quality Act (CEQA) compliance, having prepared thousands of environmental impact studies and related documents since 1970 and will lead this team.

For the 80 Willow Road project, ICF is proposing a team of professionals who have CEQA experience in Menlo Park, understand CEQA review for large projects and for projects with issues similar to the project, and who have the capacity to provide environmental services for the project. We have also included subconsultant technical experts with this kind of experience and expertise, including Hexagon (transportation), H.T. Harvey (biological resources), Keyser Marston Associates (KMA) (housing needs assessment [HNA]), Baseline (Phase I Environmental Site Assessment [ESA]), and Prevision Design (shadow analysis). These team members and subconsultants importantly have experience working together, so that our service and work products presented to the City will be cohesive.

## **Proposed Project Team**

ICF is proposing a team of dedicated professionals who are familiar with the City's expectations, who are knowledgeable about local issues, and who have the capacity to provide the City with timely and exceptional environmental services. The organizational chart below, the table that follows, and the resumes in **Appendix A** highlight the experience and qualifications of the key ICF and subconsultant team members, demonstrating their ability to meet the minimum qualifications outlined in the request for proposal (RFP).

## **ICF Staff**

ICF has almost a decade of experience working from on CEQA documents in Menlo Park. Although ICF is currently working on EIRs in Menlo Park, many of these projects are nearing completion, freeing up team members who are familiar with the City to work on new projects. The ICF team brings the following resources to deliver the full scope of services that may be required to meet the City's needs on the project:

- A professional staff with full-time and on-call environmental analysts, hazardous materials experts, land use
  and natural resource planners, wildlife and fisheries biologists, plant and wetland biologists, arborists,
  watershed planners, restoration and mitigation experts, hydrology and water quality specialists, noise and
  vibration specialists, environmental permitting and conservation planning experts, archaeologists, and
  architectural historians.
- Extensive and current CEQA knowledge. ICF is a recognized leader in CEQA compliance. ICF professionals have authored guidelines and taught University of California Extension courses on complying with environmental law and regulations. We stay up to date on the latest policy developments at the federal, state, and local levels.



## **City of Menlo Park**

Heidi Mekkelson, Project Director Kristi Black, Project Manager Devan Atteberry, Deputy Project Manager Kirsten Chapman, Senior Advisor

## **Aesthetics**

Kirsten Chapman

Prevision Design (sub)

# Air Quality & Greenhouse Gas Emissions

Cory Matsui
Darrin Trageser
Jacqueline Mansoor
Rich Walter

## **Biological Resources**

HT Harvey (sub)

## Cultural (Archaeology) & Tribal Cultural Resources

Lindsley Britton Peter Banke Shelby Caulder

## **Cultural (Built)**

Christine Cruiess Allison Lyons Medina Nicole Felicetti

## **Energy**

**Devan Atteberry** 

# Geology, Soils & Paleontological Resources

Ellen Unsworth

#### **Hazards & Hazardous Materials**

Mario Barrera Baseline (sub)

## **Hydrology & Water Quality**

Katrina Sukola

## **Land Use & Planning**

Kirsten Chapman Katrina Sukola

#### **Noise**

Elizabeth Foley Noah Schumaker

## **Population & Housing**

Kirsten Chapman Keyser Marston Associates (sub)

## **Public Services & Recreation**

Devan Atteberry Katrina Sukola

## **Transportation**

Hexagon (sub)

## **Utilities & Services**

Devan Atteberry Pauline Fadakaran

## **Document Production**

John Mathias Teresa Giffen Anthony Ha

## <u>GIS</u>

**Brent Read** 

While ICF is a global firm, we have an established presence and experience in the Bay Area and will manage this work from our San Francisco Office (201 Mission Street, Suite 1500, San Francisco, CA 94105), as we have for other Menlo Park CEQA services. Heidi Mekkelson, our project director, and Kirsten Chapman, our senior advisor, will contribute valuable local knowledge and strategic thinking to move the project through the CEQA process. Kristi Black, our project manager, and Devan Atteberry, our deputy project manager, also have extensive experience from successfully coordinating and writing complex CEQA compliance documents for projects in Menlo Park and throughout the Bay Area. Heidi, Kirsten, Kristi, and Devan are known to the City for

their excellence in environmental compliance work, lead agency process experience, and management, all of which are necessary attributes for successfully achieving CEQA clearance for high-profile priority development projects. The table below summarizes our team's qualifications, while resumes in **Appendix A** provide greater detail.

ICF Team Member	Education	Selected Recent Experience	Years of Experience
PROJECT DIRECTOR as	nd SENIOR ADVISOR Tasks: Senior oversight of te	nam, ensuring technical adequacy, QA/QC, adherence to sco	e and schedule
		Willow Village Master Plan Project EIR—City of Menlo Park, CA	
		Parkline EIR—City of Menlo Park, CA	
Haidi Makkalaan	MSL, Water and Environmental Law, University of the Pacific, McGeorge School of	Lot 3 North: 1350 Adams Court Project IS and EIR—City of Menlo Park, Menlo Park, CA	
Heidi Mekkelson, Project Director	BS, Environmental Studies/Biology,	Commonwealth Building 3 Project EIR—City of Menlo Park, Menlo Park, CA	22
	University of Southern California	1125 O'Brien EIR—City of Menlo Park, Menlo Park, CA	
		CSBio Phase 3 EIR—City of Menlo Park, Menlo Park, CA	
		Willow Village Master Plan Project EIR—City of Menlo Park, CA	
Kirsten Chapman, Senior Advisor	BA, Environmental Studies/Economics, University of California, Santa Cruz	Various office development initial studies and EIRs in the General Plan and M-2 Area Zoning Update (ConnectMenlo) area—City of Menlo Park, CA	18
		Parkline EIR—City of Menlo Park, CA	
PROJECT MANAGER To budget, and QA/QC	asks: Manages internal staff and subconsultants. F	Provides day-to-day oversight. Ensures adherence to scope,	schedule,
	JD, University of California, Berkeley, School of Law	Willow Village Master Plan Project EIR—City of Menlo Park, CA	
Kristi Black, Principal	BA, Earth Science, Minor, Economics, San Jose State University	Commonwealth Building 3 Project EIR—City of Menlo Park, CA	14
DEPUTY PROJECT MAN	NAGER Tasks: Manages internal team, provides su	pport to senior management team	
Devan Atteberry, Senior Environmental Planner	BS, Environmental Management and Protection, California Polytechnic State University, San Luis Obispo	Lot 3 North: 1350 Adams Court Project IS and EIR—City of Menlo Park, Menlo Park, CA Parkline EIR—City of Menlo Park, CA	6
TECHNICAL STAFF Tas	ks: Conducts technical analysis/modeling, drafts of	document sections	I
Allison Lyons Medina, Senior Architectural Historian	MS, Historic Preservation, Columbia University BA, European Studies, Scripps College	Parkline EIR—City of Menlo Park, CA Crestmoor/300 Piedmont Avenue Project EIR—City of San Bruno, CA	15
Mario Barrera, Hazards and Hazardous Materials Specialist	BS, Engineering Technology, Environmental Technology; California State University, Long Beach	San Francisco Housing Element 2022 Update Environmental Impact Report—San Francisco Planning Department, San Francisco, CA Parkline EIR—City of Menlo Park, CA	20



ICF Team Member	Education	Selected Recent Experience	Years of Experience
Lindsley Britton, Senior Archaeology Manager	MA, Applied Anthropology, San Jose State University BA, Anthropology, University of California, Santa Cruz	3700 California Street Addendum—San Francisco Planning Department, San Francisco, CA Santa Clara University Capital Improvements Projects—Santa Clara University, Santa Clara, CA	11
Elizabeth Scott Foley, Senior Noise Manager	MA, Environmental Studies, University of Southern California BA, Environmental Studies, University of Southern California	Various office development initial studies and FIRs in	
Nicole Felicetti, Architectural Historian	MS, Historic Preservation, University of Pennsylvania BA, Architecture, University of Kentucky	Better Market Street – San Francisco Planning Department, San Francisco, CA NHPA Section 106 Compliance for US Department of Housing and Urban Development Funded Undertakings – City of Los Angeles, Los Angeles, CA	3
Cory Matsui, Senior Manager, Air Quality and Climate Change	BA, Atmospheric Science, University of California Berkeley	Parkline EIR—City of Menlo Park, CA San Francisco Housing Element 2022 Update Environmental Impact Report—San Francisco Planning Department, San Francisco, CA	14
Noah Schumaker, Noise Analyst	MS, Mechanical Engineering, Michigan Technological University BS, Audio Production and Technology, Michigan Technological University	Willow Village Master Plan Project EIR—City of Menlo Park, Menlo Park, CA Parkline EIR—City of Menlo Park, CA	3
Darrin Trageser, Air Quality and Climate Change Specialist	MS, Atmospheric Sciences, University of California, Davis BS, Atmospheric Sciences, University of Washington, Seattle	Willow Village Master Plan Project EIR—City of Menlo Park, Menlo Park, CA Parkline EIR—City of Menlo Park, CA	10
Jacqueline Mansoor, Air Quality and Climate Change Specialist	MCRP, City and Regional Planning, California Polytechnic University San Luis Obispo BA, History and Geography & Planning, California State University	1125 O'Brien Drive EIR—City of Menlo Park, CA 1075 O'Brien Drive EIR—City of Menlo Park, CA	9
Katrina Sukola, Hydrology and Water Quality Specialist and Environmental Planner	MS Chemistry, University of Manitoba BS Environmental Chemistry, University of Waterloo	Willow Village Master Plan Project EIR—City of Menlo Park, CA Parkline EIR—City of Menlo Park, CA	20
Ellen Unsworth, Geology and Soils Specialist	MS, Interdisciplinary Studies (Geology, Biology, and Technical Communication), Boise State University, Idaho BA, Geology, California State University, Sacramento, CA	Parkline EIR—City of Menlo Park, CA Gallo Liberty Winery Project EIR—San Joaquin County, CA	25



ICF Team Member	Education	Selected Recent Experience	Years of Experience		
Pauline Fadakaran, Senior Environmental Planner	BS, Environmental Policy Analysis and Planning, UC Davis	California Hospital Tower EIR— UC Davis Health, Sacramento, California Zinfandel Student Housing Project— Sonoma State University, Sonoma, California	5		
Christine Cruiess, Built Environment Lead	MS, Historic Preservation, University of Pennsylvania BA, Classical Archaeology and Anthropology, University of Michigan	Leimert Bridge Seismic Retrofit—City of Oakland, CA 643-45 N. Rossmore Avenue—City of Los Angeles, CA	26		
Peter Banke, Archaeologist	MA, Anthropology, University of Nevada, Reno BA, Anthropology, University of California Santa Cruz	STEM Project, Santa Clara University, Santa Clara, CA Franklin and Alviso Street Vacation Project, Santa Clara University, Santa Clara, CA	9		
Shelby Caulder, Archaeologist	BA, Anthropology, University of California, Davis AA, Anthropology, Diablo Valley Community College	Parkline EIR—City of Menlo Park, CA UC Berkeley Clean Energy Campus Utility Improvement Project—City of Berkeley, CA	3		
Richard Walter, Senior Air Quality Advisor	MA, International Relations/Energy, Environment, Science, and Technology, The Johns Hopkins University School for Advanced International Relations BA, History, Stanford University	Mission Rock (Seawall Lot 337/Pier 48)—San Francisco Giants, City of San Francisco Environmental Program, Policy, and Project Services for California High-Speed Rail Program—California High-Speed Rail Authority, Statewide, CA	35		
SUPPORT STAFF Tasks: Figure preparation, GIS, editing, document formatting and production					
Brent Read, GIS	MS, Watershed Science, Colorado State University BS, Forestry (minor: Spatial Information Management Systems), Colorado State University	Merced Intermodal Track Connection Project—City of Merced, CA  Environmental Review/Analysis of the Palmdale to Burbank, San Jose to Merced, and LA to Anaheim Sections—California High-Speed Rail, CA  California Offshore Wind Programmatic Environmental Impact Statement—Bureau of Ocean Energy Management, CA	22		
Teresa Giffen, Graphics	MS, Communication and Rhetoric, Rensselaer Polytechnic Institute BA, English, University of Puget Sound Certificate, Data Visualization, University of Washington	Berkeley Space Center at NASA Research Park— Moffett Field, CA Santa Clara Valley Habitat Implementation—Santa Clara Valley Habitat Agency	27		
Anthony Ha, Publications Specialist	BA, English, Saint Mary's College of California	Willow Village Master Plan Project EIR—City of Menlo Park, CA Parkline EIR—City of Menlo Park, CA	25		
John Mathias, Editor	BA, Communications, California State University, Northridge  Willow Village Master Plan Project EIR—City of Menlo Park, CA Parkline EIR—City of Menlo Park, CA		21		

## **Subconsultants**

The ICF team includes the following subconsultants for transportation, biological resources, a Housing Needs Assessment (optional task), a Phase I ESA, and a shadow analysis (optional task).

## Hexagon

Hexagon will prepare the transportation impact analysis and EIR transportation section. Hexagon has a long history of working on projects within Menlo Park as well as the greater Bay Area. ICF and Hexagon have collaborated many times and will work together to provide a transportation study that will satisfy the requirements of the City, CEQA, and the City/County Association of Governments (C/CAG) Congestion Management Program (CMP). Hexagon prepares analyses of vehicle miles traveled (VMT), operational peak-hour traffic, freeway segments and ramps, queuing, bicycle and pedestrian facilities, transit facilities, and site access and circulation. Hexagon also provides thorough peer reviews of Transportation Demand Management (TDM) plans for its clients. Hexagon has provided services for projects in Menlo Park that included the Parkline Master Plan, 1350 Adams Court Project, 3723 Haven Avenue Hotel, Menlo Park Housing Element Update, Willow Village Master Plan, and the Menlo Park Citywide Model.

Hexagon Team Member	Education	Selected Recent Experience	Years of Experience
Gary Black, President	BA, Geography, UCLA Masters in Urban Planning, University of California, Berkeley	Willow Village Master Plan Project EIR—City of Menlo Park, CA Various office development EIRs in the General Plan and M-2 Area Zoning Update (ConnectMenlo) area— City of Menlo Park, CA	43
Ollie Zhou, Vice President & Principal Associate	MBA, Santa Clara University BS, Civil & Environmental Engineering, University of California, Berkeley	Parkline EIR—City of Menlo Park Willow Village Master Plan Project EIR—City of Menlo Park, CA Housing Element EIR – City of Menlo Park, CA	11

## H.T. Harvey & Associates

H.T. Harvey & Associates will prepare the biological resources report (BRR) and EIR biological resources section. H.T. Harvey has highly trained ecologists and professionals with a range of biological and design disciplines required to perform high-quality work on ecological projects. They apply their expertise in wildlife ecology, plant ecology, restoration ecology, aquatic ecology, and landscape architecture to create ecologically sound solutions to clients' complex natural resources challenges. H.T. Harvey's primary areas of service include environmental analysis, permitting, ecological restoration, landscape architecture and planning, compliance support, conservation planning, and ecological research, and is exceptionally well qualified and able to prepare the BRR and biological resources analysis. Importantly, H.T. Harvey has experience with bird-safe design assessments, including in Menlo Park, which will be important for this project given the design contains buildings with extensive glass facades. They have completed more than 450 individual projects in San Mateo County, including providing biological consulting services for numerous projects in Menlo Park, as well as Atherton, Belmont, Brisbane, Burlingame, Colma, Daly City, East Palo Alto, Foster City, Half Moon Bay, Hillsborough, La Honda, Loma Mar, Millbrae, Pacifica, Pescadero, Portola Valley, Redwood City, San Bruno, San Carlos, San Mateo, South San Francisco, and Woodside.

H.T. Harvey & Associates Team Member	Education	Selected Recent Experience	Years of Experience
Robin J. Carle, Principal, Wildlife Ecology	MS, Fish and Wildlife Management, Montana State University BS, Ecology, Behavior, and Evolution, University of California, San Diego	Parkline EIR—City of Menlo Park, CA Willow Village Master Plan Project EIR—City of Menlo Park, CA	17

H.T. Harvey & Associates Team Member	Education	Selected Recent Experience	Years of Experience
Kelly Hardwicke, PhD, Principal, Plant Ecology	PhD, Ecology, Colorado State University BA, Biology, Reed College	Willow Village Master Plan Project EIR—City of Menlo Park, CA Baylands Boardwalk Replacement Project—City of Palo Alto, CA	25
Jane Lien, Wildlife Ecology	BS, Fisheries and Wildlife Science, Oregon State University	Parkline EIRCity of Menlo Park, CA  North Bayshore Framework Master Plan—City of Mountain View, CA	14

## Keyser Marston Associates

If requested by the City, KMA will prepare an HNA, which will be incorporated into the Population and Housing section of the EIR. KMA has broad expertise from conducting housing impact studies and project-specific housing needs analyses. Throughout the Bay Area, KMA has prepared HNAs that have analyzed a project's net impact on housing supply and need, the geographic distribution of housing needs by jurisdiction, and a project's potential influence on the regional housing market. KMA has also prepared HNAs in Menlo Park that have encompassed a wide range of projects, including mixed-use, residential, and office development projects (e.g., Menlo Gateway, Facebook Campus, Facebook Campus Expansion Project, Menlo Flats, Menlo Portal, Menlo Uptown, 1350 Adams Court, Commonwealth Building 3, 111 Independence Drive, Willow Village Master Plan, Parkline).

KMA Team Member	Education	Selected Recent Experience	Years of Experience
David Doezema, Senior Principal	MS, Urban Planning, University of Michigan, Ann Arbor BS, Environmental Engineering, University of Michigan, Ann Arbor	Parkline EIR—City of Menlo Park Willow Village Master Plan Project EIR—City of Menlo Park, CA	20

## Baseline Environmental Consulting

Baseline will perform a Phase I Environmental Site Assessment (ESA) for the project site, which will be incorporated into the Hazards and Hazardous Materials section of the EIR. Baseline provides private and public sector clients with a range of services, including CEQA environmental impact assessment/compliance and hazardous materials management. Baseline brings over 35 years of experience conducting hazardous materials investigations/remediation and CEQA analyses for large-scale complex projects. Baseline's areas of expertise include hazardous materials, geology, hydrology, air quality, and noise. Baseline's hazardous materials management practice includes performing Phase I/II Environmental Site Assessments (ESAs), and remediation of contaminated soil and groundwater. Baseline has performed hundreds of Phase I/II ESAs in accordance with American Society for Testing and Materials (ASTM) guidance, including urban brownfield redevelopment sites, highway expansion corridors, industrial facilities, and large tracts of ranchlands, forestlands, and agricultural properties. The assessments are prepared by experienced professionals at Baseline who are thoroughly familiar with potential contaminant sources that could affect developments and environmental liability. Baseline has recently performed several Phase I and II ESAs as a subconsultant to ICF for their on-call contract with Contra Costa County. Baseline is a frequent teaming partner with ICF and has worked with ICF on various large and complex CEQA projects in the Bay Area. Baseline has recently performed several Phase I and II ESAs as a

subconsultant to ICF for the on-call contract with Contra Costa County. The Phase I and II ESAs have been performed to support redevelopment projects as well as property acquisitions by the County. In addition, Baseline and ICF have recently worked together on two large-scale redevelopment projects in the City of Santa Clara (City Place and Mission Point).

Baseline Team Members	Education	Selected Recent Experience	Years of Experience
Patrick Sutton, Principal Environmental Engineer	M.S., Civil and Environmental Engineering, University of California – Davis B.S., Environmental Science, Dickinson College	Freight Intelligent Transportation System (FITS) Project—Port of Oakland and Alameda CTC Muni Metro East Maintenance Project— San Francisco Public Works	20
Cem Atabek, Senior Environmental Engineer	B.S., Environmental Engineering, University of California, Berkeley	Port of Oakland Soil and Groundwater Investigations, Remediation, and Groundwater Monitoring—Port of Oakland 7th Street Grade Separation East Project— Alameda CTC	18
Johnathan Rizzo- Mosbaugh, Environmental Scientist	B.A., Environmental Science and Management, Cal Poly Humboldt	11th & Natoma Park, San Francisco, Phase II ESA Caulfield Bridge, Petaluma, Phase I ES—City of Petaluma	2

## Prevision Design

Prevision Design will prepare the shadow simulations and analysis (optional task). Prevision Design was founded in 2010 and specializes in accurate 3D-based studies for aesthetics and shadow analyses. Prevision Design's work has been relied upon for hundreds of environmental review documents throughout the San Francisco Bay Area, for project types ranging from residential, institutional, commercial, and mixed use. Prevision Design prides themselves on the delivery of precise and accurate analyses delivered to meet the specific analytical needs of each project within the schedule and budget of each job. Prevision Design has teamed with ICF to prepare shadow studies and visual simulations for several projects including, but not limited to, the San Francisco Housing Element Update, the San Francisco HUB Plan, and the 567 Airport Boulevard Project and 220 Park Road Project in the City of Burlingame.

Prevision Design Team Member	Education	Selected Recent Experience	Years of Experience
Adam Phillips, Prevision Design Founder & Principal	A. B., Architecture, Princeton University  Masters of Architecture, Parsons School of Design	San Francisco Housing Element Update—City of San Francisco San Francisco HUB Plan—City of San Francisco	26

## 2. General Approach

Typically, a company headquarters is not a tourist attraction or of substantial architectural interest. However, the former *Sunset* magazine headquarters at 80 Willow Road is both. A building designed in the style of a ranch house, it contained demonstration gardens, a test kitchen, and landscaped grounds. Tours were offered, with tens of thousands of visitors per year. Although *Sunset* magazine sold the property many years ago and no longer publishes out of the building, the property has been called "iconic." Willow Project LLC now proposes a mixed-use development on a site. They submitted a formal development application for a project that includes demolition of that ranch-home-style building, and construction of four buildings, including three that are over 300 feet tall, with one topping out at 461 feet tall. The development includes both residential and commercial uses, as well as a private preschool.

The development proposal is controversial. In addition to media and public attention, there is already opposition to the project. Some local politicians shared their opposition to a prior version of the proposed project,<sup>4</sup> while members of the public signed a petition against the project.<sup>5</sup> Concerns fueling the interest and opposition range from demolition of the *Sunset* magazine building, the scale of the project compared to surrounding neighborhoods, and the jobs-housing balance in the community.

CEQA is normative in that it does not require a recommendation on what a jurisdiction should do in terms of project entitlements. However, to meet the needs of the community and decisionmakers, a robust and clear EIR with a comprehensive analysis of impacts is critical. The City needs a consultant that understands the site, the community, and CEQA compliance for this scale of project. Our understanding of the project informs our approach, and we have crafted a team with the appropriate experience and expertise to most effectively serve the City.

# ICF will draw on our experience working on big projects in Menlo Park to stay on schedule and on budget.

ICF's recent experience includes Environmental Impact Reports (EIRs) for two large multi-use projects in Menlo Park—Willow Village Master Plan and Parkline. With a combined total of about 2,100 residential units in those two projects, we understand the scale at which impacts can occur for large projects like the 80 Willow Road project. We have incorporated an appropriate level of effort to address these impacts. For example:

- Our air quality scope incorporates a Health Risk Assessment (HRA) that contemplates overlapping
  construction and operation. Large projects are often constructed in phases where some portions of the
  project are operational while others are still being constructed. This can result in on-site sensitive receptors
  not present at the outset of construction that could be subject to health impacts. As a result, our HRA scope
  includes the time needed to evaluate these periods of overlapping construction and operation common to
  phased large projects.
- The **transportation** scope includes 25 intersections in and outside of Menlo Park. This reflects the large scale of the project and its potential to generate traffic both within Menlo Park as well as adjacent Palo Alto. For VMT, the project is not located within ½ mile of the Menlo Park Caltrain station. Therefore, the land uses will require a VMT analysis. The scope includes coordination with City staff on the appropriate methodologies to evaluate VMT for the retail, hotel and preschool land uses, reflecting our recognition of the need to address the many facets of such a large project.

<sup>1</sup> https://exhibits.stanford.edu/sunset/feature/sunset-building

<sup>&</sup>lt;sup>2</sup> https://www.losaltosonline.com/community/iconic-sunset-magazine-headquarters-may-face-finale-of-its-storied-history/article\_8c3f237e-72a3-11ee-b221-071b1e280438.html

<sup>&</sup>lt;sup>3</sup> *Id.*, https://www.siliconvalley.com/2014/12/10/sunset-magazine-sells-its-iconic-menlo-park-headquarters-gardens/, https://exhibits.stanford.edu/sunset

<sup>4</sup> https://inmenlo.com/2023/08/12/elected-officials-vocal-in-opposition-to-proposed-project-at-80-willow-road/

<sup>&</sup>lt;sup>5</sup> https://www.almanacnews.com/menlo-park/2024/03/28/opposition-growing-for-massive-menlo-park-builders-remedy-project-that-remains-on-the-table/

- The **noise** scope considers a variety of noise sources associated with larger multi-use projects, such as heating, ventilation, and air conditioning (HVAC) equipment, emergency generators, loading docks, and outdoor activity spaces. As explained for air quality, the noise scope also includes evaluation of impacts to on-site sensitive receptors during overlapping construction and operation. We also recognize that the on-site school uses are an exception to the California Supreme Court holding in *CBIA v. BAAQMD*, demonstrating our ability to identify and manage the array of noise impacts associated with large multi-use projects.
- The biological resources scope includes a task to conduct a bird-safe design assessment. The team knows
  that large buildings with glass facades pose a special risk for bird strikes and require a specialized technical
  analysis to address under CEQA. We also know that this topic is of interest to areawide stakeholders
  including the California Department of Fish and Wildlife.
- The **HNA** is included in our scope of work as an optional task due to our experience in Menlo Park. Projects with large office components often raise concerns about the jobs-housing balance and any remnant housing demand changes caused by a project. Therefore, we have included this in our scope for the City's consideration and will prepare an HNA upon the City's request.

As demonstrated in Section 1, Project Team, our team has significant experience in Menlo Park working on a range of project types and sizes, which we will use in preparing an EIR for the 80 Willow Road project. As demonstrated, our recent on-point experience means that we can anticipate the appropriate level of effort and approach needed for the 80 Willow Road project, which will keep us on schedule and on budget because we will start the project with an informed level of effort and team to execute it.

# ICF will work with City staff and counsel to best position the City with a defensible and comprehensive CEQA document.

With the City going into the CEQA process with heightened public interest and existing community opposition. defensibility is key. A defensible CEQA document is one that fully informs decisionmakers and the public and that provides decisionmakers with confidence about the environmental review process and certification of the EIR. In practice, this means working closely with City staff and counsel to address environmental impacts in the EIR and to fully consider public and agency comments submitted during scoping and on the content of the Draft EIR. This approach results in a comprehensive and thorough CEQA document. A key feature of ICF is that we prioritize staying current with CEQA case law, technical guidance, and other changes. Many of our CEQA staff, including Heidi Mekkelson (our proposed project director) and Kristi Black (our proposed Project Manager) are instructors with UC Davis Continuing and Professional Education, teaching other professionals in the industry about CEQA and CEQA developments. We also regularly present at the Association of Environmental Professionals (AEP) conference on CEQA developments, practical approaches, and challenging CEQA issues. To be able to teach and present, we ourselves must stay on top of the latest developments. With this knowledge, we can be active teaming partners with City staff and counsel and actively participate in working through novel or challenging CEQA and technical issues that often arise on large projects and projects with significant controversy. ICF has worked closely with the City in this way for both Willow Village Master Plan and Parkline, and we will do the same with this EIR to prepare a high-quality work product.

# ICF will implement an approach tailored to the high visibility of the project so that community and decisionmaker concerns are addressed within the bounds of CEQA.

As mentioned, the project is known to the public and elected officials, and there is already organized opposition. Coupled with the significant media coverage, we understand this project is highly visible, and we expect there to be a high level of engagement with the CEQA process by the public as well as by City decisionmakers. ICF has significant experience with projects with heightened public interest, both in Menlo Park (e.g., Willow Village and the Parkline project) and beyond (e.g., San Francisco Housing Element, California High-Speed Rail, and the

Delta Conveyance Project). As part of that approach, we include the following methods that will facilitate us to provide public and decisionmaker-centered attention.

- We propose preparing an Initial Study with the Notice of Preparation (NOP). The City's website for the project indicates that an Initial Study will be prepared, and a predictable CEQA process is important. As a result, we are including an Initial Study but with an approach that focuses on the most effective Initial Study to be included in the NOP. The Initial Study would focus on scoping out issues that would have no impact (e.g., agriculture and forestry). For other resources, the IS would explain that those significance criteria would be addressed fully in the EIR. This approach allows for the public to understand in detail what analysis they can expect in the Draft EIR, while not duplicating efforts with the analysis we will flesh out in the Draft EIR itself.
- In our approach for responses to comments on the Draft EIR, we recognize that the effort may be
  substantial but that it is difficult to predict the exact level of effort. While we have provided a robust scope for
  this task, we also transparently indicate that we would check in with the City at the close of the Draft EIR
  comment period regarding the volume and type of comments received and whether additional scope and
  budget is needed to be fully responsive to public and agency comments.
- Our **public meeting support** is focused on what we understand as important issues for the public and decisionmakers. While CEQA covers a wide range of issues, we put more effort into addressing the issues we anticipate will be key at public meetings. We anticipate discussing with the City any key concerns to anticipate at public meetings. There is also time budgeted for our transportation subconsultant to attend the Draft EIR public meeting to answer questions about the analysis.
- Our approach to preparing the Historic Resource Evaluation (HRE) for the project is flexible and
  customizable, recognizing that the Sunset magazine headquarters building is in the process of being
  nominated for listing in the National Register of Historic Places (NRHP) and could be formally listed during
  preparation of the Draft EIR. If the property is listed, an HRE may not be needed, as the site would be
  presumed to be historic. Therefore, we have included the HRE as an optional task, and we will check in
  frequently and regularly to confirm the latest thinking on this approach.
- We will collaborate closely with the City to ensure that the EIR covers the project and is responsive to the City's needs for a **Builder's Remedy** project. Builder's Remedy projects are still subject to CEQA in the same way that any development project could be subject to CEQA. However, CEQA review of Builder's Remedy projects is uncommon, and there are open questions about its scope and role in the decision-making process. Working with the City staff and counsel, we will ensure the City is in the best position to make a decision about the project as supported by the EIR. With close collaboration with the City and our CEQA knowledge, the City can feel assured that the approach is tailored to the City's and project's needs.

Our approach includes these kinds of methods so that we can capture concerns, work with the City to determine what must be addressed under CEQA, and communicate effectively with the public and decisionmakers to promote both our understanding of key concerns and the public's and decisionmakers' understanding of the project's impacts and the CEQA process.

## 3. Proposed Work Plan

## Task 1: Project Kick-Off Meeting and Site Visit

This task includes initiation of the CEQA process. Initiation will include an in-person CEQA process/kick-off meeting with the applicant and the City (including part of the time with just the City) to review the project history and background, discuss project objectives, identify known and potential areas of controversy, and establish communication protocols and the City's document review process. This task will also include a site reconnaissance visit following the kick-off meeting.

## **Assumptions**

 ICF's project director, project manager, and deputy project manager will attend the kick-off meeting and site reconnaissance visit

#### **Deliverables**

- · Refined schedule
- Kick-off meeting agenda
- · Kick-off meeting notes

## Task 2: Review of City Documents and Data Collection

ICF will review any additional materials provided as part of Task 1 to formulate our compiled data request to inform the technical studies and Draft EIR preparation. This task also includes review of the Municipal Code, General Plan, Zoning Ordinance, and other plans and policies that will be necessary to understand for conducting the environmental review.

## **Assumptions**

- The data needs process will require up to two rounds of back-and-forth (i.e., ICF will submit a detailed data needs request, City/applicant will provide responses, ICF will provide follow-up questions/clarifications, City/applicant will provide responses)
- The City and applicant will promptly provide complete, consolidated responses to ICF's data needs requests and other questions

#### **Deliverables**

Data needs request

## **Task 3: Project Description**

ICF will prepare the project description in accordance with Menlo Park Planning Division requirements and the requirements of CEQA as included in CEQA Guidelines Section 15124. The project description will be based on input provided by the applicant, including project plans/entitlements and background studies. A complete and stable project description will form the basis for the environmental review, while the project objectives in the project description serve as the start of the alternatives analysis in the EIR. The project description will include, at a minimum, the following general topics:

- Project overview and background
- Project site location
- Project objectives
- Project characteristics, including:
  - o Site Plan
  - Residential population and employment levels

- Site access, circulation, and parking
- TDM program
- Project design, architectural themes, massing, building design, potential sustainable design features, and materials
- o Amenities such as landscaping, lighting, signage, courtyards, and gathering spaces
- Utilities
- Recycling and waste
- Phasing and construction scenario
- Figures

ICF will provide the draft project description for City and applicant review to ensure that the project is accurately and fully described. ICF will then revise the project description based on those comments and provide a final project description for another review. Consensus on the content of the project description is needed prior to commencing work on the EIR.

#### **Deliverables**

Project Description in MS Word and Adobe PDF (draft/final)

## Task 4: Notice of Preparation and Initial Study

ICF will prepare an NOP for review and comment by the City. The NOP will include a brief project description, vicinity map, site plan, and an Initial Study to disclose to the public the anticipated scope of the EIR and impacts for which no impact is anticipated. An Initial Study has several purposes under CEQA, as articulated in CEQA Guidelines Section 15063. We are proposing an Initial Study that both assists in the preparation of an EIR by identifying resource areas with no impact (see section 15063(c)(3)(B)) and that also helps to supply the information required in the NOP about probable environmental effects of the project (see section 15082(a)(1)(C) and (2)). The Initial Study will use the Appendix G checklist form and will provide substantial evidence for those resources that would have no impact. At this time, we anticipate this will include agriculture and forestry, mineral resources, and wildfire. For other resource areas, the provision of the significance criteria with the NOP and an indication that they will be discussed in depth at the EIR stage will provide the public and agencies with a more comprehensive indication of the potential scope of the EIR so they can provide effective comments in response to the NOP.

Upon receipt of City comments on the administrative draft NOP and IS, ICF will revise the NOP, and will prepare a second administrative draft for City and applicant review.<sup>6</sup> Based on the applicant comments and City input, ICF will revise the NOP and prepare a final NOP that will be used for distribution.

ICF will work with the City to prepare the Notice of Completion (NOC) and submit the documents to the State Clearinghouse on behalf of the City through CEQA Submit. For distribution of the NOP, ICF will work with the City to develop a mailing list for local noticing requirements (including identification of responsible and trustee agencies), and handle distribution of the NOP to local/regional agencies, interested parties, and the San Mateo County Clerk. Notices will be mailed to up to 300 recipients via first class mail. Up to 10 notices will be mailed to responsible and trustee agencies via certified mail or other trackable means per CEQA Guidelines Section 18082(a)(3).

ICF's project manager and deputy project manager will attend and assist the City in hosting one in-person scoping meeting. ICF will prepare a presentation with a brief description of the CEQA process and project details. ICF will lead the CEQA portion of the presentation at the scoping meeting. After the meeting, ICF will prepare a brief summary of the written and verbal comments, sorted by topic, and refine the scope of work based on

Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this proposal.

<sup>&</sup>lt;sup>6</sup> For budgeting and scheduling purposes, our scope of work assumes that the applicant team will be allowed the opportunity to review administrative draft work products. However, all applicant review opportunities are at the discretion of the City.

discussions with the staff (as required), input obtained from scoping sessions, and comments submitted in response to the NOP.

## **Assumptions**

This scope does not include preparation of a staff report or arrangement of the time and location of the scoping meeting. The final NOP with Initial Study will be a maximum of 20 sheets of paper (when printed front and back) with one figure. In the Initial Study, evaluation of resource areas and significance criteria for resources with any impact (i.e., less than significant, less than significant with mitigation, and potentially significant) will be minimal and limited to the indication that a full analysis will be provided in the EIR. Technical studies are not intended to support the Initial Study conclusions. Rather, we anticipate that all technical studies will support the EIR analysis.

#### **Deliverables**

- NOP and IS in MS Word and Adobe PDF (draft/final)
- Up to 310 hard copies of the NOP
- NOC in Adobe PDF
- State Clearinghouse submittal (electronic via CEQA Submit)
- Scoping meeting PowerPoint presentation (electronic)
- Summary of written and verbal comments in MS Word and Adobe PDF
- Revised scope of work in MS Word and Adobe PDF (as required)

## Task 5: Technical Studies

## Task 5.1: Air Quality/Greenhouse Gas Technical Analysis

ICF will analyze and disclose criteria pollutants and potential health risks associated with the project, and the impact analysis and results will be included in the Air Quality and Greenhouse Gas Emissions section of the EIR; no standalone technical report will be prepared. All pertinent modeling files and technical data will be included in a technical appendix. ICF will use the Bay Area Air Quality Management District's (BAAQMD) most recent CEQA Air Quality Guidelines to evaluate Project impacts, which were released in April 2023. We will describe the air quality thresholds used to identify significant impacts based on the BAAQMD's Guidelines. The air quality analysis will address the following topics.

**Criteria Pollutants.** ICF will quantify construction-generated criteria pollutant emissions using data collected from the applicant (e.g., construction schedule, offroad equipment list, import and export quantities) and the California Emission Estimator Model (CalEEMod). Estimated criteria pollutant emissions will be compared to BAAQMD's thresholds to determine Project significance for construction activities. If emissions are found to be above the thresholds, mitigation measures will be developed and quantified to the extent feasible to address identified impacts.

ICF will quantify the net change in operational emissions resulting from the Project, relative to existing conditions. This scope of work assumes emissions will be quantified under existing conditions and one future buildout condition. ICF will use the traffic data (e.g., truck delivery trips per day, VMT) from the transportation team and CalEEMod to estimate motor vehicle emissions from operation of existing and future land uses. CalEEMod will also be used to quantify operational emissions associated with building area sources and utility consumption. The net change in criteria pollutant emissions will be compared to BAAQMD's thresholds to determine project significance under CEQA. If emissions are found to be above the thresholds, mitigation measures will be developed and quantified to the extent feasible to address identified impacts.

ICF will qualitatively discuss potential regional and localized health effects from increased criteria pollutant emissions during construction and operation of the Project. No Project-specific photochemical modeling is included in this scope of work. If it is determined that photochemical modeling is warranted, a scope and budget amendment would be needed to complete the additional work.

**Toxic Air Contaminants**. The primary toxic air contaminants (TAC) of concern are asbestos and diesel particulate matter (DPM). ICF will qualitatively assess the potential for asbestos from demolition will be qualitatively assessed and ICF will discuss compliance with BAAQMD asbestos rules.

BAAQMD recommends assessing all receptors within 1,000 feet of a project's fence line for potentially significant impacts related to DPM exposure. In the CEQA Guidelines update from April 2023, BAAQMD recommends at least a screening analysis (referred to as a Tier 1 analysis) for all projects to evaluate potential health-related impacts from construction. If the Tier 1 analysis indicates that thresholds would be exceeded, a more detailed site analysis is required (i.e., a Tier 2 analysis). In the April 2023 guidelines, BAAQMD established that it considers off-site workers to be sensitive receptors; the previous guidance indicated that sensitive receptors were limited to residences, long-term care facilities, schools, etc. As such, there are multiple types of sensitive receptors within 1,000 feet of the project site, including those at residential, preschool, and commercial uses.

Because of the proximity of existing receptors and emissions level from typical construction activities, ICF anticipates that a full (i.e., non-screening) analysis will be needed to evaluate health risk impacts from construction. This scope of work thus assumes a quantitative Health Risk Assessment (i.e., a Tier 2 analysis) to evaluate the potential health risks from toxic air contaminant emissions during construction. ICF will prepare a quantitative HRA for the Project using the United States Environmental Protection Agency's AERMOD. The HRA will be consistent with methodologies and procedures recommended by the Office of Environmental Health Hazard Assessment, CARB, and BAAQMD. The HRA will evaluate potential cancer and non-cancer health hazards to existing off-site receptors within 1,000 feet of exposure to construction-generated DPM and fine particulate matter (PM2.5). This scope of work assumes that modeling impacts on on-site receptors will be necessary given the size and nature of the project. We expect that construction and operations will overlap, because new residents or workers may be living or working on-site while construction is still ongoing. Thus, the Project could substantially worsen an existing hazard in the area, and the evaluation of on-site receptors is warranted.

The HRA will also evaluate health risk contributions from cumulative sources in the area, such as roadways, railroads, and stationary sources. Estimated health risks will be compared to BAAQMD's cancer and non-cancer risk thresholds (Project-level and cumulative). ICF will identify and discuss goals, policies, and objectives to minimize potential health-related impacts.

With regards to project operations, this scope of work assumes that there could be sources of TAC during operations, such as emergency diesel-powered generators and fugitive emissions from potential laboratory uses (if such uses are possible). Additionally, vehicle traffic to and from the site would contribute to PM2.5 concentrations at receptor locations. As such, the HRA will also include an evaluation of impacts on receptors from the project's operational phase.

**Carbon Monoxide Hot-Spots.** ICF will review traffic data from the transportation analysis for affected intersections against the BAAQMD's CO screening criteria. This scope of work assumes the Project will meet BAAQMD's screening criteria and Project-specific dispersion modeling would not be needed. The air quality analysis will qualitatively document the consistency finding.

**Air Quality Plan Consistency.** ICF will qualitatively evaluate the Project's consistency with state and local air quality plans, including BAAQMD's 2017 Clean Air Plan.

**Odors**. New residential, commercial, retail, and educational land uses developed as part of the Project are not expected to result in substantial odor emissions. Likewise, any odors generated during construction from diesel fuel combustion are expected to be minor. ICF will therefore qualitatively assess odor emissions, and this scope of work assumes that the Project uses do not include any of the land use types from Table 5-4 of the BAAQMD's CEQA Guidelines. BAAQMD recommends that projects with odor sources conduct community outreach and surveying, per the CEQA Guidelines from April 2023.

**Greenhouse Gas Emissions.** ICF will analyze and disclose greenhouse gas (GHG) emissions associated with the Project. As with the analysis of air quality, ICF will use BAAQMD's most recent CEQA Air Quality Guidelines to evaluate Project impacts. The GHG analysis will address the following topics.

**Emission Generation.** ICF will quantify construction generated GHG emissions using CalEEMod and activity data developed for the air quality analysis. The analysis will account for any changes in carbon sequestration from the removal and/or planting of urban trees using CalEEMod. Estimated construction emissions will be described, as well as compliance with BAAQMD's recommended GHG emission reduction measures and best management practices.

ICF will quantify the net change in operational GHG emissions resulting from the Project, relative to existing conditions. This scope of work assumes emissions will be quantified under existing conditions and one future buildout condition using CalEEMod and activity data developed for the air quality analysis. BAAQMD's 2023 Guidelines provide two options for evaluating impacts:

- A. Project Design Elements Approach
  - a. Buildings: Does the project avoid wasting energy and developing fossil fuel infrastructure in new buildings that will be in place for decades and thus conflict with carbon neutrality by 2045?
  - b. Transportation: Does the project comply with CALGreen Tier 2 electric vehicle requirements and per capita VMT reductions consistent with Senate Bill (SB) 743?
- B. Greenhouse Gas Reduction Strategy Consistency
  - a. Is the project consistent with a qualified greenhouse reduction strategy (also known as a Climate Action Plan [CAP])?

Although the City adopted the updated 2030 CAP in April 2021, the CAP is intended to serve as only a policy framework for future actions; approval of the CAP was exempt from preparation of a CEQA document under Section 15262 of the State CEQA Guidelines. Therefore, the CAP does not satisfy the tiering requirement established in Section 15183.5. Accordingly, threshold option A would be the appropriate option to evaluate the Project's GHG emissions impacts, by determining whether the Project results in wasteful electricity use, includes fossil fuel infrastructure, complies with CALGreen Tier 2 electric vehicle requirements, and meets per capita VMT reductions consistent with SB 743. To use this option, ICF assumes that the applicant would, with minimal effort from ICF, be able to provide the necessary evidence that the project will meet the design elements for threshold option A (all-electric design and electrical vehicle parking inventory), or indicate that the design elements are not feasible. The project's per capita VMT would be provided by the transportation team, and ICF would analyze the Project's potential to avoid wasting energy.

ICF believes that the BAAQMD's threshold approach represents the best available science for evaluating projects' GHG emissions in the Bay Area. If desired, ICF can discuss supplemental threshold options with the City. An alternative approach option could include a scaled project-specific threshold for GHG emissions. The threshold would need to be compliant with statewide GHG goals and court case outcomes pertaining to GHG thresholds. Initial discussions regarding supplemental threshold options are included in this scope of work, but a scope and budget amendment may be needed for extended discussion and to actually develop the project-specific threshold.

**Consistency with GHG Reduction Plans**. Based on application of BAAQMD's threshold option A (discussed above), ICF will qualitatively evaluate the Project's consistency with GHG reduction plans and regulations, including the City's CAP, CARB's 2017 and 2022 Scoping Plans, Senate Bill 32, and Assembly Bill 1279.

## **Assumptions**

• The air quality and GHG analyses will be presented in the appropriate EIR section, and all pertinent technical data will be included in a technical appendix; no standalone technical report will be prepared.

- Responses to comments on subsequent drafts of the technical analysis in the EIR after the first submittal will
  not require revisions to modeling.
- Emissions will be quantified for one future project scenario and for the existing conditions.
- Scope of work accounts for an unmitigated emissions analysis and one mitigated analysis.

#### **Deliverables**

Air Quality and GHG EIR appendix, including all relevant modeling files in Adobe PDF (hard copies of EIR appendices are typically not requested, but can be provided at additional cost)

## Task 5.2: Noise and Vibration Technical Analysis

ICF will prepare the noise and vibration impact analysis to evaluate potential project-related impacts under CEQA. The impact analysis and results would be included in the Noise and Vibration section of the EIR; no standalone technical report will be prepared. All pertinent modeling files and technical data will be included in a technical appendix. The noise and vibration impact analysis will address the following key noise issues:

- Exposure of existing noise- and vibration-sensitive land uses to noise and vibration associated with construction of the project.
- Exposure of existing noise-sensitive land uses to project-related changes in traffic noise.
- Exposure of existing noise-sensitive land uses to operational noise from the project site (assumed to be limited to HVAC equipment, emergency generators, loading docks, and activity at the outdoor pool and outdoor school yard).

This scope of work conservatively assumes that the school, and other on-site sensitive uses associated with the project, could be occupied prior to the completion of construction for the entire project; an analysis of potential construction noise impacts to on-site uses would therefore be provided, as appropriate. In addition, because the project proposes a school use (which was an exception described in the *CBIA vs. BAAQMD* CEQA decision from the California Supreme Court), ICF will evaluate the land use compatibility of the preschool at the proposed location based on traffic noise modeling and on-site noise measurements, to be conducted as part of the project noise measurement survey (described below).

In the regulatory setting discussion, ICF will summarize the City Noise Ordinance and General Plan, and other applicable guidelines and criteria (including relevant state or federal guidance). CEQA significance thresholds will be defined based on the City noise standards and other applicable noise and vibration guidelines, as appropriate (such as guidance from the Federal Transit Administration or Caltrans). In the setting section, existing sources of noise in the Project area will be identified along with existing noise-sensitive land uses in the Project area. Noise-sensitive receptors in the project vicinity include predominantly residential land uses. Other noise sources and other sensitive receptors could be identified during the screening process or during the noise field survey. Existing noise levels in the project area will be characterized based on noise monitoring to be conducted at selected locations, as follows:

- Short-term (15 minutes or less) noise monitoring will be conducted at up to two locations in the project area.
- Continuous long-term monitoring (24 hours or more) will be conducted at up to four locations in the project area.

In the impact section, construction and demolition noise will be evaluated using construction noise modeling methods recommended by the U.S. Department of Transportation and construction and demolition data to be provided by the applicant. Vibration from construction and demolition will also be analyzed using standard vibration modeling methods and criteria from Caltrans and/or Federal Transit Administration to estimate potential damage and annoyance-related impacts. Construction haul truck noise will also be evaluated based on existing traffic, predicted haul routes, and estimates of maximum daily haul truck trips to be provided by the applicant.

Noise generated by operations (assumed to be limited to HVAC equipment, emergency generators, loading docks, and activity at the outdoor pool and outdoor school yard) will be evaluated using standard acoustical

modeling methods and operational information to be provided by the applicant. Detailed 3-dimensional noise modeling (i.e., SoundPLAN software) will not be used to analyze noise impacts. In addition, traffic noise will be evaluated along up to 15 roadways segments (based on traffic data to be provided by the project traffic consultant for the following conditions: Existing/Baseline; Existing/Baseline plus Project; Buildout (cumulative) no Project; and Buildout (cumulative) plus Project. It is assumed that traffic data provided by the traffic consultant will include average annual daily traffic volumes (ADT), posted speed limits, and heavy truck percentages for each roadway segment under the aforementioned conditions.

Where significant noise impacts are identified, mitigation measures will be provided to reduce impacts to a less-than-significant level, where feasible. Noise mitigation will be described as appropriate for environmental review and not at a design level of detail.

## **Assumptions**

- The noise and vibration analyses will be presented in the appropriate EIR section, and all pertinent technical data will be included in a technical appendix; no standalone technical report will be prepared.
- Responses to comments on subsequent drafts of the technical analysis in the EIR after the first submittal will
  not require revisions to modeling.
- Traffic data (including ADT volumes, posted speeds, and heavy truck percentages for each roadway segment to be evaluated) will be provided by Hexagon.
- Construction data, including construction equipment lists, a construction schedule, and haul truck data (including predicted haul routes) will be provided by the project applicant.
- Operational equipment data and/or input assumptions, including the types, sizes, and locations of proposed noise-generating equipment and the expected capacity of schoolyard and proposed swimming pool area, will be provided by the project applicant.
- Consistent with California Supreme Court holding in *CBIA vs. BAAQMD*, ICF will not evaluate the impacts of the existing environment on the project, with the exception of the analysis of land use compatibility for the proposed preschool.
- Detailed 3-dimensional noise modeling (i.e., SoundPLAN software) will not be used to analyze construction or operational noise impacts.
- Noise mitigation, if required, will be described as appropriate for environmental review and not at a design level of detail.
- This scope and budget assume that responses to comments on the draft noise and vibration analysis will not require revisions to the modeling.

## **Deliverables**

 Noise and Vibration EIR appendix, including all relevant modeling files and field data in Adobe PDF (hard copies of EIR appendices are typically not requested, but can be provided at additional cost)

## Task 5.3: Built Environment Technical Report

ICF understands that the project site comprises one parcel associated with the address 80 Willow Road (APN 062423040). The project would demolish extant development on the project site. The project site contains a one-story commercial building that was originally constructed in 1951 as the headquarters for *Sunset* magazine.

The *Sunset* magazine headquarters building and landscape, designed by architect Cliff May and landscape architect Thomas Church, is in the process of being nominated for listing in the NRHP. It is anticipated that the NRHP nomination will be heard by the State Historical Resources Commission in May 2025. After the hearing, the *Sunset* magazine headquarters could be formally listed in the NRHP. Because the schedule for the hearing has not been finalized, the City has requested an independent HRE be prepared for the *Sunset* magazine headquarters. ICF is including the HRE for this property as an optional task (see Task 5.9) because, if the property is listed in the NRHP prior to the City completing its CEQA evaluation, an HRE would not be needed, as

the building would be presumed to be historic. A Built Environment Technical Report (which also evaluates offsite resources) would still be appropriate, as described in this task.

**Site Visit**. A pair of ICF staff members who meet the Secretary of the Interior's Professional Qualification Standards for History or Architectural History will conduct a built environment survey of the building and grounds on the project site. The architectural historians will require access to the exteriors of buildings and surrounding grounds for the site visit. The architectural historians will record the buildings and other built environment features using digital photography. The architectural historians will also survey adjacent parcels with historic-age development to identify a built environment study area and additional historic-age resources that require documentation and California Register of Historical Resources (CRHR) evaluation. The architectural historians will also take contextual photographs of the neighborhood surrounding the project site.

**Study Area Map**. ICF will prepare a CEQA built environment study area map that will include all areas of construction activity as well as additional areas to account for impacts to potential historical resources within the vicinity of project site and that would be subject to changes as a result of the project. ICF will submit the draft CEQA built environment study area map for review and approval by the City, and the final CEQA built environment study area map will be responsive to comments from the City. This scope of work assumes that ICF will prepare one revision to the CEQA study area map based on review and comments.

**Built Environment Technical Report.** ICF will prepare a built environment technical report identifying historical resources on the project site and potential historical resources in the CEQA built environment study area. The technical report will incorporate the content and findings of the HRE for the *Sunset* magazine headquarters, if required (see Task 5.9), or summarize the content and conclusions of the NRHP Nomination Form, if the property is listed on the NRHP.

An ICF architectural historian will conduct archival and secondary source research on the history of the historicage buildings in the CEQA built environment study area. This research will include a review of historical newspaper databases, historic aerial photographs, historic directories, Sanborn maps, and local historical information. ICF will use the records search conducted by Archaeological/Historical Consultants (A/HC) to identify previously conducted studies and previously recorded sites within the project site and within a 0.25-mile radius. Researching previous contexts, pertinent historical inventories, and historical maps for the larger radius record search is needed to establish evaluation contexts for built environment resources.

The technical report will include appropriate historic background information to evaluate the existing potential historical resources in the study area for listing in the CRHR. The identification and evaluation of built environment cultural resources will be documented on up to three California Department of Parks and Recreation (DPR 523-series) forms included as an appendix to the report. If no HRE is prepared, a DPR Primary Record and Update form will be included for the *Sunset* magazine headquarters. The technical report and DPR forms will include a description of historic-age development and construction chronology. For historic-age resources within the study area, the DPR forms will include an evaluation of the potential historical resources applying CRHR significance criteria and integrity considerations.

ICF will prepare one draft Built Environment Technical Report with DPR forms for the City's review. Reviewer comments will be consolidated and any conflicting comments from reviewers will be resolved prior to providing comments on these deliverables to ICF. ICF will prepare a final Built Environment Technical Report with DPR forms for submission to the City. This report will be used as the basis for the Cultural Resources EIR section.

## **Assumptions**

- ICF will meet with the City to finalize the deliverable scope following the May 2025 California Cultural Heritage Commission meeting when the *Sunset* magazine headquarters NRHP nomination will be heard.
- Only one field survey will be completed for the built environment scope of work. The City will coordinate access to the *Sunset* magazine headquarters property when the field survey is conducted for the study area.
- ICF will prepare up to three DPR forms for the identification and evaluation of historic-age built environment resources within the study area that could be affected by the project.

- ICF will prepare up to one DPR Update form for the photo documentation of current conditions.
- The City will facilitate access to the project site for the built environment survey.
- The City will consolidate comments and resolve any conflicts from reviewers prior to providing comments to ICF.
- If these assumptions cannot be sustained due to the built environment survey results, actions included in the project, or changes to the project, the scope and cost may require revisions.

#### **Deliverables**

• Built Environment Technical Report in MS Word and Adobe PDF (draft/final) (hard copies of technical studies are typically not requested, but can be provided at additional cost)

## Task 5.4: Archaeological Cultural Resources Peer Review

**Archaeological Technical Report Review**. To draft the Cultural Resources section of the EIR, ICF will peer review the archaeological survey report prepared by the applicant's consultant, Archaeological/Historical Consultants (A/HC). The report will be reviewed by an archaeologist who meets or exceeds the Secretary of the Interior's standards and guidelines for archaeology and historic preservation (NHPA Section 112 and the Section 106 regulations, at §800.2(a)(1). The report will be reviewed for satisfactory background, methodology, findings, and conclusions to evaluate the existing potential historical resources in the study area.

## **Assumptions**

- A/HC will provide an archaeological study that includes at minimum: a records search of the of the Northwest Information Center; precolonial, historic, and ethnographic background of the project area; archaeological survey of the project area; geoarchaeological sensitivity assessment; historic-era archaeological sensitivity assessment; a map of the project area and area of potential effects; and recommendations for any additional study.
- No additional archaeological study will be necessary.
- ICF will provide up to two rounds of review for the Archaeological Technical Report prepared by A/HC.

#### **Deliverables**

• Memorandum that summarizes peer review and comments in MS Word and Adobe PDF (draft/final). Hard copies can be provided upon request.

## **Task 5.5: Transportation Impact Analysis**

The purpose of the transportation study is to satisfy the requirements of the City of Menlo Park, CEQA, and the City/County Associations of Governments (C/CAG) CMP. The transportation study will include a VMT analysis and an operational analysis of weekday AM and PM peak-hour traffic conditions. The operational analysis will determine the potential adverse traffic effects caused by the proposed project on up to 25 key intersections, 2 freeway segments, and 4 freeway ramps in the vicinity of the site.

## **CEQA Analysis**

**VMT Analysis.** The project is not located within ½ mile of the Menlo Park Caltrain station. Therefore, all land uses will require a VMT analysis. Hexagon will utilize the citywide travel demand model for this analysis. Hexagon will coordinate with City staff on the appropriate methodologies to evaluate VMT for the retail, hotel and preschool land uses.

**VMT Mitigation.** If the VMT analysis identifies a significant VMT impact, Hexagon will work with City staff to identify the most appropriate mitigation strategies. It is envisioned that the City may need to work with the applicant team to develop the appropriate mitigation measures. Hexagon will provide technical support in reviewing documents and conducting any necessary analysis. This task assumes up to 20 hours of staff time. Work requiring considerably more effort will require additional budget authorization.

**Provision of Data to Air Quality and Noise Consultants.** It is anticipated that the Air Quality and Noise consultants will need traffic and VMT data for their analysis. This task includes Hexagon staff time to coordinate with the consultants on the data needs, formats, and providing the requested data.

**Site Access, On-Site Circulation and Parking.** A review of the project site plan will be performed to determine the overall adequacy of the site access and on-site circulation in accordance with generally accepted traffic engineering standards and to identify any access or circulation issues that should be improved. Parking will be evaluated relative to the City's parking code. This analysis will inform Hexagon's determination of the project's CEQA Transportation impact on hazards and emergency access.

**Bicycle, Pedestrian, and Transit Facilities.** A qualitative analysis of the project's effect on transit service in the area and on bicycle and pedestrian circulation in the study area will be included in the traffic report. This includes sidewalks, bicycle lanes, and amenities to promote the safe use of alternate modes of transportation, and connections to the existing bicycle and pedestrian network.

## Non-CEQA Operations Analysis

**Selection of Study Intersections, Freeway Segments and Freeway Ramps.** Hexagon will coordinate with the project team and City staff to determine the list of study intersections, freeway segments, and freeway ramps. Decisions such as whether traffic currently generated by existing uses on-site, or traffic that can be generated by existing uses on-site at full occupancy can be credited toward project trip generation could affect the study scope. This proposal assumes a budget for up to 25 key intersections (inside and outside of the City of Menlo Park), 2 freeway segments, and 4 freeway ramps. Additional budget and schedule would be needed if the scope needs to include additional locations.

**Site Reconnaissance.** The physical characteristics of the site and the surrounding roadway network will be reviewed to identify existing roadway cross-sections, intersection lane configurations, traffic control devices, and surrounding land uses.

**Data Collection.** It is assumed that intersection counts at most study intersections will be provided by City staff. Counts at unsignalized intersections may not be available from the City. This proposal includes collecting peak hour (7–9 AM, and 4–6 PM) turning movements counts at up to 10 locations. Pedestrian and bicycle counts will be included. Each count location will require \$320 for 4 hours of data collection.

**Observation of Existing Traffic Conditions in the Study Area.** Field observations of existing traffic conditions will conducted during the AM and PM peak hours to confirm existing intersection operations.

**Evaluation of Existing Conditions**. Existing traffic conditions will be evaluated based on existing traffic volumes at the study intersections. The existing traffic conditions at the key study intersections will be evaluated using the software Vistro, which is the designated software for the City of Menlo Park.

**Project Trip Generation, Distribution, and Assignment.** Estimates of trips to be added to the surrounding roadway network by the proposed project will be based on the trip generation rates recommended by the Institute of Traffic Engineers' Trip Generation Manual, 11th Edition. Potential trip reductions for the project location and mixed-use design will be estimated using the latest MXD model. Trips generated by existing uses on-site will be credited based on City input.

Hexagon will run the citywide travel demand forecasting model to determine the trip distribution pattern for the project. Site-generated traffic will be assigned to the roadway network based on the trip generation and distribution pattern. Traffic assignment to cut-through routes, or alternative routes will be identified using Google Maps' typical traffic congestion patterns during the peak hours. Hexagon will consult City staff prior to including cut-through routes and alternative routes in the trip assignment.

The trip generation, distribution, and assignment estimates will be reviewed and approved by City staff prior to initiation of the subsequent tasks.

**Evaluation of Background Conditions.** Background traffic volumes represent a near-term horizon when the project is anticipated to be completed. Hexagon will work with the team and City staff to define the horizon year. A list of approved, and not-yet constructed or occupied projects will be obtained from City staff. Hexagon will use the travel demand forecasting model to forecast intersection-level traffic volumes and freeway volumes. The model's land use for the project zone will be reviewed to determine whether additional modifications are needed to generate the background conditions traffic volumes. Intersection level of service (LOS) analysis will be completed using Vistro software.

**Evaluation of Background Plus Project Conditions.** Project-generated traffic will be added to the background condition traffic volumes. Intersection LOS under project conditions will be evaluated using Vistro software. Intersection LOS calculations will be conducted to estimate project traffic conditions during the AM and PM peak hours after the completion of the proposed project. Intersection adverse effects associated with the project will be evaluated relative to background conditions.

**Evaluation of Cumulative Conditions.** Cumulative traffic volumes represent a 2040 horizon assuming the buildout of the City's General Plan, as well as any approved or pending General Plan Amendments. Hexagon will reference the pending Parkline Transportation Impact Analysis (TIA) for future cumulative volumes. This task does not assume a new model run. The model's land use for the project zone will be reviewed to determine whether additional modifications are needed to generate the cumulative conditions traffic volumes. Intersection LOS analysis will be completed using Vistro software.

**Evaluation of Cumulative Plus Project Conditions.** Project-generated traffic will be added to the cumulative condition traffic volumes. Intersection LOS under project conditions will be evaluated using Vistro software. Intersection LOS calculations will be conducted to estimate project traffic conditions during the AM and PM peak hours. Intersection adverse effects associated with the project will be evaluated relative to cumulative conditions.

**Freeway Segment and Ramp Analysis.** The magnitude of project trips on freeway segments and ramps near the site will be determined based on the trip assignment task described above. The number of trips on nearby freeway segments and ramps will be compared to the CMP's threshold. The results of this task will be documented in the traffic study.

**Signal Warrant Analysis.** This proposal assumes that the intersection analysis will include unsignalized intersections. The need for future signalization of these unsignalized study intersections will be evaluated on the basis of the Peak Hour Warrant (Warrant 3 – Part B) in the California Manual on Uniform Traffic Control Devices. The warrant will be evaluated using peak-hour volumes for all study scenarios.

**Evaluation of Vehicle Queuing.** For selected locations where the project would add a significant number of left-turning vehicles, the adequacy of existing/planned storage at turn pockets will be assessed by means of comparison with expected maximum vehicle queues. Vehicle queues will be estimated using a Poisson probability distribution.

**Description of Recommendations.** Based on the results of the LOS calculations, operational issues of the site-generated traffic will be identified and described. Recommendations will be formulated that identify the locations and types of improvements or modifications necessary to alleviate the operational issues. Improvements could include street widenings, lane additions, changes in lane usage, or modifications to existing traffic signals.

**Meetings.** The fee estimate includes Hexagon staff attendance at the project kick-off meeting, three public hearings, and ten team meetings with the Consultant team/City staff. Additional meetings will require additional budget authorization.

**EIR Transportation Chapter.** Hexagon will author the EIR Transportation Chapter and include all CEQA-related and any necessary non-CEQA contents. This task includes three rounds of report revisions.

**TIA Report.** Hexagon will prepare a separate TIA report documenting our study methodology and findings for all tasks performed. Language from the CEQA Transportation Analysis memo will be incorporated into the TIA report. This task includes three rounds of report revisions.

## **Deliverables**

 TIA report in MS Word and Adobe PDF (3 drafts/final) (hard copies of technical studies are typically not requested, but can be provided at additional cost)

## Task 5.6: Biological Resources Report

H.T. Harvey will review the project's plans, as well as sources of information regarding potential biological resources that may be present on the site and in the vicinity. These sources may include U.S. Geological Survey quadrangle maps, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory Maps, the California Natural Diversity Database (CNDDB), other technical literature related to the biological resources of the site vicinity; regional planning documents (general plan policies, etc.), species data compiled by the California Native Plant Society and other public interest groups, and data from resource agencies (e.g., the USFWS and California Department of Fish and Wildlife [CDFW]).

Following the background review, an H.T. Harvey wildlife ecologist and a botanist/wetlands ecologist will visit the project site to identify existing biological conditions and the site's potential to support special-status species of plants and animals. The survey will include an assessment of habitats for special-status species both on the project site and in adjacent areas that could be impacted both directly and/or indirectly by the proposed activities. Although H.T. Harvey will document any special-status species that are detected during H.T. Harvey's reconnaissance survey, no focused species-specific surveys are proposed at this time. The dominant biotic communities of the site, characterized based on dominant plants and associated wildlife, will be mapped on suitable base materials (e.g., an aerial photo base map).

H.T. Harvey's site visit will include an assessment of the sensitive and potentially regulated (jurisdictional) habitats on and immediately adjacent to the site such as wetlands, riparian habitats, and other waters of the U.S./state (i.e., along San Francisquito Creek). H.T. Harvey's habitat mapping will be adequate to identify the approximate boundaries of these sensitive habitats to allow us to quantify approximate impacts to these habitats. However, H. T. Harvey's scope and budget do not include preparation of a detailed wetland delineation report adequate for project permitting or conducting a site visit with the U.S. Army Corps of Engineers to obtain verification of jurisdictional boundaries. This task includes time for project coordination by H.T. Harvey staff and to correspond with ICF during the preparation of the biological resources report.

Following completion of the site visit, H.T. Harvey will prepare a biological resources report that describes existing biological conditions, including special-status species with the potential to occur on the site and any potentially sensitive/regulated habitats that may be present; the project's regulatory setting; potential impacts on existing biological resources; and any conceptual mitigation measures to mitigate potentially significant impacts to less-than-significant levels under CEQA, if necessary. Based on the location of the project site relative to sensitive habitats, H.T. Harvey anticipates that the biological issues addressed in the report will include the potential for impacts to the riparian and aquatic habitats of San Francisquito Creek; impacts to the species that potentially occur in these habitats including the Central California Coast steelhead (*Oncorhynchus mykiss*) and San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*); the potential for impacts to roosting bats and nesting birds to occur throughout the site; the potential for bird collisions with the proposed buildings; and impacts due to increased lighting on the project site. Graphics to be prepared will include site/vicinity, biotic habitat, and CNDDB maps.

H.T. Harvey's budget for this task includes time to develop a draft report and make one round of revisions based on comments by ICF.

## **Assumptions**

- ICF will arrange access to the site.
- H.T. Harvey will be provided with a map depicting the maximum limits of the project footprint as well as all temporary staging/access areas prior to the initiation of H.T. Harvey's surveys. Should the project limits change subsequent to the completion of H. T. Harvey's surveys, additional budget may be required to complete the report.

- H. T. Harvey assume GIS, CAD or Microstation files provided by the client will use a real-world coordinate system, such as State Plane or UTM. If this is not the case, additional budget may be required as it will require additional time to rectify any un-projected files into a real-world coordinate system. In addition, this rectification process could result in some accuracy issues due to the conversion of a local coordinate system into a real-world spatial projection.
- No focused surveys for plant or wildlife species are included in this scope of work.
- A tree survey is not included in the proposed scope of work. We assume the applicant will provide an arborist report.
- Mitigation measures to be described in H. T. Harvey's biological resources report will be of sufficient detail for CEQA review purposes. However, preparation of detailed habitat mitigation plans, should such plans be necessary in the future, is not included within H. T. Harvey's scope.
- H. T. Harvey's biological resources report will incorporate an assessment of the potential for avian collision impacts, as well as appropriate mitigation measures to reduce impacts due to avian collisions with the proposed buildings to less-than-significant levels under CEQA. However, design assistance to help the applicant identify appropriate bird-safe glazing and lighting options to meet the requirements of the mitigation measures, as well as subsequent design review to document project compliance with bird-safe mitigation measures, are not included in this scope of work. H. T. Harvey would be happy to provide an additional scope to assist with these services, if desired.
- No formal delineation of wetlands or other sensitive/regulated habitats, if present, is proposed.
- No permitting or coordination with resource agencies (e.g., the USFWS or CDFW) or with the City of Menlo Park is included in this scope

## **Deliverables**

• Biological Resources Report in MS Word and Adobe PDF (draft/final) (hard copies of technical studies are typically not requested, but can be provided at additional cost)

## Task 5.7: (Optional) Housing Needs Assessment

If requested by the City, KMA will prepare a Housing Needs Assessment to address the following major housing-related topics, to the extent possible:

- 1) Net impact on housing supply and housing need by income level considering:
  - a. Housing supply added by the project;
  - b. Net impact on worker housing need from removal of the existing building from the project site and replacement with new office, hotel, retail, and preschool uses; and
  - c. Added worker housing need associated with off-site services to residents of new residential units, such as retail, education, and health care.
- 2) Estimated geographic distribution of housing needs by jurisdiction; and
- Qualitative evaluation of potential influence on the regional housing market and potential to cause or contribute to the displacement of existing residents in nearby communities that are vulnerable to displacement.

These housing-related impacts are not required to be analyzed under CEQA but may be of interest to decisionmakers and/or the public in evaluating the merits of the project. The HNA scope and methodology will be generally consistent with HNAs for prior projects in Menlo Park.

**Project Initiation and Data Collection.** The purpose of this task is to identify the availability of data necessary to complete the HNA, identify key analysis inputs and assumptions, and refine the approach to the assignment. As part of this task, KMA will:

- Provide a list of data needs to complete the HNA and work with the prime consultant and the City's project team to gather the necessary data.
- Meet with City staff, its consultants, and the applicant team to discuss data and analysis alternatives review technical methodology and approach discuss and agree on schedule.

**Net Impact on Housing Supply and Housing Need by Income Category.** KMA will quantify, by affordability level, the net impact on housing supply and housing demand associated with the project. The analysis will address the following

- 1) Housing Supply Addition by Income Level The 665 residential units to be added to the housing supply by the Project will be summarized based on the income level(s) applicable to the Below Market Rate affordable units and the estimated income level(s) applicable to the market rate units. The income level(s) for market rate units will be estimated based on an analysis of market rents for comparable units, as adjusted to reflect high-rise view premiums.
- 2) Net Impact to Worker Housing Demand The net impact to worker housing demand will be based on the estimated net change in employment levels from removal of the existing commercial building and construction of the new office, hotel, retail, and preschool. Worker housing demand by income level will be estimated using a methodology consistent with other recent HNAs prepared for the City. The analyses utilize a combination of Bureau of Labor Statistics, Census, and California Employment Development Department data to estimate worker housing demand by income level.
- 3) Housing Demand for Off-site Jobs Supported by Residential Development of new residential units adds to the demand for services such as retail, restaurants, healthcare and education. KMA will prepare an analysis to estimate housing demand by income for workers associated with off-site services to residential units. The analysis will follow a series of steps linking the estimated incomes of residents living in the new units, their demand for goods and services, the number of jobs associated with providing these services, and the housing need by income level of the workers who fill those jobs. Multiplier effects will be considered as part of the analysis.
- 4) Net Housing Demand/Supply Effect The net housing supply / demand effects will be computed by combining the findings of the above analyses.

Commuting and Geographic Distribution of Housing Supply/Demand Effects. The prior task determines the total housing supply and demand effects irrespective of geography. In this task, the geographic distribution is estimated. The new housing units will be located in Menlo Park while the net change in worker housing needs will reflect the locations where workers live. Estimates of geographic distribution of housing demand effects will be based upon data on commute patterns available through a special tabulation of the U.S. Census.

Relationship to Regional Housing Market and Potential to Contribute to Displacement. Lower income communities in the Bay Area have become increasingly vulnerable to displacement of existing residents. Employment growth, constrained housing production, and rising income inequality are among the factors that have contributed to increased displacement pressures, especially within lower income communities in locations accessible to employment centers where many households are housing-cost burdened. In this task, KMA will draw on the findings of the prior tasks and context materials assembled for prior HNAs prepared for other projects to provide a qualitative evaluation of the potential housing market effects.

The proposed qualitative discussion of housing market effects and displacement will be similar to the Parkline HNA. The displacement analysis scope does not include a detailed quantitative assessment of displacement impacts, as has been included with some prior HNAs prepared pursuant to a settlement agreement with the City of East Palo Alto addressing projects proximate to neighborhoods with an elevated risk of displacement.

**Report Preparation.** The methodology, data sources, results and implications of the HNA will be documented in a written report. This scope of work assumes one draft version of the report for review and one final report.

**Responses to DEIR Comments.** KMA anticipates assisting the City and the prime consultant in preparing responses to comments on the Draft EIR. KMA's focus will be on comments that are directly related to the HNA. We have included a time-and-materials budget allowance for KMA to assist with preparation of responses to comments.

#### **Deliverables**

 HNA in MS Word and Adobe PDF (draft/final) (hard copies of technical studies are typically not requested, but can be provided at additional cost)

## Task 5.8: Phase I Environmental Site Assessment

Baseline will prepare a Phase I ESA that evaluates available information regarding the potential for hazardous materials and waste to be present at the Site. The following scope of work would be conducted in accordance with ASTM Standard E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

- Obtain the latest information from federal, state, local, and tribal environmental databases to identify hazardous materials sites that could potentially affect the site;
- Review readily available historical land use records, including fire insurance maps, topographic maps, and aerial photographs to identify any previous land uses associated with hazardous materials at or adjacent to the site;
- Review previous environmental investigations prepared for the site, if available;
- Conduct a field reconnaissance of the site and adjoining areas to identify any potential hazardous materials concerns at or near the site; and
- Conduct an interview with a person knowledgeable about the Site (e.g., owner or manager), if such a person is available.

The Phase I ESA would identify recognized environmental conditions and provide an opinion regarding further action warranted at the Site, if any.

## **Assumptions**

There are no environmental liens on the site (a lien/title search is not included in the scope of work), previous
environmental investigations of the site (if available) would be provided for review, and access to the site
would be made available upon request.

#### **Deliverables**

• One draft of Phase I ESA; all document submittals will be in electronic format.

## Task 5.9: (Optional) Historical Resource Evaluation

If requested by the City, ICF will prepare a Historic Resources Evaluation (HRE) for the *Sunset* magazine headquarters on the project site. Should the pending NRHP nomination be approved during preparation of the EIR, the project site would be listed on the NRHP and would be a historical resource for the purposes of CEQA; therefore, the preparation of an HRE would be unnecessary.

If the *Sunset* magazine headquarters building has not been listed in the NRHP during preparation of the EIR, ICF will prepare an HRE report that evaluates the property at 80 Willow Road as a potential historical resource. An ICF architectural historian will conduct archival and secondary source research on the history of the project site to inform an HRE. This research will include a review of archival primary source material, historical newspaper databases, historic aerial photographs, historic directories, Sanborn maps, and local historical information. To inform the evaluation, the HRE will include contextual information on the Cliff May (architect), Thomas Church (landscape designer), and *Sunset* magazine (long-term tenant). The project site will be documented on a California Department of Parks and Recreation (DPR 523-series) form included as an appendix to the HRE.

ICF will prepare one draft HRE report with a DPR form appendix for the City's review. Reviewer comments will be consolidated and any conflicting comments from reviewers will be resolved prior to providing comments on these deliverables to ICF. ICF will prepare a final HRE with DPR forms for submission to the City.

## **Assumptions**

• No separate built environment field survey is included for the optional task.

#### **Deliverables**

 HRE report in MS Word and Adobe PDF (draft/final) (hard copies of technical studies are typically not requested, but can be provided at additional cost)

## Task 5.10: (Optional) Shadow Analysis

If requested by the City, Prevision Design will perform a shadow analysis in accordance with widely accepted industry standard practice for CEQA evaluation. Prevision Design will gather existing building and topographical data from aerial photography, City records, and field observations for the environment surrounding the project site which contributes to the existing shadow conditions in the area and current shadow cast on potentially shadow-sensitive areas in the vicinity. These data, along with a 3D model of the project provided by the applicant, will be used to assemble a virtual 3D environment which will be used to analyze existing conditions versus the net new shadow effects created by the project. Prevision Design will develop graphical shadow representations that depict existing versus net new project shadow. The diagrams will reflect the following model days: Spring Equinox (March 21st), Summer solstice (June 21st), Fall Equinox (September 21st), and Winter solstice (December 21st) and depict the location of shadows on these dates at 9am, 12pm, and 3pm. Prevision will prepare a short, written summary including the following:3D modeling assumptions, shadow analysis methodology and results, annual shadow effects characterization, and project shadow diagrams.

## **Assumptions**

- 3D model of the project is to be provided by the applicant.
- Location-duration shadow heatmpas and shadow calculations are not included in this task, but could be added for an additional fee.

#### **Deliverables**

 Shadow Study memo in MS Word and Adobe PDF (draft/final) (hard copies of technical studies are typically not requested, but can be provided at additional cost)

## Task 5.11: (Optional) Archaeological Cultural Resources Analysis

If requested by the City, ICF will prepare an Archaeological Cultural Resources Analysis. ICF will conduct a records search at the Northwest Information Center (NWIC) at Sonoma State University, the official state repository for cultural resource reports and records for San Mateo County, to identify previously recorded cultural resources and studies within and adjacent to the project site. The records search will include a 0.25-mile radius. As part of the records search, ICF will review published archaeological, geological, and soil data to characterize the potential for buried cultural resources within the project site.

Following the records review, a qualified archaeologist will conduct a pedestrian surface survey of the project site to identify archaeological resources and document current site conditions. The information obtained from the above will be summarized in a brief archaeological cultural resources technical report of findings. The technical report will be submitted to the NWIC in fulfillment of a requirement to access their archives.

## **Assumptions**

• ICF does not anticipate encountering archaeological resources. If archaeological resources are encountered, they will be documented on a DPR 523 form. Formal archaeological resource delineation and evaluation are not included in this scope and cost and would need to be performed under an amendment to this contract.

## **Deliverables**

 Archaeological Cultural Resources Analysis in MS Word and Adobe PDF (draft/final) (hard copies of technical studies are typically not requested, but can be provided at additional cost)

## **Task 6: Environmental Impact Report**

## Task 6.1: Administrative Draft EIR

The purpose of this task is to prepare the Administrative Draft EIR. This task will synthesize background information for use in the existing setting, evaluate changes to baseline conditions resulting from implementation of the project, compare those impacts to the applicable significance criteria to identify significant impacts, and identify mitigation measures to reduce potentially significant impacts (if any) to a less-than-significant level. For this task, there will be four principal activities:

- Define the baseline conditions, including consideration of existing uses.
- Determine, by individual resource topic, the significance criteria to be used in the analysis.
- Perform the analysis and make determinations of impact significance.
- Recommend feasible mitigation measures to reduce impacts, if needed.

The text will clearly link measures to impacts and indicate their effectiveness (i.e., ability to reduce an impact to a less-than-significant level), identify the responsible agency or party, and distinguish whether measures are proposed as part of the project, are already being implemented (such as existing regulations), or are to be considered. Our analysis will also assess whether proposed mitigation measures themselves would result in any environmental impacts. This approach facilitates preparation of the Mitigation Monitoring and Reporting Program (MMRP) that follows certification of an EIR.

For purposes of providing a cost estimate, we assume that the EIR will evaluate the following topics in detail: aesthetics, air quality/greenhouse gas emissions, biological resources, cultural resources/Tribal cultural resources, energy, geology/soils, hazards and hazardous materials, hydrology/water quality, land use/planning, noise, population/housing, public services, recreation, transportation, and utilities/service systems. If this list changes during the scoping process, ICF will provide an update to the scope and cost. ICF anticipates that all other topics will be "scoped out" from further analysis in the EIR as part of preparation of the Initial Study. Section 15128 of the CEQA Guidelines states that "An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR." Accordingly, the EIR will include a section for impacts found to be less than significant. This section will discuss topics that, based on preliminary desktop analysis of the Project, ICF believes will not result in significant environmental impacts. These topics are agriculture and forestry resources, mineral resources, and wildfire.

Studies, reports, and/or plans submitted for use in the Draft EIR will be peer reviewed by ICF or the relevant ICF subconsultants before incorporation into the document. For the purposes of this scope and budget, it is assumed that one round of review will be conducted before the study is incorporated into the Draft EIR. However, if a study, report, plan is identified as inadequate through the peer review, ICF will work with the applicant to revise the study/work as needed, with appropriate budget and/or project timeline revision determined at that time.

For the cumulative impact analysis, ICF will create a map of cumulative projects within the vicinity of the project site, based on a City-provided cumulative project list. The list will be found in the Setting section of Chapter 3, *Introduction to Environmental Analysis*, for localized cumulative analyses (e.g., construction analyses). For other analyses (e.g., regional air quality), the cumulative context will be defined as broader geographic areas, according to the resource.

This scope of work assumes that the environmental analysis in the EIR will follow the general approach outlined below for each resource topic.

#### **Aesthetics**

The project site is located in an urbanized area; therefore, the visual impact analysis will focus on consistency with zoning and applicable regulations governing scenic quality. The project site is relatively flat and is currently occupied by buildings one story in height. Therefore, the existing buildings are not dominant features in the area. However, the project would introduce new buildings that would be larger with respect to scale, height, and massing, with the maximum height of up to 461 feet. The analysis will consider site-specific project impacts as well as impacts viewed from surrounding areas. The proposed buildings would also introduce new sources of light and glare in the area, and a qualitative analysis of those impacts will be provided.

Shadows would increase compared with existing conditions because of the increase in building heights. As an optional task, a shadow analysis could be prepared by Prevision Design if the City determines that a shadow analysis is necessary. Prevision Design will gather existing building and topographical data that contributes to the existing shadow conditions. These data, along with a 3D model provided by the applicant, will be used to analyze existing conditions and net new shadow effects created by the project. Diagrams would reflect the following model days: Spring Equinox (March 21st), Summer solstice (June 21st), Fall Equinox (September 21st), and Winter solstice (December 21st) and depict the location of shadows on these dates at 9am, 12pm, and 3pm. ICF will review the shadow diagrams and analysis prepared by Prevision Design and incorporate the findings into the Aesthetics section of the Draft EIR. Please see Task 5.10 for the full scope of work to be conducted by Prevision Design.

If visual simulations are provided by the applicant, ICF will incorporate them into the overall aesthetics analysis. However, if the applicant does not provide visual simulations to ICF, and it is determined that visual simulations should be evaluated in the EIR, then the scope and budget would be amended to prepare visual simulations using a subconsultant.

## Air Quality and Greenhouse Gas Emissions

ICF will incorporate the information from the noise and vibration analysis into the Air Quality and Greenhouse Gas Emissions section of the Draft EIR. Please see Task 5.1 for the full scope of work to be conducted by ICF related to the air quality and greenhouse gas analysis. The EIR will include regulatory and environmental setting information and the discussion of methods, impacts, and mitigation measures.

## **Biological Resources**

H.T. Harvey will incorporate the information from the biological resources report into the Biological Resources section of the Draft EIR. We will also use, as appropriate, information from the applicant-prepared arborist report. ICF will coordinate and conduct a review of the section. Please see Task 5.6 for the full scope of work to be conducted by H.T. Harvey.

#### **Cultural Resources**

ICF will summarize the cultural resources studies completed by ICF and the applicant's consultant, A/HC, for the project in the Cultural Resources section of the Draft EIR. ICF will identify any potential project impacts to any identified surficial and buried archaeological resources or historic resources. The section will analyze impacts of the proposed project, summarize input received from outreach letters (see below), and identify project-specific mitigation measures, as necessary. If the unavoidable adverse impacts to those resources are identified, ICF will identify reasonable and feasible alternatives to the project that will mitigate or eliminate adverse impacts. Implementation of mitigation measures is not included in this scope of work.

#### **Tribal Cultural Resources**

To support consultation efforts under CEQA, ICF will contact the California Native American Heritage Commission (NAHC) with a request for a search of their Sacred Lands files and an updated contact information for local Native American representatives. ICF will prepare and send consultation letters on official City letterhead and provide follow-up emails to those Tribal contacts provided by the NAHC. ICF will maintain a log of all outreach and consultation efforts and consultation efforts will be summarized in a CEQA review technical

memorandum. Any consultation with Tribal representatives resulting from the outreach effort that includes discussions of alternatives to the project, recommended mitigation measures, or significant effects will be included within the CEQA review. As part of this task, ICF will participate in up to four one-hour meetings. Any requested consultations up to will be held virtually. ICF will be provided shape files of the project area. ICF will prepare a Technical Memorandum of CEQA Tribal Outreach Efforts.

After the technical memorandum and Tribal outreach effort are finalized, ICF will identify any potential project impacts to Tribal cultural resources identified during the Tribal outreach and consultation effort. ICF will include the evaluation of potential impacts to Tribal cultural resources in addition to the development of mitigation measures in the EIR. If the unavoidable adverse impacts to those resources are identified, ICF will identify reasonable and feasible alternatives to the project, including any information obtained during Tribal consultation, that will mitigate or eliminate adverse impacts. Implementation of mitigation measures is not included in this scope of work.

## **Energy**

ICF will evaluate the potential for the project to result in in wasteful, inefficient, or unnecessary consumption of energy resources during construction and operation. In addition to compliance with building codes related to energy efficiency such as CALGreen, the EIR will evaluate the project's other efforts to reduce energy use as listed in Appendix F of the CEQA Guidelines, like reduction of energy through siting and orientation or reducing water use and solid waste production. ICF's technical analysts will ensure consistency between modeling results (with respect to vehicle and equipment usage) when calculating potential fuel usage as part of this analysis.

## Geology, Soils, and Paleontological Resources

This scope of work assumes the applicant will provide a geotechnical report that characterizes geological, seismic, and soil hazards at the project site. ICF will rely on the information included in the geotechnical report to characterize the existing setting for geology, soils, and seismicity. In addition, ICF will use existing mapping to identify the geologic units that underlie the project site and conduct a database search at the University of California Museum of Paleontology, including a review of scientific literature, to assess the paleontological potential of the geologic units and characterize the setting for paleontological resources.

## **Hazards and Hazardous Materials**

ICF will assess hazards and hazardous materials impacts associated with the project. The affected environment and regulatory setting pertaining to hazards and hazardous materials in the study area and the potential for human and environmental exposure to hazardous materials will also be assessed. As discussed above, Baseline will prepare a Phase I ESA to support the hazards and hazardous materials findings and impact determinations. ICF will peer review before incorporating the Phase I ESA into the EIR. If deemed necessary, ICF will conduct a supplemental public agency database review through the State Water Resources Control Board's GeoTracker and the Department of Toxic Substances Control's EnviroStor online databases. The objective of the environmental database searches is to identify and evaluate potential environmental issues associated with past and/or present operations at the project site. This data would then be used in support of the CEQA document. An assessment of the significance of impacts associated with hazards and hazardous materials will be based on the relevant regulatory framework. Please see Task 5.8 for the full scope of work to be conducted by Baseline.

## **Hydrology and Water Quality**

ICF will provide a detailed summary of existing conditions, identify potential impacts, and, if necessary, develop mitigation measures for the project related to hydrology and water quality. San Francisquito Creek forms the southeastern boundary of the project site; therefore, impacts to this creek as a result of project construction and operation will be considered. Project activities that have the potential to result in hydrology and water quality impacts include the alteration of drainage patterns and runoff from increased impervious surfaces, ground disturbance during construction, and changes in groundwater infiltration and recharge. The impact analysis will focus on the impact of construction on water resources as well as impacts from surface water runoff and other operational issues. A qualitative water quality analysis will be included to consider the sources and types of

pollutants as a result of the project, based on the previous and proposed land uses. Water quality impairments that may result from project inundation within the identified floodplains will also be addressed. We will also use, as appropriate, information from the applicant-prepared reports on flood plain construction and the stormwater control plan. Impacts both within the project area and the region downstream will be addressed.

## Land Use and Planning

Land use and planning generally considers the compatibility of a proposed project with neighboring uses, changes to or displacement of existing uses, compliance with zoning regulations, and the consistency of a proposed project with the relevant local land use policies that have been adopted to mitigate or avoid an environmental effect. ICF understands the project is inconsistent with the General Plan and zoning. This analysis will determine whether those conflicts would result in impacts on the environment, given CEQA's focus on physical environmental impacts.

#### Noise

ICF will incorporate the information from the noise and vibration analysis into the Noise and Vibration section of the Draft EIR. Please see Task 5.2 for the full scope of work to be conducted by ICF related to the noise and vibration analysis. The EIR will include regulatory and environmental setting information and the discussion of methods, impacts, and mitigation measures.

## **Population and Housing**

The project would include office, retail, hotel, and preschool uses, which would generate new employees at the project site. In addition, the project would include approximately 665 housing units, directly increasing the population in the city. ICF will analyze the impact of the increase in employees and residents. The Population and Housing section of the EIR will examine the project's effects on population and housing in the city and, to a lesser extent, the region. This analysis will focus on the increase in population and the secondary effects associated with the housing needed to accommodate the increased employment that would result from the project. As outlined in Task 5.7, an HNA is an optional task and will be prepared if the City requests. In that case, ICF will work closely with KMA throughout the process. ICF will peer review the HNA prior to incorporating the findings into the EIR analysis.

#### **Public Services and Recreation**

With the addition of housing units and new employees at the project site, this analysis will evaluate whether existing public services are adequate to serve the project. The analysis will focus on services such as police, fire, schools, libraries, and recreation. This analysis ultimately needs to consider whether new or modified facilities are needed to serve the community. If that is the case, then there will be an evaluation of whether fees like School Impact Fees would mitigate the impact; however, this scope does not include calculation of any such fees. Regarding recreational impacts, ICF will provide a general description summarizing existing park and recreation facilities based on existing information online and/or in the General Plan or other recent CEQA documents. General descriptions of existing use will be provided, based on layperson interpretation. The addition of more residents and employees may increase pressure on existing parks. ICF will qualitatively evaluate the potential for increased demand from project residents and employees.

#### **Transportation**

Hexagon will incorporate the information from the TIA into the Transportation section of the Draft EIR. ICF will coordinate and conduct a review of the section. Please see Task 5.5 for the full scope of work to be conducted by Hexagon.

#### **Utilities and Service Systems**

The Utilities/Services Systems section of the EIR will examine the project's effect on water supply, wastewater treatment, solid waste disposal, and energy generation and transmission. ICF will describe existing conditions (i.e., capacity and current consumption levels), identify project impacts (i.e., the effects of demand weighed

against infrastructure capacity), and work with the City and the utility providers to identify reasonable mitigation measures. This scope of work assumes that the applicant will provide adequate information on infrastructure planning for the project, including an assessment of existing and future utilities in the project area/vicinity. We will also use, as appropriate, information from the applicant-prepared reports on waste management, sewer calculations, storm drain systems, and the water use budget and alternative water source assessment. Any technical analysis of the sizing, location, or design for new infrastructure is not included in this scope and is assumed to be provided by the applicant or other parties. This scope assumed that a water supply assessment (WSA) will be prepared by Cal Water, the water provider, and that the applicant will independently coordinate this effort and pay the required costs. This scope does not include time to assist with the request for a WSA or responses to data needs requests from Cal Water. ICF will review the WSA and incorporate it into the Draft EIR.

## **Project Alternatives and Other CEQA Considerations**

The EIR would also include all other required sections, including Alternatives and Other CEQA Considerations. The alternatives to a project must serve to substantially reduce impacts identified for a project while feasibly attaining most of the project objectives. ICF assumes that up to four alternatives for the project will be qualitatively and quantitatively analyzed and will be based on a sensitivity analysis to reduce identified impacts, including the No Project Alternative required by CEQA. ICF will develop these alternatives to the project based on input from the City and the applicant. This scope of work assumes that an off-site alternative will be dismissed due to the lack of a suitable large site in the vicinity that can meet the applicant's objectives and that the project team will provide supporting evidence to support that conclusion. Other required evaluations include growth-inducing effects, cumulative impacts, significant environmental effects which cannot be avoided, significant irreversible environmental changes, and references and persons consulted and report preparers.

## **Assumptions**

- Arborist report will be provided by the applicant
- Geotechnical report will be provided by the applicant
- Adequate information on infrastructure planning will be provided by the applicant
- WSA will be provided by the applicant

#### **Deliverables**

- Tribal outreach letters in MS Word and Adobe PDF (draft/final)
- Tribal outreach and consultation log
- Technical Memorandum of CEQA Tribal Outreach Efforts in MS Word and Adobe PDF (draft/final)
- Administrative Draft EIR in MS Word and Adobe PDF

## Task 6.2: Screencheck Draft EIR

ICF will prepare a Screencheck Draft EIR to respond to the City's comments on the Administrative Draft EIR. This scope of work assumes that comments from multiple reviewers will be consolidated, conflicting comments will be resolved, and that the comments will not result in substantial revisions or additional analyses.

## **Deliverables**

Screencheck Draft EIR in MS Word and Adobe PDF

## Task 6.3: Public Draft EIR and Public and Agency Review

The purpose of this task is to prepare and submit the Draft EIR to the City for distribution to the public. ICF will revise the Screencheck Draft EIR to incorporate modifications identified by the City. The revised document will be circulated among the public agencies and the general public as well as specific individuals, organizations, and agencies that expressed an interest in receiving the document. During this task, ICF will also compile the appendices, which will be distributed with the Draft EIR, and produce a version of the full document that can be uploaded onto the City's website. ICF will also prepare an NOC and Notice of Availability (NOA) to accompany

the copies that must be sent to the State Clearinghouse. This scope of work and budget assume that ICF will submit the required documents to the State Clearinghouse, and the City will distribute the Draft EIR to all other recipients. This scope of work includes printing the Draft EIR. If requested by the City, ICF can revise the scope and budget to include distribution of the Draft EIR.

The City will provide a 45-day public review period following the release of the Draft EIR, in accordance with CEQA. During this time, the public and responsible agencies will have an opportunity to review and comment on the document. ICF will be available to attend at least three public hearings/meetings during the public review period. ICF will prepare a presentation with a brief description of the CEQA process, project details, and content of the EIR, and answer specific questions (the extent to which will be discussed with the City and applicant beforehand) at any or all of the public hearings. Similar to the NOP comments, ICF will prepare a summary of all public comments received during the public review period and identify any comments on topics not already in the Draft EIR.

ICF will also compile the administrative record for the references cited in the Draft EIR.

#### **Deliverables**

- Public Draft EIR in MS Word and Adobe PDF (print-ready and web-ready)
- Up to 20 hard copies of the Draft EIR, with flash-drive appendices
- Electronic copies of the NOC and NOA in MS Word and Adobe PDF
- Draft EIR PowerPoint presentation (electronic copy), comment summary matrix, and corresponding memo
- Draft EIR administrative record (all electronic in MS Word and Adobe PDF format)

## Task 6.4: Response to Comments and Administrative Final EIR

Section 15088 of the CEQA Guidelines requires lead agencies to evaluate and prepare written responses to all comments received related to a Draft EIR's environmental issues. The Administrative Final EIR will include:

- Comments received on the Draft EIR, including a list of all commenters, the full comment letters, and public meeting transcripts, with individual comments marked and numbered; and
- Responses to all comments.

All substantive comments for each written and oral comment will be reviewed, bracketed, and coded for a response. Prior to preparing responses, ICF will meet with City staff members to review the comments and suggest strategies for preparing responses. This step is desirable to ensure that all substantive comments will be addressed and that the appropriate level of response will be prepared. This scope of work and budget assume that ICF will spend up to 434 hours of work on responding to comments. However, the number of public comments, as well as the content, is unknown at this time, and this project is likely to garner significant engagement. As a result, we propose checking in with the City at the close of the Draft EIR to revisit the level of effort on responses to comments. Following the close of the Draft EIR public review period and receipt of all public comments, if the comments exceed the scope of the assumptions above, including City-required responses, ICF will provide a revised budget for the effort.

Frequently raised comments of a substantive nature may be responded to in a master response, which allows for a comprehensive response to be presented upfront for all interested commenters. ICF will identify and recommend possible master responses for City consideration during the initial meeting to discuss strategies for preparing responses.

Following the strategy session, ICF will prepare master responses (as appropriate) and individual responses to the bracketed and coded comments. Individual responses to each comment letter will be placed immediately after the comment letter. As necessary, responses may indicate text revisions, in addition to clarifications and explanations. All text changes stemming from the responses to the comments, as well as those suggested by City staff members, will be compiled into an errata to be included as part of the Final EIR. Our budget presumes

that revisions to the Draft EIR will be explanatory and clarifying in nature and will not require new technical or quantitative analysis.

#### **Deliverables**

Administrative Final EIR in MS Word and Adobe PDF

## Task 6.5: Screencheck and Public Final EIR

Based on the comments received from City staff, the Screencheck Final EIR will be revised and appropriate revisions to the Draft EIR will be noted. Once the City confirms the Screencheck Final EIR content, ICF will prepare the Public Final EIR for publication. The Public Final EIR will consist of the Draft EIR (incorporating all revisions), the response-to-comments document, the findings (part of Task 7), and the MMRP (part of Task 7). ICF will also prepare an NOC to accompany the copies that must be sent to the State Clearinghouse. This scope of work assumes that ICF will submit the required documentation to the State Clearinghouse, and the City will distribute the Final EIR to all other recipients.

#### **Deliverables**

- Screencheck Final EIR in MS Word and Adobe PDF
- Public Final EIR in MS Word and Adobe PDF (print-ready and web-ready)
- Up to twenty hard copies of the Final EIR, with flash-drive appendices
- Electronic copy of the NOC in Adobe PDF

# Task 7: Certification Hearings, MMRP, Findings, and Administrative Record

The purpose of this task is to attend meetings to certify the EIR. The ICF team will attend and participate in up to three meetings in-person for EIR certification. The project manager will be available to answer questions regarding the content of the Final EIR and the CEQA process. This scope of work does not include preparing hearing materials (e.g., PowerPoint presentations and handouts) or providing meeting transcript/minutes; however, the scope can be amended to include these items.

As part of this task, ICF will also prepare the MMRP for the project, as required by Section 15097 of the State CEQA Guidelines. The MMRP will be in a tabular form and include:

- The mitigation measures to be implemented from the EIR
- The entity responsible for implementing a particular measure
- The entity responsible for verifying that a particular measure has been completed
- A monitoring milestone(s) or action(s) to mark implementation/completion of the mitigation measure In addition, ICF will prepare the findings for the project pursuant to Section 15091 of the CEQA Guidelines. ICF will also prepare the notice of determination (NOD), and Findings of Fact for the project, as well as compile the administrative record for the references cited in the Final EIR.

#### Deliverables

- MMRP in MS Word and Adobe PDF (draft/final)
- Findings of Fact in MS Word and Adobe PDF (draft/final)
- Electronic copy of the NOD in Adobe PDF
- Final EIR administrative record (all electronic in MS Word and Adobe PDF format)

## Task 7.1: (Optional) Statement of Overriding Considerations

If requested by the City, ICF will prepare the Statement of Overriding Considerations, pursuant to Section 15093 of the CEQA Guidelines as part of the findings document.

## Deliverables

Statement of Overriding Considerations in MS Word and Adobe PDF (draft/final)

## **Task 8: Project Management and Meetings**

The purpose of this task is to effectively manage the above tasks and maintain communication with City staff members. ICF project management will be responsible for coordination activities, will maintain quality assurance/quality control (QA/QC) requirements for document preparation, and will monitor the schedule and performance for all EIR work tasks. Project management subtasks also include maintaining internal communications among ICF staff members and subconsultants as well as City staff members and other team members through emails and frequent phone contact, along with preparation of all correspondence. The project manager will coordinate with the internal staff, project guidance, and analysis criteria.

This task also includes attending meetings to accomplish the above tasks. Team members will attend and participate in meetings on an as-needed basis. For purposes of the cost estimates, ICF has assumed up to 20 conference calls with City staff and/or applicant (excluding public hearings), in addition to a standing weekly call. These meetings are in addition to what is already assumed in the preceding tasks. Additional meetings may be appropriate during the course of this effort and will be invoiced on a time-and-materials basis.

In terms of progress reporting, ICF will prepare a brief progress report every month, with beginning and end dates of the billing period and identifying information for the invoice (i.e., invoice number). The progress report will document the key accomplishments regarding the CEQA process, schedule progress, and identification of any key issues that have arisen that may affect the EIR, budget, or schedule. Staff names, time spent, and a brief summary of the work will be provided. ICF will also report key deliverable (e.g., Administrative Draft EIR) progress, both in terms of percent complete as well as costs incurred, to examine task burn rates and determine if cost progress is matching deliverable progress, as necessary.

## 4. Project Schedule

The schedule below is an estimate for completing the scope of work in Section 3.

Key Work Product/Milestone	Task	Estimated Timing
Project Kick-Off Meeting and Site Visit	Task 1	May 2025
Review of City Documents and Data Collection	Task 2	May 2025
Project Description	Task 3	June 2025
Notice of Preparation and Initial Study	Task 4	July – August 2025
Technical Studies	Task 5	July – October 2025
Administrative Draft EIR	Task 6.1	July 2025 – January 2026*
Screencheck Draft EIR	Task 6.2	March 2026
Public Draft EIR and Public and Agency Review	Task 6.3	April – May 2026
Response to Comments and Administrative Final EIR	Task 6.4	May – August 2026
Screencheck and Public Final EIR	Task 6.5	August – September 2026
Certification Hearings, MMRP, SOC, and Administrative Record	Task 7	October 2026

<sup>\*</sup> Assumes final WSA is received no later than September 1, 2025.

### 5. Rate Schedule

ICF provided the following rate schedule in our Statement of Qualifications in Response to Request for Qualifications issued March 25, 2024 ("RFQ for On-Call Professional Consulting Services for: Environmental Review Services").

Labor Classification	Per Hour
Senior Project Director	\$350
Project Director	\$295
Technical Director	\$265
Senior Technical Analyst	\$255
Managing Consultant	\$240
Senior Consultant III	\$220
Senior Consultant II	\$195
Senior Consultant I	\$180
Consultant II	\$170
Consultant I	\$160
Associate Consultant II	\$150
Associate Consultant I	\$135
Assistant Consultant	\$125
Environmental Technician II	\$125
Environmental Technician I	\$105
Administrative Technician	\$85
Technician	\$85
Intern	\$75
Other Direct Expenses	
Copy Center Services: - Color printing (8.5" x 11"—11" x 17") - Black & White printing (8.5" x 11"—11" x 17")	\$0.16 to \$0.32/page \$0.08 to \$0.16/page
Automobile mileage at current IRS rate	\$0.67/mile
Electronic Field Equipment	\$10.00/day
A general and administrative charge of 10% will be applied to all other direct costs, in charges.	nclusive of subcontractor
Per diem is charged at \$175.00/day. A lodging surcharge will apply in high rate areas	S.

<sup>\*</sup>ICF Jones & Stokes, Inc.

### 6. Pricing Proposal

**Appendix B** includes ICF's cost estimate for the services described in our scope of work, including estimates of personnel time allotted for each task. As requested in the RFP, we have presented a time-and-materials cost estimate that includes a contingency fee of approximately 10 percent. This contingency could be applied to out-of-scope tasks and/or optional tasks. ICF will request approval from the City prior to applying any portion of the contingency fee. To complete the scope of work in a cost-effective manner within the overall proposed budget ceiling, ICF reserves the right to reallocate hours between tasks and labor categories as it deems necessary. As shown in Appendix B, our proposed cost is as shown in the table below.

Cost Breakdown	Cost
EIR With No Optional Tasks	_
Base EIR (no optional tasks)	\$978,068.35
Contingency (10%)	\$97,806.84
Total	\$1,075,875.19
_	_
Optional Tasks	\$123,704.25
_	_
EIR With Optional Tasks	_
Base EIR (with optional tasks)	\$1,101,772.60
Contingency (10%)	\$110,177.26
Total	\$1,211,949.86

ICF will invoice monthly, on a time-and-materials basis. Invoices are due net thirty (30) days from receipt. ICF will submit monthly invoices for the cost for services performed prior to the invoice date. Included will be a summary of each task, the name of the person doing the work, the hours spent by each person, and a brief description of the work.

### 7. Diversity, Inclusion, and Equity

ICF is a contractor to the U.S. Government, as well as other state and local government clients. As such and as a reflection of our culture and values, we have adopted and maintain an Equal Employment Opportunity Policy, which reflects ICF's commitment to providing Equal Employment Opportunity to all qualified persons in a nondiscriminatory manner with respect to activities related to any aspect of employment, including hiring, firing, promotions, compensation, job assignments, training and other terms and conditions of employment. Our policy applies on the basis of race, color, creed, religion, sex, ancestry, age, physical and mental disability, marital status, national origin, genetic information, covered veteran's or military status, sexual orientation, participation in a protected activity, or other characteristic protected by applicable federal, state, or local law. Please also see Culture and Belonging | ICF.

### **Appendix A: Resumes**





Years of Experience
Professional start date:
06/2003
ICF start date:
02/2016

- MSL, Water and Environmental Law, University of the Pacific, McGeorge school of Law, 2024
- BS, Environmental Studies/Biology, University of Southern California, 2003

### Heidi Mekkelson Project Director

#### RELEVANT EXPERIENCE

Ms. Mekkelson is a managing director/principal with ICF's Environment and Planning Division. She has over 18 years of experience in the preparation and management of environmental analysis documentation pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Ms. Mekkelson has worked on documents for large residential projects; mixed-use, urban infill developments; commercial/retail projects; major league sports/entertainment venues; adaptive reuse projects; transportation projects; and affordable housing. She has also prepared numerous programmatic analyses for general plans, specific plans, and habitat conservation plans. She is skilled at preparing CEQA streamlining documents and has conducted numerous trainings on the topic. Ms. Mekkelson focuses her work on the Bay Area and Southern California, and she has extensive experience managing private development projects in the cities of Los Angeles and San Francisco.

#### **PROJECT EXPERIENCE**

### Parkline Master Plan Project EIR—City of Menlo Park, CA, 11/2022 – Present

**Project Director.** Ms. Mekkelson is serving as project director for the preparation of an EIR and associated technical studies for a Master Plan in the City of Menlo Park. The Proposed Project and Project Variant would redevelop SRI International's research campus by creating a new office/R&D, transit-oriented campus with no net increase in commercial square footage, up to 800 new rental housing units at a range of affordability levels, new bicycle and pedestrian connections, and 25 acres of publicly accessible open space. In total, the Proposed Project would result in a total of approximately 1,768,802 gross square feet (gsf). The Project Variant would also include an emergency water reservoir.

Bayhill Specific Plan EIR and Streamlined CEQA Documents— City of San Bruno, California, 07/2017 – Present

**Project Manager.** Ms. Mekkelson served as project manager to prepare an EIR for a new Specific Plan for the 73-acre Bayhill Office Park, which is San Bruno's largest employment cluster, employing about one-third of the 15,000 employees in the City, including You-Tube, Walmart.com, Kaiser Permanente, Oracle, and others. The office park currently contains about



1.5 million square feet of office space. The project site, which abuts the City's adopted Transit Corridors Specific Plan area, also includes the adjacent 10-acre Bayhill Shopping Center. The Specific Plan would allow for the development of up to 2.46 million net new square feet of office uses on the Project Site. The Specific Plan would also establish housing and mixed-use overlay zones on a total of 20.5 acres in the southern portion of the Project Site that would allow for the development of up to 573 multi-family residential units. The project would accommodate the anticipated expansion of YouTube by adding additional office square footage while also creating a pedestrian-friendly and cohesive mixed-use community that enhances the area's identity and image and provides greater linkages to nearby public transportation opportunities. The project was approved and the EIR was certified by unanimous vote by the San Bruno City Council in October 2021. The EIR now serves as a streamlining document for development applications under the Specific Plan. With the EIR complete, ICF provides assistance to the City in reviewing development applications for consistency with the Specific Plan, identifying the appropriate level of CEQA review, and preparing streamlined analyses.

### Rancho Canada Village Project EIR —Monterey County Planning Department, California, 02/2016 – 12/2016

Project Manager. Ms. Mekkelson served as project manager for the EIR for the Rancho Cañada Village Project, a proposed 281-unit residential project on an 81-acre project site in Monterey County. The proposed mix of residential units included 182 single-family homes, 64 townhomes, and 35 condominiums/flats. Half of the residences (140 units) would be deed-restricted affordable and workforce units, and the other units would be market rate. The project also included 39 acres of permanent open space and common areas including a park, habitat preserve, active recreation areas, and trails. The project proposed an extension of Rio Road through a network of local neighborhood streets to allow safe ingress and egress for residents and the public through Rio Road west. In addition to the 281-unit project, the EIR analyzed a 130-unit alternative in an equivalent level of detail, which ultimately became the preferred alternative for development.

#### Southline Specific Plan EIR—City of South San Francisco, California, 03/2020 - 07/2022

**Project Manager.** Ms. Mekkelson served as project manager to prepare an EIR for a new Specific Plan that would redevelop a 26.5-acre industrial site in the City of South San Francisco adjacent to the San Bruno Bay Area Rapid Transit (BART) station with a transit-oriented office/research and development (R&D) campus with a maximum anticipated building area of 2.8 million square feet. New development would include commercial buildings, a four-story supportive amenities building, approximately 3,000 underground parking spaces at various locations throughout the project site, a nine-story parking structure, a new east-west connection road (Southline Avenue), supportive utilities and related infrastructure, and approximately 300,000 square feet of open space. The City intends to use the EIR as a streamlining document for development applications under the Specific Plan.

Confidential/Proprietary Page J-4.546





Years of Experience
Professional start date:
05/2008
ICF start date:
01/2022

- JD, University of California, Berkeley, School of Law, 2012
- BA, Earth Science, Minor, Economics, San Jose State University, 2008

### Kristi Black Project Manager

#### RELEVANT EXPERIENCE

Kristi Black is Principal and Managing Director with significant experience preparing documents to comply with CEQA and NEPA and working with public agencies. As a project manager and environmental planner, she focuses on achieving a thorough understanding of agency needs, the project, and any key constraints so that she and the project team can address the client's unique issues and priorities. She has conducted research for and drafted CEQA and NEPA document sections for electric transmission, natural gas, renewable energy, telecommunications, road and bridge infrastructure, and other projects and has substantial experience with public meetings for controversial projects. Additionally, Kristi prioritizes staying current with CEQA developments and has been an invited speaker at several Advanced CEQA and CEQA Essentials Workshops hosted by the Association of Environmental Professionals. She is also currently an instructor for UC Davis Continuing and Professional Education courses related to CEQA and planning and environmental law.

#### **PROJECT EXPERIENCE**

Willow Village Master Plan Project EIR—City of Menlo Park, CA, 02/2022 – 12/2022

Technical Author/Senior Technical Review. ICF prepared an EIR for the Willow Village Master Plan project. The project would demolish existing onsite uses and redevelop a 59-acre site with 1.6 million square feet of office and accessory uses, 200,000 square feet of commercial/retail, 1,730 multi-family residential units including below market rate housing, a 193-room hotel, and 20 acres of open space including 8 acres of publicly accessible parks, bike paths, and trails. The project also includes realignment of Willow Road, redevelopment of two parcels located west of the project, and an undercrossing to provide tram and bicyclist/pedestrian access to neighboring Meta campuses. The project also includes a variety of community serving amenities including a grocery store, a dog park, and an elevated park. Kristi drafted the alternatives section for the Draft EIR and provided input on an analysis of project variants. She also led the responses to comments related to a reducedparking alternative and an additional access point to the project site from a main thoroughfare, as well as providing senior technical review for the responses to comments documents. She attended the planning commission and city council meetings for consideration of the project to be available for questions on the CEQA review.



#### Commonwealth Building 3 Project EIR—City of Menlo Park, California, 07/2023 - Present

**Project Director.** Kristi is serving as project director during preparation of a Final EIR, including responses to comments on the Draft EIR. The project would include an approximately 249,500 gross-square-foot (gsf) office building and an approximately 404,000 gsf parking structure with 1,340 parking spaces and provide new landscaping and a 34,000-square-foot privately owned, publicly accessible open space.

#### 1125 O'Brien Drive EIR—City of Menlo Park, 04/2022

**Technical Reviewer.** This project involves demolition of existing buildings and construction of a new five-story building that would include research and development (R&D) uses, office uses associated with the primary R&D uses; a 500-square-foot chemical storage area, also associated with the primary R&D uses; and ground-floor commercial space. The project site is approximately 4.12 acres in size. ICF is preparing an EIR for the City of Menlo Park. Kristi provided senior technical review of the noise, transportation, air quality, biological resources, population and housing, and cultural sections of the Administrative Draft EIR and also conducted a QA/QC review for the Screencheck Draft EIR.

#### Crestmoor, 300 Piedmont Avenue Project EIR—City of San Bruno, California, 02/2023 - Present

**Project Manager.** ICF is preparing an EIR for this Project, which includes applicant-proposed redevelopment of a closed high school campus into a residential development and City-proposed upgrades to existing recreation fields. Key issues include noise, transportation, and nighttime lighting. Kristi conducted the review of all sections of the EIR, provided internal guidance to authors and external guidance to the City, and made substantive contributions to the alternatives analysis section. She presented the project to the Planning Commission at both the scoping meeting and the public meeting for the Draft EIR. She is currently leading the preparation of the Final EIR.

#### 1301 Shoreway Development —Four Corners Properties, Belmont, California, 03/2022 – 12/2022

**Project Director.** ICF prepared technical studies, including an Air Quality/Greenhouse Gas Report, Noise Report, and Cultural Resources Report, to support the City of Belmont's CEQA analysis for the 1301 Shoreway Project. The project would demolish all existing on-site uses and construct two buildings and a parking garage Onsite uses after project construction could include a combination of office and research and development (R&D) uses. Kristi served as Project Director, which included providing strategic oversight as well as reviewing deliverables such as the Transportation Impact Analysis, and CEQA memorandum that provides insight on the potential level of CEQA review.

#### Milpitas Metro Specific Plan —City of Milpitas, California, 02/2022- 02/2023

**Technical Author/Project Manager.** ICF prepared the Draft Subsequent EIR for this Project, which entails an update to the Specific Plan to allow for the development of additional growth around the recently completed Milpitas BART Station. Kristi contributed the alternatives section for the Draft SEIR, focusing on drafting the description and evaluation of alternatives carried forward for evaluation. managed preparation of the Final SEIR, which included responses to comments, in addition to preparing the findings and the statement of overriding considerations. She also attended the planning commission and city council meetings for consideration of the project.

Confidential/Proprietary Page J-4.548





Years of Experience
Professional start date:
02/2007
ICF start date:
01/2013

- BA, Environmental Studies/Economics, University of California, Santa Cruz, 2007
- BA, Politics, with honors, University of California, Santa Cruz, 2007

Kirsten has worked on and managed CEQA infill development projects throughout California since 2008

### Kirsten Chapman Senior Advisor

#### **RELEVANT EXPERIENCE**

Ms. Chapman has 18 years of experience in project management/coordination and environmental planning. She is skilled in the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA) process and has worked with municipal and federal clients, particularly in the San Francisco Bay Area. Ms. Chapman has focused on large, mixed-use infill development projects, tech campuses, office developments, and housing projects. She is responsible for writing sections for CEQA documents such as initial studies (ISs), mitigated negative declarations (MNDs), draft environmental impact reports (EIRs), final EIRs, and statements of overriding considerations. Ms. Chapman leads multidisciplinary teams through project management and conducts environmental analysis, prepares technical reports, performs quality control (QC)/quality assurance (QA), and edits documents for production. Project management responsibilities include client and internal team coordination, development of the scope of work and budget, project initiation tasks, subconsultant communication, preparation of progress reports, and contracting/billing. She has helped manage key projects such as the Willow Village Master Plan EIR, the Facebook Campus Expansion EIR, the City Place Santa Clara EIR, the Seawall Lot 337/Pier 48 (Mission Rock) Mixed-Use EIR, and the Burlingame Point EIR.

#### **PROJECT EXPERIENCE**

Parkline Master Plan Project EIR—City of Menlo Park, CA, 11/2022 – Present

Advisor/Analyst. Assisting project manager with coordination tasks and oversight by providing long-standing expertise about the City of Menlo Park. Lead section author for Project Description, Aesthetics, Land Use, Population and Housing, Variants, and Alternatives. Lead the preparation effort for the Final EIR, Findings, and MMRP. The Proposed Project and Project Variant would redevelop SRI International's research campus by creating a new office/R&D, transit-oriented campus with no net increase in commercial square footage, up to 800 new rental housing units at a range of affordability levels, new bicycle and pedestrian connections, and 25 acres of publicly accessible open space. In total, the Proposed Project would result in a total of approximately 1,768,802 gross square feet (gsf). The Project Variant would also include an emergency water reservoir.



### Mission Point by Kylli Mixed-Use Development Project EIR—City of Santa Clara, California, 04/2018 – 06/2024

Analyst. Lead author and senior reviewer of Alternatives; reviewer of Population/Housing. Former Deputy Project Manager (2019–2020). Kylli, Inc. (Project Sponsor), the U.S. real estate subsidiary of Genzon Investment Group, proposes a mixed-use development on a 48.6-acre site (Project site) in Santa Clara. The Project would include up to 4,913,000 gross square feet (gsf) of new development, In addition, the Project would include up to 16.2 acres of publicly accessible open space at grade level as well as approximately 10.2 acres of private open space for residential and office uses; new bicycle, pedestrian, and vehicular circulation routes; and upgraded and expanded infrastructure.

### South San Francisco General Plan Streamlining Projects (Infinite101 Project, Infinite 131 Project, 691 & 695 Gateway Project) —City of South San Francisco, California, 06/2023 – 05/2024

Analyst. Lead author for the Aesthetics analysis. In October 2022, the City of South San Francisco adopted the Shape SSF 2040 General Plan, which updated the City's prior general plan and outlined the City's visions for the South San Francisco community over the next two decades. The City prepared a program environmental impact report (EIR) pursuant to CEQA Guidelines Section 15168 that evaluates the potential impacts on the environment that could result from implementation of the Shape SSF 2040 General Plan. ICF is preparing several CEQA Checklists for projects that qualify for streamlined environmental review under the General Plan EIR, pursuant to CEQA Guidelines Section 15183, including Infinite101 Project, Infinite 131 Project, and 691 & 695 Gateway Project.

#### 1125 O'Brien Drive EIR—City of Menlo Park, 01/2018 - 11/2023

**Senior Advisor.** Assisted project manager with coordination of tasks and oversight by providing long-standing expertise about the City of Menlo Park and tiering with the ConnectMenlo EIR. Authored several chapters in the EIR including Population/Housing, Alternatives, and Responses to Comments. This project involved demolition of existing buildings and construction of a new fivestory building that would include research and development (R&D) uses, office uses associated with the primary R&D uses; a 500-square-foot chemical storage area, also associated with the primary R&D uses; and ground-floor commercial space.

#### Willow Village Master Plan EIR—City of Menlo Park, 01/2018 - 12/2022

Senior Advisor/Project Manager. Conducted project management tasks such as coordinating with the client and subconsultants, tracking billing and invoices, overseeing staff, reviewing and producing documents, and leading meetings and conference calls. The project sponsor, on behalf of Meta/Facebook, Inc., is proposing to redevelop an existing, approximately 59-acre industrial site as a multiphase, mixed-use development. The project would increase the area for nonresidential uses (i.e., office space and nonoffice commercial/retail) by approximately 1 million square feet (sq. ft.), for a total of approximately 2 million sq. ft. of nonresidential uses. The proposed project would also include multifamily housing units, a hotel, indoor space dedicated for community facilities/uses, park buildings/improvements, open space, and a bicycle/pedestrian tunnel.

Confidential/Proprietary
Page J-4.550





Years of Experience

Professional start date: 08/2018

ICF start date: 08/2018

#### **Education**

BS, Environmental
 Management and Protection,
 California Polytechnic State
 University, San Luis Obispo,
 2018

#### **Education**

Association of Environmental Professionals (AEP), Member, 2018-Present

# Devan Atteberry Senior Environmental Planner

#### **RELEVANT EXPERIENCE**

Devan Atteberry is a senior environmental planner and graduate from California Polytechnic State University, San Luis Obispo with a B.S. in Environmental Management and Protection, and a minor in Biology. She has over five years of experience and knowledge conducting environmental analyses in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). She has also worked on sections for various forms of environmental documentation, including environmental impact reports (EIRs), environmental impact statements (EISs), initial studies and mitigated negative declarations (IS/MNDs), categorical exemptions (CEs), as well as addendums. Devan has worked on a wide range of projects, including development, transportation, and habitat conservation plans. She focuses her work on the Bay Area and has extensive experience working on projects within the City of Menlo Park, and surrounding municipalities.

#### **PROJECT EXPERIENCE**

Parkline Master Plan Project EIR—City of Menlo Park, CA, 11/2022 – Present

Deputy Project Manager and Section Author. Devan is assisting the project manager with management tasks and internal team coordination. Lead section author for energy and public services and recreation. The Proposed Project and Project Variant would redevelop SRI International's research campus by creating a new office/R&D, transit-oriented campus with no net increase in commercial square footage, up to 800 new rental housing units at a range of affordability levels, new bicycle and pedestrian connections, and 25 acres of publicly accessible open space. In total, the Proposed Project would result in a total of approximately 1,768,802 gross square feet (gsf). The Project Variant would also include an emergency water reservoir.

Mission Point by Kylli Mixed-Use Development Project EIR—City of Santa Clara, California, 07/2022 – 11/2024

**Section Author.** Devan was the section author for the land use and planning, and energy sections, and prepared responses to public comments as part of the final EIR. Kylli, Inc. (Project Sponsor), the U.S. real estate subsidiary of Genzon Investment Group, proposes a mixed-use development on a 48.6-acre site (Project site) in Santa Clara. The Project would include up to 4,913,000 gross square feet (gsf) of new development, In addition, the Project would include up to 16.2 acres of publicly



accessible open space at grade level as well as approximately 10.2 acres of private open space for residential and office uses; new bicycle, pedestrian, and vehicular circulation routes; and upgraded and expanded infrastructure.

Commonwealth: Building 3 Project IS/MND —City of Menlo Park, 10/2018 – Present

**Project Manager, Deputy Project Manager, and Section Author.** Serving as project manager beginning 08/2022. The project proposes to construct an approximately 249,500 gsf office building and 404,000 gsf parking structure. Devan authored several sections of the IS/MND, the draft EIR, including project description, and is currently leading the final EIR.

Lot 3 North: 1350 Adams Court IS/MND and EIR—City of Menlo Park, 08/2018 - 09/2022

**Project Manager and Section Author.** Served as project manager beginning 01/2022, and section author for a project that would redevelop a portion of the existing Menlo Park Labs Campus. The project site currently consists of both an undeveloped vacant area on the northern portion of 1350 Adams Court (referred to as Lot 3 North) and an existing building on the southern portion at 1305 O'Brien Drive. The project would construct an approximately 255,000 gsf five-story life sciences building on Lot 3 North with parking. The existing building at 1305 O'Brien Drive would remain in its existing condition. ICF prepared an Initial Study and a focused EIR. Devan wrote the energy, waterline analysis, other CEQA, and alternatives sections of the draft EIR, and led the Final EIR.

Willow Village Master Plan EIR—City of Menlo Park, 06/2021 - 12/2022

**Section Author.** Devan wrote the energy section and prepared response to comments as part of the final EIR. The project sponsor, on behalf of Meta/Facebook, Inc., is proposing to redevelop an existing, approximately 59-acre industrial site as a multiphase, mixed-use development. The project would increase the area for nonresidential uses (i.e., office space and nonoffice commercial/retail) by approximately 1 million square feet (sq. ft.), for a total of approximately 2 million sq. ft. of nonresidential uses. The proposed project would also include multifamily housing units, a hotel, indoor space dedicated for community facilities/uses, park buildings/improvements, open space, and a bicycle/pedestrian tunnel.

Infinite 131 Project Focused EIR and Initial Study Checklist—City of South San Francisco, 06/2023 – Present

Project Manager. Serving as project manager to prepare an Initial Study checklist and Focused EIR for the Infinite 131 project, which would demolish existing uses on the 17.67-acre project site, and construct up to 1.7 million square feet of R&D and amenity uses. In addition to the General Plan, Specific Plan, and Zoning Code amendments required for the project, the project would also require additional amendments to redesignate five parcels north of the project site to be consistent with the proposed land use and zoning for the project site. The project would evaluate the reasonably foreseeable indirect impacts that could result from the proposed redesignations so that future development, should it occur, could potentially tier from the analysis included in the Focused EIR.

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Page J-4.552



Years of Experience
Professional start date: 10/2007
ICF start date: 02/2023

- MS, Historic Preservation, Columbia University, 2010
- BA, European Studies, Scripps College, 2006

#### **Certifications/Registrations**

Meets Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.

Allison has worked on CEQA infill development projects throughout California since 2010

### Allison Lyons Medina, MSHP Senior Architectural Historian

Allison Lyons Medina is an architectural historian with extensive experience throughout the western United States in built environment cultural resources management. Her expertise includes the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA), focusing on the identification and evaluation of historical resources, and analysis of project impacts. As a historic preservation consultant, she has been involved in the preparation of numerous large-scale historic resources surveys, Historic American Buildings Survey/Historic American Engineering Record recordation, Federal Rehabilitation Tax Credit and Mills Act Historic Property Contract applications, local landmark nominations, and evaluations of eligibility for a variety of projects and property types. She is highly experienced in writing National Register of Historic Places (NRHP) nominations and historic context statements (HCSs) for local governments.

#### SELECT PROJECT EXPERIENCE

Beneficial Reuse of BART Silicon Valley Phase II Tunnel Excavated Material in Marsh Restoration at Former Salt Ponds—Santa Clara Valley Transportation Authority, Santa Clara, CA, 2023-present

Senior Architectural Historian. The Santa Clara Valley Transportation Authority (VTA) and the U.S. Fish and Wildlife Service are proposing to reuse tunnel excavation material from VTA's BART Silicon Valley Phase II Project. The Project would place up to 3 million cubic yards of excavated material from the BART Phase II tunneling excavations into various ponds around the edge of South San Francisco Bay to raise the pond bottoms to accelerate tidal marsh habitat development. ICF is working with VTA and USFWS to prepare a joint environmental impact report/environmental assessment (EIR/EA) to identify the potential impacts of the Reuse Project and comply with the requirements of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), respectively. Over the past several years, numerous salt pond restoration projects along the southern shoreline of San Francisco Bay have been approved; many of these projects included compliance with NEPA and Section 106 of the NHPA. Allison is working with the ICF team to consolidate documentation of all previously prepared NHPA Section 106 analyses relevant to the Reuse Project and will prepare future NHPA Section 106 analyses for the Reuse Project.

Historic Architectural Survey Report for The San Rafael Transit Center Replacement Project— Golden Gate Bridge, Highway and Transportation District, San Rafael, CA 2023-2024.

**Senior Architectural Historian.** The Golden Gate Bridge, Highway and Transportation District, in coordination with the City of San

Rafael (City), Marin County Transit District (Marin Transit), Transportation Authority of Marin (TAM), and Sonoma-Marin Area Rail Transit (SMART), plans to replace the transit center in Downtown San Rafael (known as the San Rafael Transit Center, SRTC, or the C. Paul Bettini Transit Center). The SRTC is located in downtown San Rafael adjacent to a historic commercial corridor of the city that emerged in conjunction with the railroad in the late 1800s and early 1900s. ICF evaluated the buildings in the vicinity of the project for historic and architectural significance to analyze effects of the project on historic properties for the purposes of Section 106 Review. Allison was the senior technical reviewer on historical resource evaluations of historic properties and a co-lead author of the survey report.

Parkline Project (SRI International Campus) EIR, Cultural Resources Section—City of Menlo Park, San Mateo County, CA 2023.

Senior Architectural Historian. Lane Partners is proposing to redevelop SRI International's existing 63.2-acre research campus adjacent to city hall and near Menlo Park's downtown and Caltrain station. The Proposed Project would include a new office/research and development, rental dwelling units at a range of affordability levels, and open space. The Proposed Project would demolish almost all buildings on SRI International's Campus, which was historically used as Dibble Hospital during World War II and as the Standford Research Institute in the 1940s. Elements of the project site were found eligible for listing in the NRHP and CRHR. Allison peer-reviewed a technical study of the project site and analysis of project impacts, and was the lead author for the built environment sections of the Cultural Resources chapter of the EIR.

1499 Bayshore Drive ISMND Cultural Resources Section and Historical Resources Technical Memorandum—City of Burlingame, San Mateo County, CA 2023.

**Senior Architectural Historian.** The 1499 Old Bayshore Highway Project (Project) would construct an office and office/research-and-development (R&D) building with parking. The entire Project site was occupied by two (2) two-story office buildings and one single-story warehouse building, all historic-age. Allison was the senior technical reviewer on historical resource evaluations of the built environment components of the project site.

Crestmoor/300 Piedmont Avenue Project EIR Cultural Resources Section—City of San Bruno, San Mateo County, CA 2023.

Senior Architectural Historian. SummerHill Homes proposes to develop an approximately 40.2-acre site into a new 155-lot single-family, detached-home community with associated open space and infrastructure located at 300 Piedmont Avenue (project site) in the City of San Bruno (the City). The City also proposes to construct new recreational amenities on a portion of the project site. The Crestmoor, 300 Piedmont Avenue Project (project) would also demolish the former Crestmoor High School, constructed in 1962, as well as playing fields and ancillary structures. Crestmoor High School closed in 1980. Allison peer-reviewed a technical study of the project site and was the lead author for the built environment sections of the Cultural Resources chapter of the EIR.

West Portal Elementary School Evaluation —San Francisco Unified School West Portal Elementary School—San Francisco Unified School District, San Francisco, CA, 2023.

Senior Architectural Historian. West Portal Elementary School is a campus with buildings dating to the late 1920s. Below the school is a section of the Twin Peaks Tunnel, part of the San Francisco Municipal rail line and an NRHP-designated historical resource. SFUSD proposed to demolish eight temporary portable classroom units and construct two new buildings on the 2.8-acre campus Project site. ICF evaluated the campus buildings for historic and architectural significance to analyze if the campus was a historical resource for the purposes of CEQA. In coordination with vibration and noise specialists, ICF also completed a project impacts analysis for the Twin Peaks Tunnel. Allison provided senior-level QA/QC for the evaluation of the West Portal Elementary School and was the lead author for the project impacts analysis.



#### **Years of Experience**

- Professional start date: 06/2014
- ICF start date: 07/2024

#### Education

- MA, Applied Anthropology, San Jose State University
- BA, Anthropology, University of California, Santa Cruz

# Lindsley Britton Senior Archaeology Manager

Lindsley Britton is an accomplished senior archaeology manager with over a decade of experience in leading archaeological projects and teams, adept at managing complex fieldwork operations and ensuring compliance with state and federal regulatory requirements. She conducts archaeological fieldwork throughout California with extensive experience working in precolonial and historic archaeology, including California mission and burial sites. Lindsley is proficient in developing and implementing archaeological research strategies and in-house and field laboratories and managing diverse teams.

#### **PROJECT EXPERIENCE**

3700 California Street Addendum, San Francisco Planning Department, San Francisco County, California, 2025 Lead Archaeologist. Lindsley served as the lead archaeologist

for an environmental impact report (EIR) addendum for an infill project to renovate and construct residential facilities, restaurant, and senior care facility.

I-205 Managed Lanes Project (EA 10-1H170), Caltrans, San Joaquin County, California, 2025 Lead Archaeologist. Lindsley served as lead archaeologist on a project to install managed lanes on Interstate 205 through the City of Tracy requiring CEQA and NEPA compliance. Oversaw fieldwork and preparation of an archaeological survey report (ASR), and finding of no adverse effect (FNAE) in support of a supplemental preliminary environmental analysis report (PEAR) (Caltrans District 10).

Rancho Cordova Parkway Interchange Project, City of Rancho Cordova, California, 2025 Lead Cultural Resources Specialist. Lindsley served as lead cultural resources specialist on an addendum to a NEPA memorandum. She facilitated tribal outreach and consultation, field survey, an ASR, and an historic property survey report (HPSR) in support of a FNAE (Caltrans District 3).

# Western Addition Community Safe Streets Project, San Francisco Municipal Transportation Agency, California, 2024–2025

Project Manager and Lead Cultural Resources Specialist. Lindsley managed a project to implement traffic signal upgrades, quick-build toolkit improvements, and speed reduction at intersections within the Western Addition neighborhood of San Francisco, requiring tribal and interested parties' outreach, an ASR, HPSR, and FNAE (Caltrans District 4).

Bay Corridor Transmission & Distribution Phase 4 and Water Improvements Project, San Francisco Public Utilities Commission, San Francisco, California, 2024–2025

Lead Archaeologist. Lindsley served as lead archaeologist for a project to improve and modernize potable water mains and emergency water systems within San Francisco. She oversaw CEQA compliance in the treatment of cultural resources and the drafting and implementation of an archaeological monitoring plan in an urban area with known buried historic and precolonial resources.

Cathodic Protection at Various Locations, Phase II Project, San Francisco Public Utilities Commission, Alameda, Santa Clara, and San Mateo Counties, California, 2024–2025 Lead Archaeologist. Lindsley served as lead archaeologist for a project to install cathodic protection to existing potable water transportation at 11 discreet sites. She oversaw CEQA compliance in the treatment of cultural resources, including archaeological studies, archaeological monitoring, and drafting an archaeological monitoring results report.

### Madera Station Full Build High-Speed Rail Station Full Build Project Phase 3 Project, San Joaquin Joint Powers Authority, Madera County, California, 2024

Lead Archaeologist. Lindsley served as lead archaeologist on a project to improve access to passenger rail services within Madera County and the San Joaquin Valley region with project elements including construction of a new bridge, platform construction, and parking expansion. She oversaw CEQA and NEPA compliance in the treatment of cultural resources, including drafting an ASR and EIR.

State Route 239 Initial Construction Phase, Caltrans, Contra Costa County, California, 2024 Field Director. Lindsley served as field director during a Phase I survey. She coordinated site access in a rural community while leading a survey crew with various levels of field experience. Lindsley updated site record DPR forms (Caltrans District 4).

Sanitary Sewer Collection System Rehabilitation, City of Monterey, California, 2017–2024 Field Archaeologist and Field Director. Lindsley served on a series of projects to repair and upgrade underground sewer lines in Monterey. She worked on the excavation, identification, and recording of archaeological features, including the recovery of two human burials, under the supervision of the Ohlone/Costanoan-Esselen Nation and the Esselen Tribe of Monterey County.

# Santa Clara University Capital Improvements Projects, Santa Clara University, Santa Clara County, California, 2014–2024

Senior Consultant. Archaeology. Lindsley served as lab director, project manager, principal investigator, osteologist, and archaeologist for diverse improvement projects on the SCU campus requiring CEQA compliance. Field, lab, and reporting tasks included monitoring, phase I, II, and full data recovery phase III mitigation of precolonial and historic-era resources including a precolonial burial complex and habitation site, mission complex, Indian Rancheria land grant, and American Period neighborhood and industrial elements.

### Cultural Resource Desktop Review for the Spartan Keyes Park Project, Santa Clara County, California, 2023

Project Manager and Principal Investigator. Lindsley drafted and delivered a cultural resources desktop review for proposed development at the Spartan Keyes Park located at South Third Street and Keyes Street within the Guadalupe/Washington Conservation Area in San José, California. Provided review of existing literature and a comprehensive report detailing potential project impacts to historical resources. Project operated within a CEQA regulatory framework.

# Sunol Long Term Improvements Project, San Francisco Public Utilities Commission, Alameda County, California, 2017–2022

Field Archaeologist, Laboratory Director, and Faunal Analyst. Lindsley supported a project to improve the existing Sunol Corporation Yard and develop the Alameda Creek Watershed Center interpretive center in vicinity of the Sunol Water Temple. Field, lab and reporting tasks included phase III mitigation for Mexican and American Period assemblages recovered during exploratory trenching.





Years of Experience
Professional start date:
08/2016
ICF start date:
04/2024

- MA, Anthropology, University of Nevada, Reno, 2024
- BA, Anthropology, University of California Santa Cruz, 2020

Peter has extensive experience in archaeology and heritage management throughout California.

### Peter Banke, MA. Senior Archaeologist

#### **RELEVANT EXPERIENCE**

Peter has over eight years of experience in archaeology and cultural resource management and has worked on projects throughout California and Nevada. His responsibilities have included coordinating project timelines, resources, and schedules, representing the organization in on-site meetings, and fostering strong relationships with project stakeholders. Peter is experienced in complex fieldwork operations and ensuring regulatory compliance with Section 106 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA), as well as NAGPRA, AB275, and AB52.

#### **PROJECT EXPERIENCE**

**Cultural Resources and Heritage Management** 

Class II Inventory of Wild Horse and Burro Off-Range Pasture: Pioneer Ranch, LLC Proposed Expansion of the Hepler Wild Horse and Burro Off-Range Pasture Contract – Bureau of Land Management (BLM), Bourbon County, Kansas 10/2024–12/2024

Report Contributor. Conducted background, ethnographic and archaeological research for project and coordinated with the Principal Investigator. Authored the following sections of the Class II inventory: Project Setting, Field Methods, Results and Summary. Report was submitted to BLM New Mexico State Office and Oklahoma Field Office supporting compliance with Section 106 of the NHPA.

Class II Inventory of Wild Horse and Burro Off-Range
Pasture: 4G Cattle Co. Proposed Expansion of the
Ringling Wild Horse and Burro Off-Range Pasture
Contract, Jefferson County, Oklahoma 10/2024-12/2024
Report Contributor. Conducted background, ethnographic
and archaeological research for this project and
coordinated with the Principal Investigator. Authored the
following sections of the Class II inventory: Project Setting,
Field Methods, Results and Summary. Report was
submitted to BLM New Mexico State Office and Oklahoma



Field Office supporting compliance with Section 106 of the NHPA.

# Class II Inventory of Wild Horse and Burro Off-Range Pasture: Rafter G Livestock, Inc. Proposed Expansion of the Atlee Wild Horse and Burro Off-Range Pasture Contract, Jefferson County, Oklahoma 10/2024-12/2024

Report Contributor. Conducted background, ethnographic and archaeological research for this project and coordinated with the Principal Investigator. Authored the following sections of the Class II inventory: Project Setting, Field Methods, Results and Summary. Report was submitted to BLM New Mexico State Office and Oklahoma Field Office supporting compliance with Section 106 of the NHPA.

# Emergency Phase III Data Recovery at CA-MNT-185/California Department of Transit, State Route 1, Monterey, California, 10/2023-03/2024

Tribal Cultural Resources Project Manager. Facilitated communication between the Esselen Tribe of Monterey County, Caltrans, and the Far Western Anthropological Research Group, Inc. This ensured a collaborative approach to the project and fostered a shared understanding of the goals and objectives.

## Channel Islands National Park Backcountry Wilderness Management Plan — Channel Islands National Park, Ventura, CA, 05/2021–04/2024

Field Director. The project was a collaboration between the National Park Service (NPS) and the University of Nevada, Reno. The aim was to provide baseline data for archaeological resources at Channel Islands National Park in targeted, backcountry areas vulnerable to environmental and visitor impacts. Roles included: Hiring field crew and Tribal collaborators, arranging travel and lodging accommodations, leading survey crews and preparing and updating more than 150 Site Records. This work included the identification and recordation of 80 previously unrecorded archaeological sites on the Isthmus of Santa Cruz Island, CA

#### Harbor Terraces - RTA Harbor Terrace, LLC., Avila, CA, 03/2021-09/2021

Lithic Analyst. Conducted lithic analysis for the Harbor Terrace project This involved detailed examination and classification of thousands of stone tools and debitage, contributing to a report chapter, and presentations at the Society for California Archaeology annual meeting in 2022. Lead Agency: San Luis Obispo Port Authority.

# Edwards Sanborn Solar Storage Facility—Terra-Gen and Mortenson., Kern County, CA, 01/2020–08/2021

Archaeological Technician. Engaged construction monitoring and pedestrian reconnaissance. This study was completed to support compliance with Section 106 of the NHPA.

#### Strauss Wind Energy Project—BayWa R.E., Lompoc, CA, 01/2020-08/2021

Archaeological Technician. Engaged in site testing, excavation, construction monitoring and pedestrian reconnaissance of multiple pre-colonial sites. Notable projects included data recovery and monitoring at CA-SBA-2756, CA-SBA-3840/41/43/49.

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Years of Experience
Professional start date:
07/2022
ICF start date:
09/2023

- BA, Anthropology, University of California, Davis 2022
- AA, Anthropology, Diablo Valley Community College, 2020

### Shelby Caulder Archaeologist

#### **RELEVANT EXPERIENCE**

Shelby Caulder is an archaeologist with 2 years of experience in Cultural Resource Management. She specializes in identifying and documenting historical and archaeological sites in the Bay Area and throughout California. Her fieldwork experience includes archaeological surveys, site recording, monitoring, and excavation. Shelby has experience developing cultural resource technical reports, Environmental Impact Reports, site evaluations, updating archaeological site records, and fulfilling general compliance work for projects pursuant to the California Environmental Quality Act and Section 106 of the National Historic Preservation Act.

#### **PROJECT EXPERIENCE**

#### UC Berkeley Clean Energy Campus Utility Improvement Project, Ongoing

Archaeologist. Shelby is responsible for producing an Environmental Impact Report (EIR) Addendum for the 2021 Long Range Development Plan (LRDP) EIR for UC Berkeley.

#### Rosemary Solar Project and PG&E Helm to Crescent Reconductoring Project, Ongoing

Archaeologist. Shelby is responsible for conducting and leading a pedestrian archaeological survey. She documented the survey and research results, and threshold of significant results in a cultural report.

#### Madera High Speed Rail Station Phase 3 Project, Ongoing

Archaeologist. Shelby conducted an intensive archaeological survey for the Madera HSR Station Phase 3 Project. She produced an Archaeological Survey Report and Environmental Impact Report for the Project.

#### Middle Mile Broadband SF to Eureka, Arcadian, California, Ongoing

Archaeologist. Shelby is responsible for conducting a pedestrian archaeological survey, archaeological monitoring, and assist in writing the cultural resources studies in support of the Middle Mile Broadband Project from San Francisco to Eureka Project.

#### Del Puerto Canyon Reservoir, Woodard and Curran, Patterson, California, Ongoing

Archaeologist. Shelby led a pedestrian survey for the Del Puerto Canyon Reservoir Project. She assisted in drafting a memorandum for the four roadway alternative alignments. Shelby assisted in drafting the Section 106 cultural resources report, PRRDEIR, EIS, and the CEQA cultural resources report to include the new road alignment.

Cathodic Protection at Various Locations, Phase II Project, Alameda and San Mateo County 2024

Archaeologist. Shelby produced an Archaeological Monitoring Report for the Cathodic Protection project for the SFPUC documenting the results of monitoring at various archaeologically sensitive locations.



#### Caltrans District 4 Broadband Project, Caltrans District 4, 2024

Archaeologist. Shelby assisted in drafting an ESA and HPSR for two Caltrans District 4 locations (1Y460 and 1Y840).

Delta Diablo Secondary Process Improvement Project, Delta Diablo District, Antioch, California, 2024 Archaeologist. Shelby led a pedestrian survey, assisted in drafting a cultural resource technical report and ISM/ND for the Delta Diablo Secondary Process Improvement Project, located at the Districts Wastewater Treatment Plant. Ms. Caulder drafted Tribal Consultation letters for the Lead Agency to conduct AB 52 outreach.

Well Wagenet 5 Restoration Project, Lodi Gas Storage, LLC., Solano County, California, 2024
Archaeologist. Shelby completed a pedestrian survey, documentation of historical resources, and produced a memorandum report for the U.S Army Corps of Engineers (USACE), for Lodi Gas Storage LLC., Well Wagenet 5 Restoration Project.

#### Battery Energy Storage System, Leeward Renewable Energy, Byron, California, 2023-2024

Archaeologist. Shelby was responsible for conducting a pedestrian field survey. She was responsible for writing the cultural resource technical report in support of the Battery Energy Storage System Project, and the cultural resources chapter of the Application for Certification for the California Energy Commission.

#### Corby Bess, NextEra Energy Resource, Vacaville, California, 2023-2024

Archaeologist. Shelby conducted three pedestrian field surveys for the Corby BESS Project in Solano County. She was responsible for writing the cultural resource technical report in support of the Corby BESS Project.

#### Delta Conveyance Project, Stockton, California, 2023

Archaeologist. Shelby was responsible for conducting a pedestrian field survey in support of the Delta Conveyance Project.

#### Trimble Road SJCO4, Pacific Gas & Electric (PG&E), Fremont, California, 2023

On-Call Archaeologist (work conducted prior to employment with ICF).

Shelby conducted a pedestrian survey for PG&E reconductoring. She was responsible for identifying undocumented cultural resources and updating site records for previously recorded sites.

#### 555-585 Bryant Street, Strada Investment Group, San Francisco, California, 2023

On-Call Archaeologist (work conducted prior to employment with ICF).

Shelby was responsible for monitoring ground disturbance activities in support of the 555-585 Bryant Street Project.

#### Gas Transmission, Pacific gas and Electric (PG&E), California, 2022-2023

On-Call Archaeological Field Technician (work conducted prior to employment with ICF). Shelby was responsible for monitoring ground disturbing activities on PG&E Gas Transmission projects throughout the San Francisco Bay Area. She was responsible for recording archaeological and historical reources and completed daily Cultural Resources Monitoring logs.

#### **EMPLOYEMENT HISTORY**

ICF. Archaeologist. 2023–Present Chronicle Heritage. Archaeologist. 2023. TRC Companies. Archaeologist. 2022–2023

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#### **Years of Experience**

Professional start date: 05/2018 ICF start date: 07/2021

#### **Education**

- MS, Historic Preservation, University of Pennsylvania, 2021
- BA, Architecture, University of Kentucky, 2018

#### Certifications

 Secretary of the Interior's Professional Qualification Standards for Architectural History

Nicole conducts cultural resources surveys and evaluations for various NHPA Section 106 and CEQA compliance projects across California.

### Nicole Felicetti, MS Architectural Historian

#### RELEVANT EXPERIENCE

Nicole Felicetti is an architectural historian with over five years of experience in regulatory compliance, cultural resources surveys, architectural history, and cultural resources management. As a part of ICF's Cultural Resources team, Nicole contributes to cultural resource evaluations through archival research, technical writing, and photography. Her professional and educational experience across history and architecture is rooted in a working knowledge of National Register of Historic Places (NRHP) eligibility criteria, California Department of Parks and Recreation (DPR) 523 documentation, and California Environmental Quality Act (CEQA) and National Historic Preservation Act (NHPA) Section 106 impacts analyses. She is proficient in Adobe Photoshop, Illustrator, and InDesign. Nicole contributes to various built environment deliverables for diverse state and private clients, including the City of San Francisco Department of Public Works, San Francisco Bay Area Rapid Transit, and Pacific Gas & Electric (PG&E).

#### **PROJECT EXPERIENCE**

NHPA Section 106 Compliance for U.S. Department of Housing and Urban Development (HUD)–Funded Undertakings—City of Los Angeles, Los Angeles, CA, 03/2024–Present

Architectural Historian. ICF conducts Section 106 reviews of affordable housing and community investment projects annually for various city agencies, including the Housing Department, the Community Investment for Families Department, the Bureau of Engineering, and others. Nicole completes historic property evaluations, including the preparation of DPR 523 documentation, conducts intensive research and cultural and archaeological record searches, and analyzes projects for potential adverse effects.

Better Market Street—City of San Francisco Department of Public Works, San Francisco, CA, 09/2021–06/2024 Architectural Historian. ICF contributed to a series of technical documents supporting environmental review under Section 106, NEPA, and CEQA for the Better Market Street project. Nicole provided supplementary support for



the Historic American Landscapes Survey (HALS) documentation team by assisting in the conditions assessment and historical report and authoring the HALS narrative. Nicole served as the primary author of the HALS narrative, assisted in photographic documentation, and designed an interpretative, educational booklet for publication. Nicole also coauthored the historic preservation treatment plan for the Embarcadero, Hallidie, and UN Plazas, including contextualizing plaza histories, assessing character-defining features, and recommending treatments for preservation and rehabilitation.

# Stanford Auxiliary Libraries 1 and 2 Building Historical Evaluations, Center for Educational Research (CERAS) and Crown Quadrangle Historical Evaluation—Stanford University, Palo Alto, CA, 12/2022–03/2024

Architectural Historian. ICF conducted an intensive evaluation of multiple buildings through the completion of DPR 523 series form sets. Nicole contributed to the site survey and drafted historic contexts for campus development, Spanish colonial revival architecture, and Birge Clark. Nicole was the primary author of two of the historical assessments, CERAS and the Crown Quadrangle, designed by Skidmore, Owings, & Merrill prior to 1975. Nicole authored two California DPR 523 form sets, including evaluating the buildings for listing in the NRHP and California Register of Historical Resources (CRHR) as individual resources and potential contributing features of a historic district.

# West Portal Elementary School—San Francisco Unified School District (SFUSD), San Francisco, CA, 07/2023–10/2023

Architectural Historian. SFUSD proposed to demolish eight temporary portable classroom units and construct two new buildings on the 2.8-acre campus project site. ICF evaluated the campus buildings for historic and architectural significance to analyze whether the campus was a historical resource for the purposes of CEQA. In coordination with vibration and noise specialists, ICF also completed a project impacts analysis for the NRHP-designated Twin Peaks Tunnel. Nicole conducted archival research within the San Francisco Public Library system, authored the NRHP and CEQA evaluation, and coauthored the technical report.

## San Francisco Bay Area Regional Transit (BART) Systemwide Evaluation—Bay Area Rapid Transit (BART), San Francisco, CA, 09/2021–07/2022

Architectural Historian. ICF was scoped to prepare 10 DPR 523 forms to evaluate various properties in the BART system for NRHP and CRHR eligibility. Nicole conducted fieldwork in documentation and photography for multiple BART station interiors and exteriors throughout the Bay Area and researched and composed a California DPR 523 form for the Montgomery Station.

#### **EMPLOYMENT HISTORY**

The Woodlands. Historic Site Graduate Assistant. 09/2019–06/2021. Luckett & Farley. Architectural Designer. 05/2018–07/2019.





#### **Years of Experience**

Professional start date: 09/1999

ICF start date: 03/2020

#### **Education**

MS, Historic Preservation, University of Pennsylvania, 2001

BA, Classical Archaeology and Anthropology, University of Michigan, 1998

Compliance with cultural resources regulations within the federal, state, and local contexts

#### CHRISTINE CRUIESS

### **Senior Historic Preservation Specialist**

#### **RELEVANT EXPERIENCE**

Christine Cruiess is a senior architectural historian with 23 years of experience based in both architectural conservation and regulatory compliance. With expertise founded in historic building materials and technologies, as well as environmental planning, Christine brings a unique perspective to her analysis of the built environment for a wide variety of clients. In the past decade, Christine has developed an expertise in the analysis of rural and agricultural landscapes, including farms, ranches, transportation features, and water conveyance systems.

Christine has completed complex Section 106 projects for several federal agencies throughout California and the Mid-Atlantic states. With a strong understanding of the federal regulations and excellent working relationships with agency staff, her reports are approved with minimal agency comment.

#### **PROJECT EXPERIENCE**

Pacific Gas and Electric Multiple Property Documentation Form for Historic-Era Energy Infrastructure—Multiple Counties, California, 1/2022 – current

Senior Architectural Historian. Creating a document for streamlining consultation with the State Historic Preservation Officer, ICF and PG&E determined that a programmatic determination of eligibility is a key step in reducing the regulatory compliance burden on individual projects. Using the previously prepared Historic-Era Energy Infrastructure Management Plan as the historic context, ICF is currently preparing a multiple property documentation form (MPDF) promulgated by the National Park Service – and used for similar purposes by other utilities such as the Bonneville Power Authority – is the appropriate format for repackaging the HEIMP into a document that can be used by OHP as the basis for a determination of eligibility. Christine is leading this effort with a team of authors.

State Route 239—Contra Costa and Alameda Counties, California, 12/2022 – current

**Senior Architectural Historian.** Contra Costa Transportation Authority in partnership with Contra Costa County and Caltrans is proposing the State Route 239 Project which will provide a



new, four-lane highway from State Route 4 at Marsh Creek Road in Contra Costa County to Interstate 580 in Alameda County. This new state route will ultimately improve the transportation network for an area that has few viable north-south roadway connections between East Contra Costa and the Central Valley and will be completed with a phased approach: an initial phase of construction (project) and the overall program. For the initial phase of construction, Christine is leading the preparation of the technical reports that will support compliance with Section 106 of the National Historic Preservation Act. Currently, Christine is leading the Historical Resources Evaluation Report and is providing technical oversight for the field survey, data management, National Register of Historic Places evaluations, and report production. To complete the survey and to manage the cultural resources data over the life of the project, the team is using ESRI's Survey123 to complete the field survey and to prepare the forms for evaluating prope7rties for National Register eligibility. To meet California Environmental Quality Act compliance, Christine will also complete the cultural resources section of the Environmental Impact Report for the initial phase of construction and the overall program.

#### High Speed Rail, San Francisco to San Jose Project Section, 07/2020 - current

**Senior Architectural Historian.** The High-Speed Rail Authority is proposing the San Francisco to San Jose project segment. Christine completed a Built Environment Treatment Plan for the project segment. The goal of the treatment plan is to provide detailed descriptions of treatment measures in order to avoid, minimize, or mitigate adverse effects on historic built resources within the project section.

# Bay Area Rapid Transit, Walnut Creek Station North Stairs Modernization Architectural Design Compatibility Technical Memorandum, 04/2020 – 05/2020

**Senior Architectural Historian.** Bay Area Rapid Transit is proposing a project to modernize the Walnut Creek Station. Christine prepared this memorandum in support of the design team's plan to develop the project in consideration of the Secretary of the Interior's Standards for Rehabilitation.

# Golden Gate Village Section 106 Support, Marin Housing Authority, Marin County, California, 12/2020-05/2023

Senior Architectural Historian. Christine managed Section 106 compliance for undertakings that may have impacts on Golden Gate Village, a National Register-listed historical resource. Christine managed the completion of Finding of Effect memoranda analyzing the potential effects of a variety of maintenance, upgrades, and alterations conducted on the property. Christine regularly cooperated and supported ICF's team, attended client-facing meetings, and worked with a variety of stakeholders to fulfill Section 106 requirements.

#### State Route 710 North Project Finding of Effect—Los Angeles County Metropolitan Transportation Authority (LACMTA), Los Angeles County, California, 08/2017 – 09/2018

Senior Architectural Historian. The Los Angeles County Metropolitan Transportation Authority, in cooperation with the California Department of Transportation District 7, proposed transportation improvements to improve mobility and relieve congestion in the SR-710 North Study area, which is broadly bound by SR-2 and I-5, 10, 210, and 605. While working at GPA Consulting, Christine completed the supplemental Historic Property Survey Report and Finding of Effect for four proposed design alternatives for a high-profile, and controversial project. Christine also provided technical peer-review support for the prime consultant's environmental documents and public meetings.

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Page J-4.564





Years of Experience
Professional start date: 01/2011
ICF start date: 01/2011

#### Education BA, Atmospheric Science, University of California Berkeley, 2009

#### Cory Matsui, BA

#### Senior Manager—Air Quality and Climate Change

Mr. Matsui is a senior manager and air quality, climate change, and noise specialist, with experience in environmental impact analysis in accordance with the California Environmental Quality Act. In his 14 years of experience in the field of environmental science, Mr. Matsui has analyzed a diverse suite of projects, including mixed-use infill development projects, rail and roadway projects, and infrastructure projects. He is a talented writer and excels at drafting compelling narratives. His skill set also includes emissions modeling, quantitative Excel-based assessments, report preparation, and noise monitoring surveys. Mr. Matsui's expertise includes point-, area-, and mobile-source air quality impact studies; greenhouse gas emissions inventory and reduction plan development; air quality conformity analyses; and air quality dispersion modeling. He has experience with standard air quality modeling software including EMFAC, AERMOD, CALRoads, and CALEEMOD, and with the Federal Highway Administration's Roadway Construction Noise Model and Traffic Noise Model, and standard noise protocols.

#### **Project Experience**

### Facebook Constitution Campus Expansion EIR and Addendum, Menlo Park, California

Mr. Matsui served as a technical expert for the air quality and noise analyses for the Facebook Constitution Campus Expansion Project Environmental Impact Report and EIR addendum. He conducted long-term and short-term noise measurements at the existing campus facility to evaluate the ambient noise levels, and quantified construction- and operational-related criteria pollutant and greenhouse gas emissions and evaluated the project's impact with respect to the Bay Area Air Quality Management District's guidelines.

### City of San Francisco Housing Element Update—San Francisco, CA

Mr. Matsui served as lead analyst for the analysis of environmental impacts in the air quality and GHG resource areas resulting from the update of the city's Housing Element. He used complex air quality modeling results and distilled them into a streamlined narrative, presenting the impacts of the Housing Element update in a reader-friendly and conclusive manner.

#### Parkline Development Project - Menlo Park, CA

Mr. Matsui is currently serving as the lead noise analyst for the Parkline development project, which is a proposed research and development campus and a residential development with up to 550 new units. He conducted modeling to evaluate the project's construction-, operational-, and traffic-related noise impacts and was the author of the noise resource area chapter of the Environmental



Impact Report. Mr. Matsui also oversaw and provided guidance to a team of field staff for the noise monitoring survey at the project site.

### Updates to the Quantifying GHG Mitigation Measures—Sacramento Metropolitan Air Quality Management District, Sacramento, CA

Mr. Matsui served as lead analyst in the effort to update the California Air Pollution Control Officers Association's (CAPCOA's) *Quantifying Greenhouse Gas Mitigation Measures* handbook and expand the GHG reduction measures to reflect latest methodologies and best practices. He led and guided other analysts to perform a technically sound update of one of the most respected GHG reduction measure guidance documents.

#### Mission Bay School Project - San Francisco Unified School District, CA

Mr. Matsui was the lead analyst and author of an air quality-specific technical study to determine the suitability of Mission Bay Block 14 as the future location of a new SFUSD school. Mr. Matsui led a comprehensive analysis of the existing pollution sources in the Mission Bay area, which led to the conclusion that health risks in the area would not exceed applicable thresholds for students or teachers. He was also the lead author of the air quality and greenhouse gas sections of the environmental document for the project, which was successfully adopted by the SFUSD Board.

#### Sites Reservoir Project, Sacramento Valley, CA

Mr. Matsui's role on the Sites Reservoir Project involved leading the air quality and greenhouse gas analysis and providing guidance to a team of more than five air quality specialists. He oversaw a comprehensive quality assurance process of the modeling efforts and was the primary author of the Revised Draft Environment Report/Supplemental Draft Environmental Impact Statement. He also served as an expert witness at the State Water Resources Control Board water rights hearing for the project and testified to the project's accuracy and thoroughness of the GHG emissions analysis.

#### Station East Residential/Mixed-Use Project - City of Union City, CA

Mr. Matsui was the senior air quality and greenhouse gas reviewer and lead noise analyst for a large mixed-used development project in Union City. He provided expert air quality oversight on the air quality analysis and comprehensively addressed comments from the public. He also led a noise monitoring survey and thoroughly evaluated noise impacts from project construction and operations. The project is a residential and commercial development in Union City, in close proximity to the BART station, and would provide much-needed housing units in a transit rich area.

#### 220 Park Road Development Initial Study - City of Burlingame, CA

Mr. Matsui was the lead air quality analyst for an office and retail development in the former post-office building in downtown Burlingame. He efficiently modelled the project's construction and operational emissions in accordance with Bay Area Air Quality Management District guidelines, and quantified the health risks for people living near the project site.

#### 300 Piedmont Avenue Project - San Bruno, CA

Mr. Matsui served as an advisor and senior reviewer for the air quality and greenhouse gas resource areas. He has provided expert air quality and GHG oversight to technical staff to develop the Environmental Impact Report chapters. The project is in San Bruno and is comprised of a 155-home residential development and open space and recreational uses.





#### **Years of Experience**

Professional start date: 01/2016

ICF start date: 09/2021

#### **Education**

- MCRP, City and Regional Planning, California Polytechnic State University San Luis Obispo, 2018
- BA, History and Geography & Planning, California State University Chico, 2015

Jacqueline has performed several construction and operational modeling analyses for projects in the Bay Area region including projects in the City of South San Francisco and Menlo Park.

# Jacqueline Mansoor Air Quality and Climate Change Specialist

#### RELEVANT EXPERIENCE

Excelling in technical modeling and report preparation for air quality and greenhouse gas analyses, Jacqueline Mansoor has established herself as a proficient specialist in air quality and climate change. Jacqueline has performed several construction and operational modeling analyses for projects in the Bay Area region including projects in the City of South San Francisco and Menlo Park.

#### **PROJECT EXPERIENCE**

Air Quality and Climate Change

# Infinite 101 and 131, US Terminal Court Owner LLC, City of South Francisco, CA, 06/2023–Present

Air Quality and Climate Change Specialist. Jacqueline prepared the air quality and greenhouse gas EIR sections for this research-and-development office project. She has conducted emissions modeling with the 2022 California Emissions Estimator Model (CalEEMod) to evaluate the significance of the project's construction and operational emissions. The document sections have been prepared in accordance with the methods recommended in the air quality impact assessment guidelines of the Bay Area Air Quality Management District (BAAQMD).

## 1125 & 1075 O'Brien Drive, CS Bio, City of Menlo Park, CA, 2023

Air Quality and Climate Change Specialist. Jacqueline was responsible for drafting the air quality and greenhouse gas sections of the Environmental Impact Report (EIR) for this research-and-development office project. She utilized the 2022 California Emissions Estimator Model (CalEEMod) to analyze the project's construction and operational emissions. The sections were developed in line with the Bay Area Air Quality Management District (BAAQMD) guidelines for air quality impact assessments.

SR 1 Auxiliary Lane Project from Freedom Boulevard to State Park Drive, California Department of Transportation, Santa Cruz County, CA, 2023



Air Quality and Climate Change Specialist. Jacqueline prepared the climate change section for this auxiliary lane project in Santa Cruz County. The analysis used Caltrans Climate Change Annotated Outline Capacity Increasing document and other resources.

East Roseville Parkway Expansion Project, City of Roseville, Roseville, CA, 2022

Air Quality and Climate Change Specialist. Jacqueline prepared the air quality and GHG EIR sections for this project which aims to expand Roseville Parkway. The analysis quantified construction emissions using SMAQMD's Road Construction Emissions Model and other resources.

#### Notre Dame Boulevard Bridge Project, City of Chico, Chico, CA, 2022

Air Quality and Climate Change Specialist. Jacqueline prepared the air quality and GHG EIR sections for this project which aims to realign and construct a bridge over Little Chico Creek. The analysis required the use of SMAQMD's Road Construction Emissions Model and other resources.

**Tuolumne River Bridge Project, Tuolumne County, Tuolumne County, CA, 2022**Air Quality and Climate Change Specialist. Jacqueline prepared the air quality and GHG EIR sections for this project which aims to realign and construct a bridge over the Tuolumne River. The analysis required the use of SMAQMD's Road Construction Emissions Model and other resources.

# Merced Station Extension High-Speed Rail Relocation, California High-Speed Rail Authority, Merced, CA, 2022

Air Quality and Climate Change Specialist. Jacqueline prepared the air quality and GHG EIR sections for this project which aims to conduct an environmental reexamination of proposed changes to the Merced to Fresno section of the approved project for California High-Speed Rail Authority review. Jacqueline quantified the construction and operational emissions using CalEEMod and other resources.

#### **RECOGNITION AND COMMENDATIONS**

Awards

Robert and Bobbé Christopherson Geosystems Award in Climate Change, 2015

#### **EMPLOYMENT HISTORY**

San Luis Obispo Air Pollution Control District. Air Quality Specialist. 2017–2021 Green DOT Transportation Solutions. Planning Assistant. 03/2016–09/2016 Sacramento Area Council of Governments. Planning Assistant. 01/2016–03/2016

Confidential/Proprietary
Page J-4.568





Years of Experience
Professional start date: 11/2014
ICF start date: 11/2014

MS, Atmospheric Sciences, University of California, Davis, 2014

BS, Atmospheric Sciences (minor in Mathematics), University of Washington, Seattle, 2009

Certifications/Registrations None.

# Professional Affiliations Association of Environmental Professionals (2015 – present)

### Darrin Trageser, MS

#### **Air Quality and Climate Change Specialist**

Darrin Trageser is an air quality and climate change specialist with experience in preparing criteria pollutant and greenhouse gas (GHG) inventories for both public and private sector projects. He focuses on technical modeling and report preparation in support of California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and recent GHG legislation. Darrin's expertise includes point-, area-, and mobile-source air quality impact studies; air quality dispersion modeling and health risk assessments; health impact studies; GHG emissions inventories; and climate action plan development. He has served as the technical lead for numerous air quality and climate change analyses throughout California. Prior project work provides a solid background for understanding and evaluating air quality, climate change, and energy impacts from projects.

#### **Project Experience**

### Stevens Creek Boulevard Residential AQTR—City of Cupertino, California, 08/2024 – Ongoing

Senior Air Quality, Climate Change, and Noise Analyst. Darrin is modeled construction and operational criteria pollutant and GHG emissions associated with the project. Darrin is conducting the construction health risk assessment. Darrin is preparing the AQTR.

### Shops at Tanforan Shopping Center EIR—City of San Bruno, California, 02/2024 – Ongoing

Senior Air Quality, Climate Change, and Noise Analyst. Darrin is assisting with modeling construction and operational criteria pollutant and GHG emissions associated with the project. Darrin is conducting the construction and operational health risk assessment associated with the project. Darrin is assisting with preparing the draft and final air quality and GHG sections of the EIR.

### Infinite 101 EIR—City of South San Francisco, California, 02/2023 – 09/2023

Senior Air Quality, Climate Change, and Noise Analyst. Darrin assisted with modeling construction and operational criteria pollutant and GHG emissions associated with the project. Darrin assisted with preparing the draft and final air quality and GHG sections of the EIR.

### Infinite 131 Air Quality Technical Report and EIR—City of South San Francisco, California, 07/2023 – Ongoing

Senior Air Quality, Climate Change, and Noise Analyst. Darrin is assisting with modeling construction and operational criteria pollutant and GHG emissions associated with the project. Darrin is conducting the construction and operational health risk assessment associated with the project. Darrin is assisting with preparing the draft and final air quality technical report and air quality and GHG sections of the FIR

Parkline Master Plan Air Quality Technical Report and EIR—City of Menlo Park, California, 02/2023 – Ongoing



Senior Air Quality, Climate Change, and Noise Analyst. Darrin is peer reviewing the Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report. Darrin is preparing the draft and final air quality and GHG sections of the EIR.

#### 555 West Middlefield EIR—City of Mountain View, California, 08/2018 – 02/2022

Senior Air Quality, Climate Change, and Noise Analyst. Darrin modeled construction and operational criteria pollutant and GHG emissions associated with the project. Darrin conducted the construction health risk assessment associated with the project. Darrin prepared the draft and final air quality and GHG sections of the EIR. Darrin attended multiple public hearings for the project and assisted City staff with City Council and public questions related to the air quality section of the EIR.

#### 777 West Middlefield EIR—City of Mountain View, California, 06/2017 - 04/2019

Air Quality, Climate Change, and Noise Analyst. Darrin modeled construction and operational emissions associated with the project. Darrin conducted dispersion modeling and calculated health risks associated with the project. Darrin prepared the air quality, greenhouse gas, and energy sections of the EIR.

#### 1499 Bayshore Highway MND—City of Burlingame, 03/2018 - 09/2018

Air Quality, Climate Change, and Noise Analyst. Darrin modeled construction and operational emissions associated with the project. Darrin prepared the air quality, greenhouse gas, and energy sections of the MND.

### California High-Speed Rail, San Francisco to San Jose EIS/EIR—California High-Speed Rail Authority/HNTB, San Francisco to San Jose, California, 09/2018 – 02/2023

Senior Air Quality, Climate Change, and Noise Analyst. Darrin is modeling construction and operational criteria pollutant and greenhouse gas emissions associated with the San Francisco to San Jose section of the project. He is assisting with the dispersion modeling and health risk assessments associated with the project. Darrin is assisting with the preparation of the draft air quality technical report.

### SR 237/US 101/Mathilda Interchange AQSR and EIR—Santa Clara Valley Transportation Authority, California, 2016

Air Quality, Climate Change, and Noise Analyst. Darrin modeled construction and operational emissions associated with the project. Darrin conducted carbon monoxide dispersion modeling for the project. Darrin prepared the air quality study report and the air quality and greenhouse gas sections of the EIR.

#### City Place EIR— Related Santa Clara LLC, California, 2015

Air Quality, Climate Change, and Noise Analyst. Darrin assisted with the preparation of the air quality and greenhouse gas sections of the EIR.

#### Santa Clara Data Center Building V6 MND—Vantage Data Center, California, 04/2016 - 09/2016

Air Quality, Climate Change, and Noise Analyst. Darrin assisted with the preparation of the mitigated negative declaration.

#### Santa Clara Data Center Building V5 MND—Vantage Data Center, California, 01/2016 – 06/2022

Air Quality, Climate Change, and Noise Analyst. Darrin assisted with the preparation of the mitigated negative declaration.

#### **Employment History**

ICF. Air Quality and Climate Change Specialist. Sacramento, California. 11/2014 – Present.



#### **Years of Experience**

Professional start date: 05/2010

ICF start date: 05/2015

#### Education

- MA, Environmental Studies, University of Southern California, 2011
- BA, Environmental Studies, University of Southern California, 2010. Presidential Scholar.

#### **Professional Development**

- Institute of Noise Control Engineering (INCE) Noise Fundamentals Exam. Passed 08/2019.
- Several CEQA Workshops, AEP

#### Languages

· Spanish: Conversational

### Elizabeth Scott Foley Senior Noise Manager

#### RELEVANT EXPERIENCE

Elizabeth is a senior noise manager and technical specialist with almost fifteen years of experience in the environmental sector, and almost thirteen years conducting noise and vibration technical analyses. She has experience with an array of noise modeling software programs (TNM®, CADNA, RCNM and SoundPLAN), and conducting traffic and construction noise monitoring with a variety of noise monitors. She also writes noise-specific proposals and has managed noise-only projects at ICF. Elizabeth's experience also includes database preparation and management, and report and manuscript writing.

#### PROJECT EXPERIENCE

#### Meta Willow Village—City of Menlo Park, CA, 06/2020 – 12/2022

Lead technical noise technical specialist and author for the noise section for this mixed-use development project in Menlo Park, which would include office space, housing, retail, and open space. Project analyses components including the assessment of construction noise and vibration, haul truck noise analysis, mechanical equipment and emergency generator testing noise analysis, and the assessment of noise from amplified music and project-related traffic increases.

#### Multiple Menlo Park Office and Commercial Projects— Commonwealth, 1350 Adams Court, 1075 O'Brien, 1125 O'Brien, City of Menlo Park, CA, 06/2020 – 12/2022

Lead noise technical specialist and section author responsible for the noise and vibration analyses for multiple development projects in the office and light industrial portions of the City of Menlo Park.

# Facebook Constitution Campus Expansion—City of Menlo Park, CA, 01/2016 – 08/2017

Elizabeth assisted in the preparation of the noise analysis for the Facebook Constitution Campus Expansion Project. This EIR analyzes the potential impacts of expanding the currently existing Facebook Campus. She conducted traffic noise and construction noise and vibration modeling for this development and determined noise abatement measures to help reduce potential impacts to less-than-significant levels.

#### 1300 El Camino Real Greenheart Infill EIR—City of Menlo Park, CA, 07/2015 – 08/2016

Elizabeth was responsible for the preparation of the Noise section of this EIR assessing mixed-use development located within the El Camino Real/Downtown Specific Plan area in the City of Menlo Park, California.

#### Tanforan Mall Redevelopment Project—San Bruno, CA, 05/2024—Present

Lead technical specialist and primary author for this redevelopment project at the Tanforan Mall, located in San Bruno, CA. Primarily analysis components include mechanical equipment noise, operational traffic noise, construction noise and vibration, and aircraft noise as experienced by future residences at this site (located near the SFO airport).

#### Infinite 131 Project—South San Francisco, CA, 06/2023-05/2024

Lead technical specialist and primary author responsible for preparing the Infinite 131 noise technical report for a research and development office park development to be located in South San Francisco. Elizabeth worked with other noise staff to evaluate the impacts of this development project on nearby sensitive uses and structures. Analysis components included construction noise and vibration, construction truck noise, operational traffic noise, mechanical equipment and emergency generator noise, parking garage noise, and daycare outdoor play area noise.

#### Southline Specific Plan—City of South San Francisco, CA, 04/2020 – 05/2022

Lead technical specialist and author responsible for preparing the noise analysis for the Southline Specific Plan in the City of South San Francisco. The Specific Plan that would redevelop a 26.5-acre industrial site in the City of South San Francisco adjacent to the San Bruno Bay Area Rapid Transit (BART) station with a transit-oriented office/research and development (R&D) campus with a maximum anticipated building area of 2.8 million square feet. Project analyses components including the assessment of construction noise and vibration during daytime and nighttime hours, haul truck and operational truck noise analyses, mechanical equipment and emergency generator testing noise, amplified music noise and traffic noise.

## 777 West Middlefield Road EIR and 555 West Middlefield Road EIR—City of Mountain View, California, 12-2017 – 02-2022

Lead noise technical specialist and section author responsible for all noise and vibration analyses and for writing up all methods, impact discussions and conclusions in the noise EIR section for these proposed residential developments located in Mountain View, California.

#### Bayhill Specific Plan EIR—City of San Bruno, California 03/2019 – 08/2021

Lead technical noise technical specialist and author for the noise section of the Specific Plan- and Project-level (Phase 1) EIR for a Specific Plan and Phase 1 for the 73-acre Bayhill Office Park, which is San Bruno's largest employment cluster, employing about one-third of the 15,000 employees in the City, including You-Tube, Walmart.com, Kaiser Permanente, Oracle, and others. Project analyses components including the assessment of construction noise and vibration, haul truck noise analysis, mechanical equipment and emergency generator testing noise analysis, and the assessment of noise from amplified music and project-related traffic increases.



#### **Years of Experience**

- Professional start date: 06/2021
- ICF start date: 06/2021

#### **Education**

- MS, Mechanical Engineering, Michigan Technological University, 2021
- BS, Audio Production and Technology, Michigan Technological University, 2020

#### **Certifications/Registrations**

- Genie Lift Certified
- Red Cross CRP and First Aid Certified

#### **Professional Development**

- InterNoise, 2021
- CEQA: A Step-by-Step Approach, UC Davis, 2021

### Noah Schumaker, MS Noise Analyst

#### RELEVANT EXPERIENCE

Noah is a noise analyst with ICF who has over 3 years of experience modeling construction, traffic, and mechanical equipment noise as well as construction vibration. He has also conducted field monitoring efforts with a variety of sound level meters. In addition, Noah has an MS in mechanical engineering with a focus on noise and vibration. Noah's experience also includes Multi-Input-Multi-Output (MIMO) modal vibration testing and analysis, operating deflection shape analysis, digital signal processing, and various laboratory setting noise tests.

#### PROJECT EXPERIENCE

Parkline Master Plan—Menlo Park, CA, 01/2023—8/2023

Noise Analyst. The Parkline Master Plan project is a developmental planning document for the current SRI campus in Menlo Park. As part of the noise analysis, Noah planned and executed noise monitoring fieldwork within the vicinity of the project area.

Responsibilities included monitor location selection; equipment management, calibration, and operation; as well as record digitization. He also helped post-process the data and authored the existing noise environment section of the noise chapter.

Meta Willow Village—City of Menlo Park, CA, 06/2021 – 12/2022 Noise Analyst. Noah coauthored the noise section of the project-level EIR for Meta's newest campus. Project analysis components included traffic noise, construction noise and vibration, generator testing noise, mechanical equipment noise and potential effects to the project from aircraft noise. Additionally, Noah conducted longand short-term noise monitoring in the project vicinity.

Multiple Menlo Park Office and Commercial Projects— Commonwealth, 1350 Adams Court, 1075 O'Brien, 1125 O'Brien, City of Menlo Park, CA, 06/2021 – 12/2022

Noise Analyst. Noah worked as a noise technical specialist and section coauthor for the noise and vibration analyses for multiple development projects in the office and light industrial portions of the City of Menlo Park. As a field assistant, he was responsible for conducting long- and short-term noise monitoring for these four projects.

San Mateo County Community College Addendum—San Mateo County, CA, 05/2024—09/2024 Noise Analyst. As part of an addendum to the 2015 Facilities Master Plan Amendment EIR for San Mateo County Community college, Noah planned and conducted long-term noise monitoring in the vicinity of the proposed project site. He was also responsible for post-processing all field data and drafting a write up discussing the existing noise environment for a noise technical memorandum. Noah also modeled construction noise and vibration, and traffic noise as part of the memorandum.

### San Francisco Public Utilities Commission Crystal Springs Pipeline 2—San Mateo County, CA, 05/2024—07/2024

*Noise Analyst.* Noah assisted with construction noise and vibration modeling and ISMND set up. He also planned and lead long- and short-term noise monitoring in the vicinity of the proposed project site to collect ambient noise data.

#### Infinite 131 Project—South San Francisco, CA, 06/2023–05/2024

Noise Analyst. The Infinite 131 project is a research and development office park development to be located in South San Francisco. For this project, Noah was responsible for planning and leading field efforts to collect long- and short-term noise monitoring for this project. Responsibilities included monitor location selection; equipment management, calibration, and operation; record digitization; and authoring the existing conditions section of the noise chapter for the noise technical report which was used to inform the EIR. Noah was also responsible for coauthoring a noise technical report; analysis topics included construction noise and vibration, construction truck noise, operational traffic noise, mechanical equipment and emergency generator noise, parking garage noise, daycare outdoor play area noise, and airport noise.

#### Mission Point, Kylli—City of Santa Clara, CA, 09/2022 – 04/2023

*Noise Analyst.* Noah's contribution to Mission Point consisted of planning and leading field efforts to collect long- and short-term noise monitoring for this project. Responsibilities included monitor location selection; equipment management, calibration, and operation; record digitization; and authoring the existing conditions section of the noise chapter for the environmental impact report (EIR).

#### 959 El Camino Real—City of Millbrae, CA, 09/2021 – 01/2022

Noise Analyst. The 959 El Camino Real project was a proposed mixed-use development in the city of Millbrae. As a noise analyst, Noah was responsible for leading fieldwork efforts to collect short- and long-term ambient noise measurements. Responsibilities included monitor location selection; equipment management, calibration, and operation; and record digitization. Noah also worked on noise analysis components such as the analysis of construction noise and vibration as well as operational noise for the project-level EIR.

#### Milpitas Metro Plan—City of Milpitas, CA, 09/2021 – 01/2022

Noise Analyst. Noah was responsible for leading fieldwork effort to conduct long- and short-term noise monitoring for the Milpitas Metro Plan project. The Metro Plan was an update to the transit area specific plan (TASP) adopted in 2008 for the approximately 437-acre area surrounding the Milpitas Transit Center, which includes regional bus and light rail service as well as a new connection to the Bay Area Rapid Transit system. Responsibilities included monitor location selection; equipment management, calibration, and operation; as well as record digitization.





Years of Experience
Professional start date:
06/2017
ICF start date:
11/2020

- MS, Natural Resource Stewardship, Colorado State University, 2019
- BS., Environmental Science and Management, University of California Davis, 2017

# Zachary Cornejo Senior Environmental Planner

#### **RELEVANT EXPERIENCE**

Zachary Cornejo is a senior environmental planner with more than 7 years of experience working on a range of habitat conservation plans, development, public works, and transportation projects. He has experience preparing environmental documentation and technical studies in compliance with California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), and the National Transportation Act of 1966 (Section 4(f) process). Zachary's experience includes all aspects of project management, including environmental documentation, technical study preparation, subcontractor oversight, managing project budgets and schedules, and coordination with federal, state, local agencies.

#### **PROJECT EXPERIENCE**

San Francisco Housing Element Update EIR – San Francisco Planning Department, San Francisco, California, 2021 – 2023.

Environmental Planner. The San Francisco Planning Department is proposing to update the housing element of the San Francisco General Plan. The EIR evaluates the impacts that could result from adoption and implementation of the San Francisco Housing Element 2022 Update, which is an update to the adopted 2014 Housing Element of the general plan. Zachary serves as the primary author of the public services, parks and recreation, wildfire, minerals, and agricultural sections of the EIR.

San Rafael Transit Center Project — Golden Gate Bridge, Highway, and Transportation District, San Rafael, CA, 2020 – 2024.

Environmental Planner. Zachary served as the primary author of the Transportation and Aesthetics/Visual Impacts sections of the project EIR. This project plans to construct a new transit center in the downtown portion of the City of San Rafael to address existing operational deficiencies and provide a safe and appealing center for public transit. The project is high profile and located within an urban environment result in complex environmental constraints pertaining to community impacts, noise impacts, traffic impacts, and aesthetic/visual impacts.



#### Mendocino Forest Products Biogas Plant Project – Ukiah, California, 2024 - Present

**Environmental Planner.** Zachary is preparing a critical issues analysis to construct a hydrogen gas production facility on an existing sawmill property, north of Ukiah, California. The proposed facility would help reduce and reuse waste products produced by the existing sawmill facility and produce a fuel source that is currently difficult to obtain within the region. The proposed project would be constructed on 15 acres of currently vacant land located directly adjacent to the existing sawmill facilities. Issues associated with this project include impacts to waters of the US, noise environment, air quality, and land use conflicts. Zachary has drafted the critical issues analysis and is assisting with project coordination.

#### Corby Battery Energy Storage System —City of Vacaville, California, 2021 – 2022

Environmental Planner. ICF is preparing a critical issues analysis to construct a new battery energy storage system (BESS) facility in the northeast portion of the City of Vacaville. The BESS facility would help the state secure its electrical utility systems during the summer and fall season in accordance with Governor Newson's emergency mandate in February 2021. The proposed project would construct approximately 60 acres of new BESS facilities to capture unused electricity produced during high generation periods for use during low generation periods. Issues associated with this project include impacts to waters of the US, noise environment, visual resources, and land use conflicts. Zachary has drafted the critical issues analysis and is assisting with project coordination.

#### Vision Zero School Safety Project — City of Sacramento, Sacramento, CA, 2023 - Present.

**Project Manager.** Zachary coordinates with consultant teams and City staff to assess environmental sensitivity and projected requirements for the project. Zachary's role is to lead the ICF team through the preparation of a Caltrans Preliminary Environmental Study, Phase I Initial Study Assessment, and CE/CE environmental clearance document for the project. Specifically, Zachary manages schedule, budget, and contracting needs for the ICF's team and coordinates contracting with the engineering teaming partners. This project plans to construct roadway design system to improve safe access in and around 7 schools sites within the City of Sacramento. Unique challenges presented by this project include a challenge project schedule and the large number of schools located across the City of Sacramento.

### East Bay Greenway Project — Alameda County Transportation Commission, Oakland, CA, 2020 – 2024.

**Project Manager.** Zachary coordinated with consultant and technical teams to ensure that the surveys and technical studies are prepared appropriately for the 17-mile-long project. Specifically, Zachary manages information and contracting needs for air, noise, biological, and cultural teams and coordinates contracting with the engineering teaming partners. This project plans to establish a bicycle and pedestrian greenway that extends from Lake Merit in Oakland California to the southern city limits of Hayward. The project's length and proximity to heavily developed urban areas provide unique challenges to design and environmental analysis along the project corridor.

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Page J-4.576





#### **Years of Experience**

- Professional start date:
   7/2019
- ICF start date: 2019-2021, 10/2023-Present

#### **Education**

 BS, Environmental Policy Analysis & Planning, University of California Davis, 2019

# Pauline Fadakaran Senior Environmental Planner

#### **RELEVANT EXPERIENCE**

Pauline Fadakaran is an environmental planner with more than four years of experience working on a range of public infrastructure projects. She has an extensive background in preparing environmental documentation and technical studies in compliance with California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Pauline's background includes all aspects of project coordination, including document and technical study preparation, budget and schedule management, subcontractor oversight, and coordination with federal, state, and local agencies. Prior to working at ICF, Pauline worked as an environmental planner at Caltrans for over two years.

#### PROJECT EXPERIENCE

California Hospital Tower EIR— UC Davis Health, Sacramento, California, 8/2020–04/2021

**Project Coordinator.** Pauline supported project coordination with the client and supported the environmental document (EIR) through writing generalist sections. The EIR was to analyse a new 14-story hospital tower on the UC Davis Sacramento campus.

Zinfandel Student Housing Project— Sonoma State University, Sonoma, California, 11/2019–07/2021

**Project Coordinator.** Pauline supported technical studies and writing of the environmental document. The project was an Initial Study and addendum to the Sonoma State University Master Plan EIR for a project to construct a replacement student housing complex, including the demolition of existing housing, children's center, and dining hall, and construction of up to 1,000 new student units.

Delta Conveyance Project, Department of Water Resources, Sacramento, California, 10/2019-04/2021, 10/2023-Present

**Senior Environmental Planner.** When previously employed at ICF, Pauline worked on general project coordination and editing technical sections for CEA/NEPA compliance. Pauline is currently supporting the Delta Conveyance project through QA/QC efforts for the FEIR/FEIS, specifically for the figures and tables. She is also updating and responding to public comments.

State Route 74 Lake Elsinore Median Buffer and Widen Shoulders, Caltrans District 8, Riverside County, California, 10/2022–09/2023

**Environmental Planner.** While employed at Caltrans, Pauline was responsible for managing the environmental review for the State Route (SR) 74 shoulder widening project. She was responsible for completing the final environmental document (ISMND), responding to

public comments, and coordinating with collaborating agencies. She continued the project in its PS&E (Plans, Specifications, & Estimates) Phase for future contruction. The project included removing a substantial amount of oak trees, but with coordinated efforts, the team was able to mitigate and replace the trees within the agency's right of way.

## Lucerne Valley: Construct 8 Foot Shoulder, Caltrans District 8, San Bernardino, California, 11/2022–09/2023

**Environmental Planner.** While employed at Caltrans, Pauline was responsible for overseeing environmental review for the SR-18 rehabilitation and shoulder construction project. She was responsible for writing the environmental document (ISMND), working with technical specialists on their studies, coordinating with federal/state agencies for permits, and supporting the Project Report (PR) for future construction work.

# Interstate 10/Jackson Street Interchange Project, Caltrans District 8, Indio, California, 07/2022–09/2023

**Environmental Planner**. While employed at Caltrans, Pauline was responsible for managing the I-10 interchange project (IS/EA) through its PS&E phase. Overseeing a consultant, the work included reviewing environmental document changes, mitigation strategies, and project plans & estimates. She also regularly attended project meeting with several local agencies for coordination and project approval.

# SR 1 Auxiliary Lanes State Park Drive to Bay Porter Street— Caltrans District 5, Santa Cruz County, California, 06/2020–04/2021

**Project Coordinator.** Pauline supported the drafting and supporting of the technical studies in the CEQA environmental document. EIR/EA for Caltrans District 5 and the Santa Cruz County Regional Transportation Commission to widen the highway, add bus-on-shoulder components, and construct a pedestrian overcrossing over Mar Vista Drive.





Years of Experience
Professional start date:
08/2004
ICF start date:
06/2015

- MS, Chemistry, University of Manitoba, 2003
- BS, Environmental Chemistry, University of Waterloo, 2001

### Katrina Sukola, MS Chemistry Hydrology and Water Quality

Katrina Sukola has experience in water and sediment quality, metal and nutrient analysis, and contaminant analysis in aquatic environments. She has managed and conducted fieldwork including river and coastal assessments such as the U.S. EPA's National Coastal Assessment, habitat assessments and restoration projects, and designed and coordinated environmental monitoring programs for surface water, stormwater, and aquatic invasive species. She is familiar with flood analysis and adaptation methods including sea level rise. She prepares a variety of documents including Environmental Impact Reports/Statements (EIRs/EISs), Initial Studies (ISs), Mitigated Negative Declarations (MNDs), and technical reports related to water resources, and experienced in environmental compliance pursuant to the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA). She is thoroughly familiar with water resource issues, water quality regulatory compliance, and experienced with review of permits such as wastewater, stormwater, National Pollutant Discharge Elimination System (NPDES), and municipal separate storm sewer system (MS4) permits.

#### **Project Experience**

# 1125 O'Brien Drive Initial Study—City of Menlo Park, CA, 02/2022 - 01/2023

Hydrology and Water Quality Lead. Katrina prepared the Hydrology and Water Quality section for the 1125 O'Brien Drive Initial Study. This project would construct a new 131,825 gross–square–foot, five–story building for research and development (R&D) uses as well as surface parking on two parcels. The Project includes office uses associated with the R&D uses, a 500–square–foot (sf) chemical storage area, and ground–floor commercial space. The exterior of the development lot would feature an entry plaza, a shuttle stop, bioretention areas, and two driveways from O'Brien Drive.

# Bayhill Specific Plan EIR— City of San Bruno, California, 3/2019 – 09/2021

Hydrology and Water Quality Lead Author. The Bayhill Specific Plan Area encompasses approximately 92.2 acres and made up of 17 large parcels. The Plan Area is part of a



20-year campus expansion plan to be developed in five phases. The project considers approximately 2.46 million square feet of new commercial and potentially residential development, with significant subterranean parking. Katrina authored the hydrology and water quality section of the EIR.

# Southline Specific Plan EIR—City of South San Francisco, South San Francisco, CA, 03/2020-07/2022

Hydrology and Water Quality Lead Author. Katrina prepared the EIR Hydrology and Water Quality section for a new Specific Plan for the 26-acre Southline Specific Plan Area. The proposed project would demolish all existing industrial uses on-site and construct seven office buildings, an amenities building, underground parking throughout the site, a parking structure, a new road connection, and approximately 369,000-square feet of open space. Development of the proposed project would be phased, including a Phase I. In total, the project is anticipated to have a maximum building area of 2.8 million-square feet.

#### Facebook Willow Village EIR—City of Menlo Park, CA, 05/2020 - 04/2022

Hydrology and Water Quality Lead Author. Katrina serves as task lead for surface water hydrology, groundwater resources, water quality, and flood impacts. This project would redevelop an approximately 59-acre industrial site, plus 2 parcels west of Willow Road, as a multiphase, mixed-use development. The project would construct new buildings, establish various open space areas, install infrastructure within a new Residential/Shopping District, Town Square District, and Campus District, alter two parcels to accommodate realignment of Hamilton Avenue, and construct an undercrossing to provide tram and pedestrian access to neighboring Facebook campuses. Primary issues include existing contaminated groundwater, increased flooding, and adaptation to sea level rise.

Commonwealth Building 3 Initial Study—City of Menlo Park, CA, 01/2018 - 01/2022 Hydrology and Water Quality Lead Author. Katrina prepared the Hydrology and Water Quality section for the Commonwealth Building 3 Initial Study. The Project is located within the existing Commonwealth Corporate Center property, along with 2 existing buildings. The Project would add a four-story office building (Building 3) and a four-story parking structure with 1,061 parking spaces to the Project site. The Project site is within the ConnectMenlo study area and is within the scope of the programmatic ConnectMenlo EIR. The Project site is in an area subject to future inundation as a result of sea-level rise, which was accounted for in the building design.

555 & 777 West Middlefield EIRs—City of Mountain View, California, 12/2017 – 10/2021 Hydrology and Water Quality Lead Author. The 555 West Middlefield Project includes retaining the 402 existing multi-family residential units and the construction of 348 new residential units in 2 separate buildings on 7 acres of existing surface parking lot. The 777 West Middlefield Project includes the demolition of the existing on–site buildings and construction of up to 716 new residential units in 3 buildings with subterranean parking.

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Page J-4.580





Years of Experience
Professional start date:
10/2001
ICF start date:
07/2004

 BS, Engineering Technology, Environmental Technology; California State University, Long Beach, 2003

#### **Certifications/Registrations**

 40-Hour HAZWOPER Training

#### **Mario Barrera**

# Senior Environmental Planner/Senior Technical Specialist

#### RELEVANT EXPERIENCE

Mario Barrera has more than 20 years of experience in the environmental consulting field, including functioning as a California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA) and State Environmental Policy Act (SEPA) hazardous material and geology technical lead for the preparation of environmental documentation for a variety of projects including aviation, transportation, residential and commercial redevelopment, and large solar projects. Mr. Barrera has also participated as a technical lead in routing and siting studies for highspeed rail and other transportation projects within southern California. He has experience in Underground Storage Tank (UST) remediation system (soil vapor and groundwater) management, including associated permitting, sampling and reporting, groundwater well installation oversight and field data management. Mario has prepared Phase I and Phase II Environmental Site Assessments, Initial Site Assessments and Soil Management Plans for a variety of projects within northern and southern California, Oklahoma and Wyoming. Mario has experience in hazardous materials construction monitoring, transportation agency sustainability and stormwater and industrial waste permitting. Mario also has experience managing projects.

#### **PROJECT EXPERIENCE**

Parkline Project EIR—City of Menlo Park, CA, 3/2023 – 08/2024

#### Senior Technical Lead/Senior Technical

Reviewer/Author. Provided support to ICF's project manager on the project. Responsibilities included analyzing a variety of environmental data associated with the project site, including a Phase I Environmental Site Assessment report, a Site Assessment Report, and a Limited Hazardous Materials Survey. His responsibilities included the preparation of complex Hazards and Hazardous Materials CEQA EIR section. The EIR document was prepared to analyze potentially significant environmental effects associated with SRI International's 63.2-acre research



campus located along Ravenswood Avenue in Menlo Park. The project goal was to provide the City of Menlo Park with appropriate technical environmental information prior to redevelopment. In addition, Mario conducted a technical peer review of the Site Assessment Report prepared for the project.

The Hub Plan 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District EIR—County of San Francisco, California, 01/2018 – 3/2018 Senior Technical Lead/Author. Mario provided support to ICF's project manager on the project. His responsibilities included analyzing environmental and historical land use information found in various technical documents along with the preparation of a Hazards and Hazardous Materials CEQA EIR section. The EIR document included a programmatic analysis of the Hub Plan area and a project-level analysis for three individual redevelopment projects contained within the Hub. The objectives of the Hub Plan were to encourage housing, create safer and more walkable streets as well as welcoming and active public spaces; increase transportation options and create a neighborhood with a range of uses and services to meet neighborhood needs.

# Station East Residential/Mixed Use Project EIR—City of Union City, California, October 2020 – January 2021

Senior Technical Lead/Author. Provided support to ICF's project manager on the project. Responsibilities included analyzing a variety of environmental data associated with the project site, including an All Appropriate Inquires Report and multiple Phase I and Phase II Environmental Assessment reports. His responsibilities included the preparation of a Hazards and Hazardous Materials CEQA EIR section. The EIR document was prepared to analyze potentially significant environmental effects associated with the Station East Residential/Mixed Use Project. The project goal was to provide the City of Union City with appropriate technical environmental information prior to redevelopment.

# Southline Specific Plan EIR—City of South San Francisco, California, January 2021 – June 2021

Senior Technical Lead/Author. Provided support to ICF's project manager on the project. Responsibilities included analyzing a variety of environmental data associated with the project site, including multiple Phase I and Phase II Environmental Site Assessment reports, Pre-Renovation Hazardous Materials Surveys, a Supplemental Site Assessment Report, and a Sludge Pond Soil Sampling Report. His responsibilities included the preparation of a Hazards and Hazardous Materials CEQA EIR section. The analysis included a program level evaluation under two scenarios, an office scenario and a life sciences scenario, and a project level analysis for development of the project's Phase 1. The project intended to develop a commercial campus with up to 2.8 million square feet, and infrastructure improvements, in addition to off-site transportation and circulation improvements. The project goal was to provide the City of South San Francisco with appropriate technical environmental information prior to redevelopment.

Confidential/Proprietary Page J-4.582





Years of Experience
Professional start date: 11/1999
ICF start date: 11/1999

MS, Interdisciplinary Studies (Geology, Biology, and Technical Communication), Boise State University, Idaho, 1997

BA, Geology, California State University, Sacramento, 1989

#### **Certifications/Registrations**

Editor in the Life Sciences (certified by the Board of Editors in the Life Sciences)

Danish Certificate in Language Proficiency

#### **Professional Affiliations**

Member, Board of Editors in the Life Sciences (BELS), certified 2003

Member, Society of Vertebrate Paleontology, 2022

#### Ellen B Unsworth, MS, ELS

Geology, Soils, Seismicity, Paleontology Specialist

Ellen Unsworth is a senior writer, task lead, and manager with more than 25 years of experience. As a writer, she works primarily on geology and paleontology sections for National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) documents and on Caltrans-specific documents required for transportation projects affecting paleontological resources.

#### **Project Experience**

Water and Wastewater

Delta Conveyance Project—California Department of Water Resources, Sacramento, California, 01/2021 – Present

**Author and Task Lead.** Ellen analyzed the impacts of project construction and operation on paleontological resources. Her analysis covered several counties and considered the depth and extent of excavation in relation to the paleontological sensitivity of the affected geologic units. Ellen was also the team lead for several other resources, such as geology and aesthetics.

Bay-Delta Conservation Plan (BDCP) Draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS)—California Department of Water Resources (DWR), Sacramento, California, 09/2011 – 09/2014

Paleontological Resources Specialist. Ellen prepared paleontology chapter of EIR/EIS analyzing impacts related to construction of water conveyance features in paleontologically sensitive units. Her work included analysis of depth and extent of excavation in relation to paleontological sensitivity of geologic units.

Transportation—Roads, Bridges, and Highways

Contract 03A2369 - Task Order No. 45 SR 299 Culvert Rehabilitation Project—Caltrans District 1, Humboldt, CA, 10/2018 - 04/2020

**Geological Resources Specialist.** Ellen authored the geology, soils, and paleontological resources sections for the Initial Study and Mitigated Negative Declaration. She described the geologic, seismic, soils, and paleontological resources setting of the project area; analyzed the geologic, seismic, and soils hazards associated with construction and operation; and analyzed the paleontological sensitivity of the geologic units that would be disturbed by project construction.

Interstate-5/Richards Boulevard Interchange Improvements PA&ED—City of Sacramento, Sacramento, California, 03/2019 – present

**Paleontological Resources Specialist.** Ellen authored the Assessment of Potential to Disturb Paleontological Resources memorandum. She reviewed the geotechnical report, consulted



with the project geologist to better understand the depth of the Holocene deposits and construction techniques, and prepared the memorandum. She described the geologic context, the paleontological sensitivity of the geologic units, and the project activities that would occur in those geologic units.

On-Call Environmental Support Services for On-Call Environmental Generalist Services (03A2370 for Districts 2/3)—Caltrans North Region (Districts 2 and 3), California, 01/2019 – 08/2019

**Senior Reviewer.** Ellen was the senior reviewer for geology, soils, and paleontological resources for the Caltrans safety project on State Route 70 (Post Mile 16.2/25.8) from Laurellen Road to Honcut Creek Bridge [Bridge No. 16 0020] in Yuba County, California, north of Marysville. The total length of the project was 9.6 miles.

# Contract 03A2369 - Task Order No. 56 Carlotta Curve on State Route 36 Project, Humboldt County, California, 05/01/2019 - 09/01/2019

**Peer Reviewer.** Ellen peer reviewed the Paleontological Identification Report (PIR) and Paleontological Evaluation Report (PER) prepared by the paleontology subconsultant and ensured that it met standard Caltrans reporting requirements, used consistent terminology, cited information from data sources correctly, and adhered to Caltrans sensitivity criteria.

**Development and Redevelopment** 

#### Parkline Environmental Impact Report (EIR)—San Mateo County, California 11/2022 – Present

Ellen evaluated potential geologic, seismic, soil-related, and paleontological resource impacts associated with redevelopment of an existing 63-acre research campus in downtown Menlo Park. She described the geologic, seismic, soils, and paleontological resources setting of the project area; analyzed the geologic, seismic, and soils hazards associated with project construction and operation; and analyzed the paleontological sensitivity of the geologic units that would be disturbed by project construction and developed mitigation measures to address impacts on paleontological resources.

### Gallo Liberty Winery Project Environmental Impact Report (EIR)—San Joaquin County, California, 03/2017 – 12/2018

**Geological Resources Specialist.** Ellen evaluated potential geologic, seismic, soil-related, and paleontological resource impacts associated with development of a winery. Issues included strong ground shaking, uneven settlement, and wastewater disposal.

#### **Training and Lecturing**

Developing and Writing Effective Documents. BLM. In person (2008 to 2020): Anchorage, AK; Lake Havasu City and Tucson, AZ; Arcata and Alturas, CA; Shoshone and Boise, ID; Las Vegas, NV; Carlsbad and Roswell, NM; Grants Pass, Hines, Medford, Portland, Springfield, and Vale, OR; Salt Lake City, UT. Online (2020 – 2023). In person (2024 and 2025): Roseburg, OR, and Monte Vista, CO.

CEQA Writing Workshop. UC Davis Continuing Professional Education. Sacramento, California. Multiple 2-day in-person and online classes. 2006 – present.

CEQA/NEPA: Developing and Writing Effective Documents. ICF Internal Training. 2006 – present.

#### **Employment History**

ICF. Geology, Soils, Seismicity, Paleontology Specialist. Sacramento, California. 11/1999 – present. Bally Systems. Technical Writer. Reno, Nevada. 03/1998 – 09/1999. Independent Contractor. Technical Writer/Editor. Boise, Idaho. 06/1993 – 08/1997. Division of Environmental Quality. Research Assistant. Boise, Idaho. 10/1990 – 10/1992.





Years of Experience
Professional start date:
12/1994
ICF start date:
02/2004

B.A., Communications,
 California State University,
 Northridge

# John Mathias Senior Editor

#### **RELEVANT EXPERIENCE**

John Mathias is a senior editor at ICF with a B.A. degree in communications from California State University, Northridge, along with graduate classes in professional writing at USC. He has more than 21 years of experience in technical editing from his work at ICF, which included editing for environmental impact reports (EIRs) as well as other environmental documents. As an editor, he ensures readability and a consistent voice, correct grammar and spelling, and appropriate formatting (e.g., fonts, layout, pagination). He also prepares the acronym list, bibliography, and table of contents prior to printing.

#### **PROJECT EXPERIENCE**

### Parkline Master Plan Project EIR—City of Menlo Park, CA, 11/2022—Present

Editor. The proposed project and project variant would redevelop SRI International's research campus by creating a new transit-oriented office/R&D campus but with no net increase in commercial square footage, up to 800 rental housing units at a range of affordability levels, new bicycle and pedestrian connections, and 25 acres of publicly accessible open space. In total, the proposed project would result in approximately 1.8 million square feet of development. The project variant would include an emergency water reservoir.

# Mission Point by Kylli Mixed-Use Development Project EIR—City of Santa Clara, California, 07/2022–11/2024

**Editor.** Kylli, Inc. (project sponsor), the U.S. real estate subsidiary of Genzon Investment Group, proposed a mixed-use development for a 48.6-acre site in Santa Clara. The project would provide up to 4.9 million square feet of new development. In addition, the project would include up to 16.2 acres of publicly accessible open space at grade level as well as approximately 10.2 acres of private open space for residential and office uses. New bicycle, pedestrian, and vehicular circulation routes and upgraded and expanded infrastructure would also be included.

# Commonwealth: Building 3 Project IS/MND—City of Menlo Park, 10/2018—Present

**Editor.** The project proposes construction of an approximately 249,500-square-foot office building and 404,000-square-foot parking structure.



#### Lot 3 North: 1350 Adams Court IS/MND and EIR—City of Menlo Park, 08/2018-09/2022

**Editor.** The project proposed redevelopment of a portion of the existing Menlo Park Labs Campus. The project site consists of both an undeveloped vacant area at 1350 Adams Court (referred to as Lot 3 North) and an existing building at 1305 O'Brien Drive. The project would construct an approximately 255,000-square-foot, five-story life sciences building with parking on Lot 3 North. The building at 1305 O'Brien Drive would remain in its existing condition. ICF prepared an initial study and a focused EIR.

#### Willow Village Master Plan EIR—City of Menlo Park, 06/2021–12/2022

**Editor.** The project sponsor, on behalf of Meta/Facebook, Inc., proposed redevelopment of an approximately 59-acre industrial site to create Willow Village, a multi-phase, mixed-use development. The project would increase the area for nonresidential uses (i.e., office space and nonoffice commercial/retail uses) by approximately 1 million square feet. The proposed project would also include multi-family housing units, a hotel, dedicated indoor space for community facilities/uses, park buildings/improvements, open space, and a bicycle/pedestrian tunnel.

## Infinite 131 Project Focused EIR and Initial Study Checklist—City of South San Francisco, 06/2023—Present

**Editor.** Prepared an initial study checklist and focused EIR for the Infinite 131 Project, which would demolish existing uses on the 17.67-acre project site and construct up to 1.7 million square feet of R&D and amenity uses. In addition to general plan, specific plan, and zoning code amendments, the project would require additional amendments to redesignate five parcels north of the project site, thereby ensuring consistency with the proposed land use and zoning for the project site. The project would evaluate the reasonably foreseeable indirect impacts that could result from the proposed redesignations so that future development, should it occur, could tier from the analysis included in the focused EIR.

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Page J-4.586





Years of Experience Professional start date: 09/2000 ICF start date: 09/2015

 BA, English, Saint Mary's College of California, 2006

# Anthony Ha Publications Specialist

#### **RELEVANT EXPERIENCE**

Anthony Ha works with editors and authors to produce and format documents through all review cycles to final print or web production. He has extensive experience in template creation, formatting, proofreading, compilation, and finalization of technical and instructional documents. Anthony is an expert in Microsoft Word, Adobe Illustrator, and Adobe Acrobat. He is also highly proficient in the Microsoft Office suite, Google Earth, Adobe Photoshop, and Adobe InDesign.

Anthony assists with graphic design tasks for documents, preparing the following materials for ICF projects and proposals: maps and graphics for environmental documentation, brochures, booklets, display boards, mailers, meeting notices, and display pieces.

#### **PROJECT EXPERIENCE**

Willow Village Master Plan EIR—City of Menlo Park, 06/2021–12/2022

Publications Specialist. The project sponsor, on behalf of Meta/Facebook, Inc., proposed redevelopment of an approximately 59-acre industrial site to create Willow Village, a multi-phase, mixed-use development. The project would increase the area for nonresidential uses (i.e., office space and nonoffice commercial/retail uses) by approximately 1 million square feet. The proposed project would also include multi-family housing units, a hotel, dedicated indoor space for community facilities/uses, park buildings/improvements, open space, and a bicycle/pedestrian tunnel.

### Parkline Master Plan Project EIR—City of Menlo Park, CA, 11/2022—Present

Publications Specialist. The proposed project and project variant would redevelop SRI International's research campus by creating a new transit-oriented office/R&D campus but with no net increase in commercial square footage, up to 800 rental housing units at a range of affordability levels, new bicycle and pedestrian connections, and 25 acres of publicly accessible open space. In total, the proposed project would result in approximately 1.8 million square feet of development. The project variant would include an emergency water reservoir.



Better Market Street Project Environmental Impact Report—San Francisco Planning Department, San Francisco, California. 2017-Present

**Publications Specialist.** Performed document formatting, proofing, and graphic editing across EIR/EA chapters and sections, as well as multiple technical reports. Finalized documents for print and electronic distribution.

San Francisco Housing Element 2022 Update Environmental Impact Report—San Francisco Planning Department, San Francisco, California. 2001–2023

**Publications Specialist.** Performed document formatting, proofing, and graphic editing across Draft and Final EIR chapters and sections, as well as multiple technical reports. Created original template based on SF Planning Department guidelines. Finalized documents for print and electronic distribution.

California High-Speed Train, San Francisco to San Jose Environmental Impact Statement/Environmental Impact Report—California High-Speed Rail Authority/HNTB, San Francisco to San Jose, California. 2016–2023

**Lead Publications Specialist.** Created and modified templates. Created guides and provided training on formatting procedures. Performed document formatting, proofing, and graphic editing on EIR/EIS sections, technical reports, and appendices. Processed documents for ADA Compliance.

California High-Speed Train, San Jose to Merced Environmental Impact Statement/Environmental Impact Report —California High-Speed Rail Authority/HNTB, San Jose to Merced, California. 2016–2023

**Lead Publications Specialist.** Created and modified templates. Created guides and provided training on formatting procedures. Performed document formatting, proofing, and graphic editing on EIR/EIS sections, technical reports, and appendices. Prepared PDFs for print and electronic distribution. Processed documents for ADA Compliance.

California High-Speed Train, Merced to Fresno: Central Valley WYE Environmental Impact Statement/Environmental Impact Report —California High-Speed Rail Authority/HNTB, Merced to Fresno, California. 2015–2020

**Publications Specialist.** Created guides and provided training on formatting procedures. Performed document formatting, proofing, and graphic editing on EIR/EIS sections, technical reports, and appendices. Prepared PDFs for print and electronic distribution. Processed documents for ADA Compliance.

Delta Conveyance Project Final Environmental Impact Statement—US Army Corps of Engineers, Sacramento District, Sacramento, California. 2023-Present

**Publications Specialist.** Performed document formatting, proofing, and graphic editing on FEIS sections, technical reports, and appendices. Scripted custom VBA macros to automate various tasks. Assisted in processing documents for ADA Compliance.

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#### **Qualifications Highlights**

- 22 years of experience GIS analysis and data management and presentation
- Diverse project experience and exposure

#### Education

- MS, Watershed Science (thesis: Predicting Travel Costs for Recreation Visits at Aquatic Sites within the Caribbean National Forest Using GIS), Colorado State University, 2004
- BS, Forestry (minor: Spatial Information Management Systems), Colorado State University, 2002

#### **Certifications and Trainings**

- Automated Geospatial Watershed Assessment (AGWA), USDA/U.S. Environmental Protection Agency (EPA), 2014
- Wyoming Density and Disturbance Calculation Tool (DDCT) Greater Sage-grouse Core Area Policy, Wyoming Game and Fish Department, 2013

GIS expert providing 20+ years of permitting support for infrastructure projects.

### Brent Read, MS, BS Senior GIS Manager

#### **RELEVANT EXPERIENCE**

Mr. Read specializes in delivering intricate GIS analyses and map products for a wide array of federal and local permitting applications and initiatives. His expertise encompasses onshore and offshore wind energy facilities, electrical transmission, transportation, mining, resource management plans, conservation plans, oil and gas developments, and groundwater development projects. With 22 years of experience in geographic information systems (GIS), field data collection, complex spatial analysis, and remote sensing, he excels in managing, analyzing, summarizing, and displaying spatial resource datasets. Mr. Read supports various state and federal agencies, including extensive National Environmental Policy Act (NEPA) work with the U.S. Bureau of Land Management, U.S. Bureau of Ocean Energy Management, Surface Transportation Board, U.S. Forest Service, Bureau of Reclamation, and U.S. Army Corps of Engineers. He is highly organized in data management methods, develops custom models to automate and replicate analyses, and has a keen eye for aesthetics when producing maps and figures for various NEPA documents, reports, presentations, and meetings.

#### **PROJECT EXPERIENCE**

California Offshore Wind Programmatic Environmental Impact Statement, Bureau of Ocean Energy Management, California, 08/2023–Present GIS Lead. In December 2022, BOEM auctioned five commercial leases totaling 373,000 acres offshore California for wind energy development. These leases, the first of their kind in the region, will use floating foundations anchored in waters 500 to 1300 meters deep. Three leases are near Morro Bay in central California, and two are near Humboldt Bay in northern California. Brent gathered, managed and analyzed spatial data, submitting the results for the EIS analysis and figures.



# Valley Transportation Authority (VTA) Beneficial Reuse of Excavated Material in Tidal Marsh Restoration Project, Santa Clara County, CA, 06/2023-Present

GIS Analyst. Brent served as a GIS adviser on the Beneficial Reuse of Excavated Material in Tidal Marsh Restoration Project. He provided critical GIS expertise, addressing data and mapping needs, and supported the primary GIS analysis efforts. This project aims to place approximately 3.5 million cubic yards of sediment into several former salt production ponds around South San Francisco Bay. The goal is to raise the pond bottoms, thereby accelerating the restoration of tidal marsh habitats.

# Merced Intermodal Track Connection (MITC) Project, San Joaquin Joint Powers Authority (SJJPA) and California High-Speed Rail Authority (CHSRA), California 02/2023-Present

GIS Lead. Brent serves as the GIS lead for this infrastructure initiative aimed at enhancing rail connectivity in Merced, California. The project involves constructing a new track connection from the Burlington Northern Santa Fe (BNSF) corridor to the proposed integrated Merced High-Speed Rail (HSR) Station in downtown Merced, located between R and O Streets. Key components of this project include a new track connection, a new platform and integration with HSR.

# Berkeley Space Center at NASA Research Park Project, University of California, Berkeley and National Aeronautics and Space Administration (NASA), Berkeley, CA, 05/2024–10/2024

GIS Lead. Brent served as the GIS lead for data management, analysis, and visualization, for this ambitious project aimed at creating a 36-acre innovation hub in the heart of Silicon Valley. This center is a collaboration between UC Berkeley and SKS Partners, designed to foster cutting-edge research and development across various high-tech fields.

# Off-Highway Vehicle (OHV) Feasibility Study, County of San Diego Department of Parks and Recreation (DPR), San Diego County, CA, 02/2023–09/2024

Lead GIS Model Developer: Brent developed a GIS-based model to identify over 30 potential sites for DPR's first OHV park. The model incorporated 12 data categories, including critical habitats, environmentally sensitive areas, and land use plans. He refined the sites by adding attributes like size, location, land ownership, and environmental conflicts, helping the county filter the list effectively.

# Environmental Review/Analysis of the Palmdale to Burbank, San Jose to Merced, and LA to Anaheim Sections, California High-Speed Rail, California, 10/2015–03/2024

GIS Analyst. The California High-Speed Rail project includes key sections: Palmdale to Burbank, San Jose to Merced, and LA to Anaheim, aiming to connect major cities across California. The Environmental Impact Statements (EIS) for these sections assess environmental impacts and propose mitigation measures, involving public input and coordination with federal and state agencies. Brent served as a GIS analyst, managing data, analyzing, and visualizing wetland delineations, soil impacts, geology, and socioeconomics.





#### **Years of Experience**

Professional start date: 2008

ICF start date: 12/2021.

#### **Education**

 Graphic Communication Certificate, Sacramento City College, 2009

# John Conley Senior Graphic Designer

#### **RELEVANT EXPERIENCE**

John Conley specializes in graphic design; multimedia design; and cartography, using Adobe InDesign, Adobe Photoshop, Adobe Illustrator. He has extensive design experience and has produced a variety of deliverables, including brochures, booklets, display boards, mailers, meeting notices, and display pieces. John has designed flow charts, maps, report covers, newspaper ads, and public outreach materials. A skilled designer with an expertise in brand design that leverage minimalistic qualities to communicate clear and precise messages.

#### **PROJECT EXPERIENCE**

### Parkline Master Plan Project EIR—City of Menlo Park, CA, 11/2022 – Present

John provided graphics support including maps, resource materials, and report cover design.

# Mission Point by Kylli Mixed-Use Development Project EIR—City of Santa Clara, California, 07/2022 – 11/2024

John provided graphics support including maps, resource materials, and report cover design.

# Commonwealth: Building 3 Project IS/MND —City of Menlo Park, 10/2018 – Present

John provided graphics support including maps, resource materials, and report cover design.

## Willow Village Master Plan EIR—City of Menlo Park, 06/2021 – 12/2022

John provided graphics support including maps, resource materials, and report cover design.

# San Francisco Housing Project, — San Francisco, CA, 2020 John provided graphics support including maps, resource materials, and report cover design.

#### Mission Bay School— San Francisco, CA, 2021 John provided graphics support including maps, resource materials, and report cover design.



Graphic Designer, Public Outreach Materials for the Edwards Aquifer Habitat Conservation Plan Permit Renewal Project — Edwards Aquifer Authority, San Antonio, TX, 2022

John provided graphics support for public outreach efforts associated with the renewal of the incidental take permit for the Edwards Aquifer Habitat Conservation Plan. Tasks include logo design, brochure design, and design of a series of display boards highlighting climate change and system vulnerability and the permit renewal approach.

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Page J-4.592



Bachelor of Science - Civil & Environmental Engineering, University of California – Berkelev

Master of Business Administration, Santa Clara University

#### **Professional Associations**

**Member of the Institute of Transportation Engineers** Registered Professional Traffic Engineer in the State of California (TR 2857)

#### Experience

Since January 2014, Mr. Zhou has managed a large variety of traffic engineering and transportation planning projects for both the public and private sectors throughout the greater San Francisco Bay Area. These projects mainly include travel demand model validation and application, VMT analysis, general plan updates and area plans, and traffic impact studies. Mr. Zhou is experienced in managing large-scale projects and areawide plans with prolonged schedules and complicated work scopes. Mr. Zhou mainly utilizes the CUBE software package for travel demand model applications, and manages a variety of projects conducted with Synchro, SimTraffic, Vistro, and TRAFFIX software.

#### **Representative Projects**

- Travel Demand Forecasting Model Development and Application Projects:
  - Menlo Park Citywide Model Model refinement and validation. Model application for the Willow Village/Facebook project, VMT policy update.
  - Sunnyvale Citywide Model Model refinement and validation. Model application for the Moffett Park Specific Plan, Sunnyvale General Plan Update, Lawrence Station Area Plan, Peery Park Specific Plan, and Sunnyvale Traffic Impact Fee.
  - San Mateo Citywide Model Model development, refinement, and validation. Model application for the San Mateo Traffic Impact Fee.
- Vehicle-Miles Travel (VMT) Analysis and TIA for residential, office, hotel, school, area plans, Housing Element Updates, and mixed-use developments throughout the greater Bay Area. Representative projects include:
  - Willow Village/Facebook, Menlo Park 1.6 million s.f. office, 1,730 housing units, 200,000 s.f. retail, 193-room hotel; project included updating City's VMT policy and incorporating specific project characteristics into the travel demand model for VMT calculations.
  - Parkline Campus Master Plan, Menlo Park 1.8 million s.f. office, 800 housing units. Project included conducting a micro-simulation analysis for the Middlefield Road corridor. Evaluation included two variants.
  - Moffett Park Specific Plan, Sunnyvale CEQA analysis for specific plan with 33 million s.f. office/R&D, 20,000 housing units. Project incorporated specific project characteristics into the travel demand model for VMT calculations.
- Over 50 Traffic Analyses/Traffic Feasibility Studies for area-wide plans, offices, hotels, apartments, schools, manufacturing/distribution centers, daycare centers and multiple-use developments throughout the Bay Area.
- Traffic Simulation/Signal Coordination Studies for various congested corridors in San Mateo, Los Gatos, and Sunnyvale.
- Traffic Impact Fee (TIF) Update Studies for the City of San Mateo, the City of Sunnyvale, and many specific plans/area plans. Conducted nexus studies and calculated appropriate impact fees for the TIF Update projects.





















#### Gary K. Black, AICP, President

#### **Education**

Master of City Planning in Urban Transportation, University of California at Berkeley (1982)

Bachelor of Arts in Geography, University of California at Los Angeles (1976)

#### **Professional Associations**

American Institute of Certified Planners Institute of Transportation Engineers

#### **Experience**

Since 1982, Mr. Black has directed a number of transportation planning, traffic engineering, parking, and transit studies. He has prepared transportation plans for the Cities of San Jose, Cupertino, Palo Alto, Gilroy, San Mateo, Burlingame, and San Carlos, and areawide plans for reuse of the Bay Meadows racetrack site in San Mateo, the Cargill salt ponds site in Redwood City, and many parts of San Jose (North San Jose, Downtown, Edenvale, and Evergreen). He has prepared vehicle miles traveled policies for the Cities of Los Altos and Campbell. He has prepared traffic studies for new development in most cities within the Bay Area. He also has prepared numerous parking studies, including downtown parking studies for San Carlos, San Mateo, Gilroy, and San Jose.



#### • Areawide Transportation Plans:

**Circulation Elements** for General Plans in San Mateo, Sunnyvale, Cupertino, Gilroy, San Carlos, and Palo Alto.

**Bay Meadows** – Hexagon prepared the transportation plan for redevelopment of the Bay Meadows Racetrack in San Mateo into a mixed-use, transit-oriented development.

**North San Jose** – Hexagon developed a revised development policy for North San Jose that included a long-range forecast of traffic conditions and development of a long list of necessary transportation improvements – both roads and transit. The policy resulted in the adoption of an impact fee to fund transportation improvements.

#### • Major Developments:

**Valley Fair** – Valley Fair is a 1.2 million square foot regional mall that was proposed for enlargement by approximately 300,000 square feet.

**Santana Row** – This project transformed a 1960's era shopping center into a mixed-use "Main Street" style shopping, entertainment, and residential center.

**Oakridge Mall** – The proposed expansion consisted of the addition of 85,000 square feet of movie theater space plus additional retail and restaurant space.

**Evergreen Specific Plan** - The plan called for the construction of over 4,000 dwelling units on about 600 acres. Hexagon staff analyzed both on-site and off-site traffic impacts of the plan and developed the circulation element of the EIR.

#### • Transportation Impact Fee Studies:

**Monterey** – Mr. Black directed a study to develop a transportation impact fee for Monterey. Most of the identified improvements were to bicycle and pedestrian infrastructure. The nexus was based on the fact that deficient intersection operations for motor vehicles could not be remedied within the available rights-of-way. Therefore, alternatives are needed.

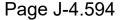
**Palo Alto** – Palo Alto had four different transportation impact fees: three for specific areas and one citywide. Hexagon developed a new program that consolidated the different fees into one. The list of transportation projects was also updated along with their cost estimates.













#### HIGHLIGHTS

- 17 years of experience
- Avian ecology
- Environmental impact assessment
- Endangered Species Act consultation and compliance
- Bird-safe design
- Nesting bird and special-status wildlife species surveys and habitat assessments

#### **EDUCATION**

MS, Fish and Wildlife Management, Montana State University

BS, Ecology, Behavior, and Evolution, University of California, San Diego

#### **PERMITS AND LICENSES**

Listed under CDFW letter permits to assist with research on bats, California tiger salamanders, California Ridgway's rails, and California black rails USFWS 10(a)(1)(A) for California tiger salamander

#### PROFESSIONAL EXPERIENCE

Principal, H. T. Harvey & Associates, 2007–present Volunteer bird bander, San Francisco Bay Bird Observatory, 2010–2020

Avian field technician, West Virginia University, 2006 Graduate teaching assistant, Montana State University, 2003–06

Avian field technician, Point Blue Conservation Science (formerly PRBO Conservation Science), 2004

### Robin J. Carle, MS Principal, Wildlife Ecology

rcarle@harveyecology.com 408.677.8737



#### PROFESSIONAL PROFILE

Robin Carle is a principal wildlife ecologist and ornithologist at H. T. Harvey & Associates, with 17 years of professional experience working in the greater San Francisco Bay Area. Her expertise is in the nesting ecology of passerine birds, and her graduate research focused on how local habitat features and larger landscape-level human effects combine to influence the nesting productivity of passerine birds in the Greater Yellowstone region. She also banded, sexed, and aged resident and migrant passerine birds with the San Francisco Bay Bird Observatory for 10 years. Her expertise extends to numerous additional wildlife species, and she has conducted surveys and assessments for burrowing owls; diurnal, nocturnal, and larval surveys for amphibians; acoustic and visual surveys for roosting bats; surveys and nest resource relocations for San Francisco dusky-footed woodrats; San Joaquin kit fox den surveys; trail camera surveys to document wildlife movement; and burrow-scoping surveys using fiber-optic orthoscopic cameras.

With an in-depth knowledge of regulatory requirements, Robin has contributed to all aspects of client projects including NEPA/CEQA documentation, bird-safe design assessments, biological constraints analyses, special-status species surveys, nesting bird and raptor surveys, construction implementation/permit compliance, Santa Clara Valley Habitat Plan/Natural Community Conservation Plan applications and compliance support, and natural resource management plans. Her strong understanding of CEQA, FESA, and CESA allows her to prepare environmental documents that fully satisfy the regulatory requirements of the agencies that issue discretionary permits. She manages field surveys, site assessments, report preparation, agency and client coordination, and large projects.

#### **PROJECT EXAMPLES**

Served as project manager for the preparation of a **biological resources report** for the redevelopment of an approximately 65-acre research and development campus in Menlo Park, San Mateo County.

Served as project manager for preparation of a biological resources report for the construction of a 16-story commercial office building along the Guadalupe River in San Jose, Santa Clara County, focusing on impacts due to encroachment into the stream/riparian buffer and avian collisions with the new building.

Served as project manager for preparation of the terrestrial resources sections of a EIR biological resources chapter for the Santa Clara Valley Water District's Stream Maintenance Program, which included work along most streams in Santa Clara County below 1,000 feet. Compiled information from numerous sources to determine the potential for sensitive biological resources to be affected by the project. Assisted with the development of program BMPs and mitigation measures to reduce impacts to less-than-significant levels.

#### ROBIN CARLE, MS, PAGE 2 OF 2

Served as project manager for preparation of a biological resources report to analyze project updates in support of a **CEQA** addendum for a large development project in northern San Jose, Santa Clara County. Key issues included burrowing owls, Congdon's tarplant, nesting birds, and wetlands.

Served as project manager for the **preparation of an NES** to facilitate CESA consultation for the **Highway 101 Pedestrian/Bicycle Overcrossing** project in Palo Alto, Santa Clara County. The NES assessed potential project effects on the salt marsh harvest mouse and northwestern pond turtle, as well as on nesting birds.

Prepared a biological resources technical report and Environmental Assessment for **PG&E's Ravenswood-Cooley Landing Reconductoring Project** within portions of the Don Edwards National Wildlife Refuge, Ravenswood Open Space Preserve, SFPUC Lands, and Palo Alto Baylands in San Mateo County.

Managed the preparation of a **FESA** assessment for a project site located on University Avenue in Palo Alto, Santa Clara County, to comply with the project's *FEMA Conditional Letters of Map Revision based on Fill Application* requirements. Assessed the potential for any FESA listed or proposed species, or designated critical habitat for such species, were present on the site or would be impacted by the project.

Prepared an avian collision risk assessment for the construction of a multi-family apartment building in Menlo Park, San Mateo County. Assessed avian collision risk and project compliance with bird-safe design requirements in the City's Municipal Code.

Provided senior support for the preparation of an avian collision risk assessment for the construction of a research and development building in Menlo Park, San Mateo County. The report assessed avian collision risk and project compliance with bird-safe design requirements in the City's Municipal Code.

Served as project manager for the preparation of a CEQA biological resources report for the Halsey House Demolition Project at the Redwood Grove Nature Preserve in Santa Clara County. The report assessed impacts on San Francisco dusky-footed woodrats and special-status roosting bats.

Served as project manager for the preparation of **four biological resources reports** for the construction of residential housing on four undeveloped properties in Woodside, San Mateo County. The reports assessed impacts on special-status plants, California red-legged frogs, San Francisco garter snakes, San Francisco dusky-footed woodrats, roosting bats, wetlands, and serpentine grasslands, as well as impacts due to increased lighting and encroachment within the stream/riparian corridor.

Served as project manager for the preparation of the **existing conditions section of a biological resources report** for the approximately 145-acre Northeast Area Specific Plan area in northeastern San Carlos, San Mateo County.

Served as project manager for the preparation of the biological resources chapter of the EIR for Valley Water's Pipeline Maintenance Program, which includes over 140 miles of conveyance pipelines for water delivery in Santa Clara, San Benito, and Merced Counties. Compiled information from H. T. Harvey & Associates, Valley Water, the Santa Clara Valley Habitat Agency, and various databases to determine the potential for sensitive biological resources to be affected by the project. Assisted with the development of mitigation measures to reduce impacts to less-than-significant levels.

Served as project manager for the preparation of a biological resources report for the 505 East Bayshore Road redevelopment project in Redwood City, San Mateo County. The report assessed impacts on adjacent sensitive tidal wetland habitats and associated special-status species.

Prepared a biological resources report for the San Jose Electronic Signs on City-Owned Properties project in San Jose, Santa Clara County. The report assessed impacts of increased lighting on local and migrating birds, as well as wildlife using aquatic and riparian habitats along the Guadalupe River.

Served as project manager for the preparation of a biological resources report to facilitate **CEQA consultation for the Orchard Parkway Properties development** in San José, Santa Clara County, which included assessments of impacts on burrowing owls, impacts due to encroachment within the riparian buffer, and impacts due to avian collisions with new buildings.

Served as project manager for the preparation of a biological resources report to facilitate CEQA consultation for the City of Santa Clara's **Tasman East Specific Plan** in Santa Clara County, which included assessments of impacts on burrowing owls, impacts due to encroachment within the riparian buffer, impacts due to increased lighting, and impacts due to avian collisions with new buildings.

Prepared biological resources technical memoranda and sections of the biological resources chapters of EIRs to facilitate CEQA compliance for the Santa Clara Valley Habitat Plan-covered Calero Dam and Guadalupe Dam Seismic Retrofit Projects and Almaden Dam Improvement Project for Valley Water in Santa Clara County.

Prepared a biological resources report for the **Newby Island Sanitary Landfill High-BTU Gas Facility** and a Biological Assessment covering listed fish and marsh species for an adjacent **Bank Repair Project** in San Jose, Santa Clara County.

Served as project manager for the preparation of a biological resources report for the **Head-Royce School South Campus Redevelopment Project** in Oakland, Alameda County.

Page J-4.596



#### **HIGHLIGHTS**

- 25+ years of experience
- Rare and endangered plant surveys
- Wetland delineation and assessment
- Vernal pool ecology
- NEPA/CEQA documentation
- NES for Caltrans
- Permit preparation and assistance
  - o U.S. Army Corps of Engineers Section 404, 10, and 404(b)(1)
  - o Regional Water Quality Control Board Section 401
  - California Department of Fish and Wildlife Lake and streambed alteration agreements
  - o Bay Conservation and Development Commission permits
  - o Santa Clara Valley Habitat Plan

#### **EDUCATION**

PhD, Ecology, Colorado State University BA, Biology, Reed College

#### PROFESSIONAL EXPERIENCE

Principal, H. T. Harvey & Associates, 2006-present

*Instructor*, Plant Identification, Colorado State University, 2006

Researcher, Shortgrass Steppe Long-Term Ecological Research Site, 2002–06

Teaching assistant, Colorado State University, 2001–06

Field researcher, U.S. Geological Survey, Grand Staircase Escalante National Monument, 2002

Research technician, Center for Cytometry & Molecular Imaging, Salk Institute, 1998–2001

Field biologist, El Paso County Parks Department, 1998

### Kelly Hardwicke, PhD Principal, Plant Ecology

khardwicke@harveyecology.com 408.458.3236



#### **PROFESSIONAL PROFILE**

Kelly Hardwicke is a principal and head of the botany group at H. T. Harvey & Associates and she is based in the San Francisco Bay Area office. She has more than two decades of experience characterizing plants in salt marsh, riparian, Mojavean scrub, chaparral, annual grassland, and vernal pool plant communities. Kelly also has an entomology and community ecology background, which enables her to distinguish significant plant-invertebrate community associations. Her knowledge of pollination biology complements her familiarity with the rare and endemic plant species of California.

Kelly's primary role at H. T. Harvey & Associates is addressing plant and wetlands-related regulatory issues, preparing CEQA documents, and coordinating regulatory agency permitting for complex projects. She performs wetland delineations and designs, manages, and performs large-scale protocol-level and rare plant surveys in a range of habitats. One of Kelly's strengths is her ability to communicate clearly with project engineers and to relay pertinent permitting-related information to regulatory agencies. Her strong research and botanical background gives her the skills necessary to determine the potential for a site to support special-status species, and analyze habitat requirements of rare plant species.

#### PROJECT EXAMPLES

Served as principal-in-charge of H. T. Harvey's work on the Palo Alto Baylands Boardwalk Replacement project. **Led botanical evaluation and regulatory permitting efforts for design, CEQA evaluation,** and Federal Endangered Species Act consultation.

Served as principal-in-charge for the City of San Jose/Santa Clara Valley Water District D2 restoration project for Coyote Creek from Anderson Dam to the Bay. Services included non-native vegetation mapping, wildlife habitat assessments, and CEQA and permitting assistance.

Provides senior botany, wetlands, and regulatory oversight for **PG&E's Ravenswood-Cooley Landing Reconductoring Project and the Ravenswood-San Mateo and Ravenswood-Ames Maintenance Project**, San Mateo and Santa Clara Counties. Leads CEQA biological resource documentation, wetland reporting, USACE/RWQCB/BCDC regulatory permitting, and mitigation planning utilizing the PG&E Bay Area HCP.

Contributes plant ecology and permitting expertise to numerous task orders for the Santa Clara Valley Water District Biological Resources On-Call contract. Under four successive contracts since 2009, H. T. Harvey has fulfilled more than 120 task orders covering a variety of biological resources issues.

For the Sargent Quarry project in Santa Clara County, provided senior botany/wetlands expertise for a peer review of the applicant's biological studies, and provided extensive CEQA impact analysis.

#### KELLY HARDWICKE, PhD, PAGE 2 OF 2

Led state resource agency permitting efforts for the U. S. Army Corps of Engineers' South Bay Shoreline Study Phase 1 in Santa Clara County, which will restore tidal habitat in thousands of acres of former salt ponds while providing flood control for the community of Alviso.

As principal-in-charge, spearheaded preparation of a biological resources report and permit applications for the Sunshine Vista residential development project in Watsonville, Santa Cruz County.

Served as senior botanist/wetland ecologist for preparation of the biological resources report for the **Santa Clara Valley Water District's Cross Valley and Calero Pipelines Rehabilitation Project**.

Serving as principal for botany for the Santa Clara Valley Water District's Anderson Dam, Almaden Dam, Guadalupe Dam, and Calero Dam Seismic Retrofit projects. Overseeing protocol-level botanical surveys and wetland delineations, and assisting in CEQA document preparation.

Led a project to assess the impacts to live oak trees and other biological resources of a proposed residential development located in an area covered by the Santa Clara Valley Habitat Plan and propose appropriate avoidance and minimization measures for the project.

Served as the principal-in-charge of the Regnart Creek Trail project for the City of Cupertino in Santa Clara County. **Led the CEQA effort and regulatory permitting for the City's team.** 

**Spearheaded CEQA and associated studies** as principal-in-charge for the Dublin Boulevard extension project located in the Cities of Dublin and Livermore and in unincorporated Alameda County.

Served as principal in charge for wetland delineation, expert witness for federal prosecution, and CEQA analysis for the Sanctuary West project in Alameda County. Issues include tidal wetlands, sea level rise, and endangered species.

**Led habitat mapping and wetland delineation** for Valley Water's Lower Penitencia Creek Improvements and Sunnyvale East and West Channels projects in Santa Clara County.

Prepared the jurisdictional delineation for the Bayfront Levee project, including Section 404/10 and Bay Conservation and Development Commission jurisdiction, and served as lead author and processor for the project's 404(b)(1) alternatives analysis. Project involved flood control structure improvements at four bayside sites aimed at protecting low-lying areas of San Mateo and Foster City from 100-year tidal flood events in San Mateo County.

Supported the South Bay Salt Pond Restoration Project in Santa Clara County—the largest (~15,000-acre) restoration project of its kind in the western United States—in mapping habitats and assisting with resource agency permitting.

Served as principal-in-charge of services provided to the County of Santa Clara Department of Roads and Airports. Along more than 4 miles of Clayton Road in Santa Clara County, east of San Jose, prepared a natural environment study (NES), biological assessment, and Santa Clara Valley Habitat Plan (VHP) application for the project, and also conducted required preconstruction surveys and construction monitoring to enable avoidance of wildlife impacts.

Conducted a wetland delineation as a senior botanist/wetland ecologist, and assisted in preparation of an NES and regulatory agency permits for the Caltrans/VTA Highway 101 Auxiliary Lanes, Route 85 to Embarcadero Road project in Santa Clara County.

Oversaw a biological reconnaissance survey and tree survey to evaluate impacts related to six soundwall installations along I-680 in Santa Clara County. Developed a NES-minimal impact to summarize biological conditions on site and to conclude that the project would have no effect on federally or state-listed species.

Served as plant ecologist and lead permit expert for the City of Milpitas Wrigley, Ford, and Wrigley-Ford Creeks flood protection maintenance project in Santa Clara County. Successfully led the regulatory agency permitting for the project, including acting as primary author of the 404(b)(1) alternatives analysis, in collaboration with the City and project engineer. Work included processing regulatory permits with USACE and preparing permit applications for state agencies.

**Directed regulatory permitting efforts** for the Midpeninsula Regional Open Space District's Ravenswood Bay Trail proposing a new boardwalk connection through muted tidal salt marsh, closing a significant remaining gap in the Bay Trail in San Mateo County.

Led a project to prepare for a bridge installation and road improvements along 10th Street in Santa Clara County, by surveying Uvas Creek for jurisdictional waters and special-status species (e.g., California red-legged frog, anadromous salmonids). Tasks included preparing the biological section for an initial study/mitigated negative declaration and permit application packages, including a biological assessment, for USACE, the California Department of Fish and Wildlife, and the Regional Water Quality Control Board.



#### HIGHLIGHTS

- 14 years of experience
- Special-status species surveys and compliance monitoring
- CEQA/NEPA biological assessments
- Resource agency permitting and endangered species consultations

#### **EDUCATION**

B.S., Fisheries and Wildlife Science, Oregon State University

#### PROFESSIONAL EXPERIENCE

Senior ecologist 2, H. T. Harvey & Associates, 2019–present

Biologist I, Santa Clara Valley Water District, 2017–18

On-call and staff biologist, Sequoia Ecological Consulting, 2016–18

Greater sage-grouse research assistant, USGS/UC Davis Patricelli Lab, 2018

Biologist and technical lead, Transcon Environmental, 2015–17

*Biological monitor*, Sonoma Marin Area Rail Transit Segment 1B, 2014–15

Associate wildlife biologist, The Wildlife Project, 2014–15

Wetland resources intern, Mt. View Sanitary District, 2014

#### **VOLUNTEER EXPERIENCE**

Volunteer field assistant, USGS Giant Garter Snake Research, 2016

Volunteer larval California tiger salamander pond surveyor, Rancho Seco Nature Preserve, 2015

Volunteer restoration assistant, Grinnell College Center for Prairie Studies, 2003–06

### Jane Lien, BS Wildlife Ecology

jlien@harveyecology.com 408.458.3288



#### **PROFESSIONAL PROFILE**

Jane is a senior wildlife ecologist and project manager at H. T. Harvey & Associates with more than 14 years of experience in both the public and private sectors, providing biological and regulatory compliance support for housing, commercial development, utility, transportation, water resources, recreation, and open space projects. In her decade of experience as a consulting ecologist, she has worked with a broad array of central California special-status wildlife species in a variety of sensitive habitats. Her knowledge of the regulatory requirements for these species and their habitats allows her to effectively manage complex client projects requiring CEQA/NEPA project review, resource agency permitting, bird-safe design assessments, nesting bird and raptor surveys and monitoring, and construction implementation and permit compliance.

Jane has served as an agency-approved qualified biologist for a number of listed species on projects throughout the San Francisco Bay Area, including the California red-legged frog, California tiger salamander, northwestern pond turtle, Alameda whipsnake, burrowing owl, and Central California Coast steelhead. She has conducted thousands of hours of field surveys, habitat assessments, and construction monitoring for these and other special-status animals, including the foothill yellow-legged frog, California giant salamander, California black rail, California Ridgway's rail, salt marsh harvest mouse, San Francisco dusky-footed woodrat, common and special-status roosting bats, and nesting passerines and raptors. She has also contributed to field research with teams studying northwestern pond turtle nesting and habitat use; California newt road mortality; giant garter snake growth, reproduction and survival; and greater sage-grouse lek behavior and energetics.

#### **PROJECT EXAMPLES**

Conducted reconnaissance-level surveys and prepared a biological resources report for the Parkline Master Plan in Menlo Park, San Mateo County, assessing impacts to on common and special-status roosting bats and impacts due to lighting and bird collisions.

Prepared a biological resources report for a housing development in East Palo Alto, Santa Clara County. The report assessed impacts on the salt marsh harvest mouse, California Ridgway's rail, northwestern pond turtle, San Francisco common yellowthroat, and burrowing owl, as well as impacts due to bird collisions, shading of adjacent tidal marsh, and impacts due to increased lighting.

Prepared a biological resources report to support CEQA review of the North Bayshore Framework Master Plan in Mountain View, Santa Clara County. Assessed master plan impacts to an active egret rookery, the burrowing owl, and the monarch butterfly, as well as impacts due to bird collisions.

#### JANE LIEN, BS, PAGE 2 OF 2

Conducted reconnaissance-level surveys and prepared an avian collision risk assessment in support of a proposed mixed-use residential development in Menlo Park, San Mateo County. Assessed potential project impacts related to bird collisions with the proposed new buildings, and proposed project-specific mitigation measures to reduce impacts to less than significant levels.

Served as project manager for a review of biological resources for the Ren Fu Villa project in Gilroy, Santa Clara County. Performed field surveys and prepared a biological resources report assessing impacts to the special-status species and roosting bats, as well as impacts due to riparian setback encroachment, increased lighting, and bird collisions.

Performed reconnaissance-level surveys for special-status species and sensitive habitats and prepared a **biological resources** report for a proposed commercial development on an undeveloped parcel on Embedded Way in San Jose, Santa Clara County, a covered project under the Santa Clara Valley Habitat Plan. Assessed project impacts on serpentine communities and special status plants, impacts within a riparian setback, and impacts due to increased lighting and bird collisions with the proposed building.

Conducted reconnaissance-level surveys for special-status species and suitable habitats and **prepared a biological resources** report for a housing development in Redwood Shores, San Mateo County. Assessed project impacts on the salt marsh harvest mouse, salt marsh wandering shrew, and Alameda song sparrow, shading of tidal marsh habitats, increased lighting, and impacts due to bird collisions.

Conducted reconnaissance-level surveys and prepared biological resources reports to support review of three housing projects in Woodside, San Mateo County, which included assessment of impacts to California red-legged frog, San Francisco garter snake, northwestern pond turtle, white-tailed kite, Bay checkerspot butterfly, San Francisco dusky-footed woodrat, and common and special-status roosting bats.

Conducted reconnaissance-level surveys and prepared a biological resources report for a parking lot expansion in Woodside, San Mateo County, which included an assessment of impacts to sensitive riparian habitat, Central California Coast steelhead, California red-legged frog, San Francisco garter snake, white-tailed kite, yellow warbler, and San Francisco dusky-footed woodrat.

Conducted reconnaissance-level surveys and prepared a biological resources report for a proposed commercial and research campus development on rural agricultural lands in Hollister, Santa Cruz County, which included assessment of impacts to the northwestern pond turtle, burrowing owl, and wetlands and waters of the U.S./state.

Conducted reconnaissance-level surveys and prepared a biological resources report for a housing development on rural agricultural land in Morgan Hill, Santa Clara County, which included assessment of impacts to monarch butterfly, white-tailed kite, burrowing owl, and wetlands and waters of the U.S. and state.

Conducted reconnaissance-level surveys focused on burrowing owls and other special-status birds and **prepared a biological resources report to support CEQA review** for the development of two warehouse buildings on a vacant site near the Guadalupe River in north San Jose, Santa Clara County. The report assessed whether the potential biological impacts of proposed development were within the scope of the impacts disclosed in a previous EIR, whether the mitigation measures required by that EIR were adequate to reduce project impacts to less-than-significant levels under CEQA, and whether the project's habitat impacts were adequately compensated by mitigation already provided under the EIR.

Prepared a biological resources report, wetland delineation, and a regulatory permit application package, including a CDFW section 1602 Lake and Streambed Alteration Agreement application and RWQCB Waste Discharge Requirements application, in support of the Alameda County Flood Control and Water Conservation District's Zone 12, Line B-1 Project, a culvert replacement project in Oakland, Alameda County.

Served as project manager for an **avian collision risk assessment** in support of an office development near the Bayshore in Redwood City, San Mateo County. The project included construction of three office buildings, an amenity building, and a parking garage on an approximately 25-acre site. Assessed collision risk with the proposed new buildings and provided recommendations to reduce impacts due to bird collisions to less-than-significant levels under CEQA.

Prepared a permitting application package for Valley Water's Anderson Dam Seismic Retrofit Project, including a **Delineation** of **Regulated Habitats, CDFW section 1602 Lake and Streambed Alteration Agreement application, Clean Water Act Section 401 and 404 permit applications, and a Santa Clara Valley Habitat Plan Application.** 





Years in the Industry

20+

#### DAVID DOEZEMA

Mr. Doezema is a Senior Principal in Keyser Marston Associates' Berkeley office. He joined KMA in 2002.

#### **Key Role**

Mr. Doezema focuses on affordable housing nexus, successor agency finance, fiscal impact analysis, and financial analysis and modeling.

#### **Affordable Housing Nexus**

Mr. Doezema has experience with more than 15 affordable housing nexus analyses in support of affordable housing requirements on residential and non-residential development and was lead principal on KMA's recent residential nexus assignment for the City of San Jose. Other examples include San Diego, San Francisco, Seattle, Mountain View, Emeryville, Daly City, Newark, Fremont, and Rancho Cordova. Affordable housing analyses for specific projects include the Facebook Campus in Menlo Park and the Stanford Medical Center expansion in Palo Alto.

#### **Successor Agency Finance**

Mr. Doezema assists cities and counties in relation to redevelopment dissolution including preparation and review of recognized obligation payment schedules, cash flow analyses, and fiscal consultant reports for refinance of tax allocation bonds. He has been responsible for on-going pass through calculations for all 13 successor agencies in San Mateo County on behalf the County Controller's Office.

#### **Fiscal Impact Analysis**

Mr. Doezema has experience preparing fiscal impact analyses on projects throughout California, spanning a wide variety of land uses including master planned communities, military base reuse plans, medical facilities, and mixed-use projects.

#### **Sports Facilities**

Mr. Doezema had a key role in KMA's services to the City of Santa Clara on the Levi's Stadium project and negotiations with the San Francisco 49ers. Mr. Doezema was involved from the initial concept through stadium opening and was responsible for analyzing numerous aspects of the project including construction finance, funding of on-going operations of the Stadium Authority, public financing, fair market rent for the City's land, and fiscal and economic impacts.

#### **Professional Credentials**

Mr. Doezema holds a master's degree in urban planning and a bachelor's degree in civil and environmental engineering from the University of Michigan, Ann Arbor.



### **Appendix B: Pricing Proposal**



	Project Total
Budget	\$1,101,772.60

	1 Total		2	Total	3	Total	4	Total
Ī	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars
	26	\$ 5,701.00	32	\$ 6,610.00	66	\$ 12,460.00	119	\$ 22,109.75

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						Project Kick- Off-Meeting and Site Visit	2	Review of City Documents and Data Collection	3	Project Description	4	Notice of Preparation and Initial Study		Air Quality / Greenhouse Gas Technical Analysis	5.2	Noise and Vibration Technical Analysis	5.3	Built Environment Technical Report	5.4	Archaeologic al Cultural Resources Peer Review	5.5	Transportation Impact Analysis	5.6	Biological Resources Report	5.7	(Optional) Housing Needs Assessment	5.8	Phase I ESA
Labor																												
Labor Category	Project Role	Last Name	First Name	Rate	Hours	Dollars	Hours		Hours	Dollars	Hours		Hours	Dollars	Hours	Dollars	Hours		Hours		Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars
Proj Dir	Project Director	Mekkelson	Heidi		3	\$885.00	2	\$590.00	4	\$1,180.00	2	\$590.00	2	\$590.00		\$590.00	2	\$590.00	2	\$590.00	2	\$590.00	2	\$590.00	2	\$590.00	0	\$0.00
Sr Consult II Tech Dir	Senior Technical Advisor	Chapman Black	Kirsten		10	\$540.00 \$2,550.00	2	\$360.00 \$1,530.00	12	\$1,080.00	10	\$360.00 \$4,590.00	0	\$0.00 \$1,020.00		\$0.00	0	\$0.00	0	\$0.00 \$1,020.00	0	\$0.00 \$1,020.00	0	\$0.00 \$1,020.00	0	\$0.00 \$1,020.00	0	\$0.00 \$0.00
Sr Consult I	Project Manager  Deputy Project Manager	Atteberry	Kristi Devan		10	\$2,550.00	6	\$1,530.00	7/	\$3,060.00 \$3,840.00	18	\$4,590.00	- 4	\$1,020.00		\$1,020.00 \$0.00	4	\$1,020.00	4	\$1,020.00	4	\$1,020.00	4	\$1,020.00	- 4	\$1,020.00	0	\$0.00
Consultant II	Sr Architectural Historian	Medina	Allison		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00		\$0.00	44		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
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Consultant I	Materials Specialist	Barrera	Mario		0	\$0.00	2	\$320.00	0	\$0.00	1	\$160.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sr Consult II	Archaeology Manager	Britton	Lindsley		0	\$0.00	2	\$360.00	0	\$0.00	1	\$180.00	0	\$0.00	0	\$0.00	0	\$0.00	36	\$6,480.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sr Consult III	Senior Noise Manager	Foley	Elizabeth		0	\$0.00	6	\$1,320.00	0	\$0.00	1	\$220.00	0	\$0.00		\$17,600.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Assoc Consult I	Architectural Historian	Felicetti	Nicole		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	132	\$17,820.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sr Consult III	Sr Manager, Air Quality and Climate Change	Motorii	Con	1		<b>#</b> 0.00	_	¢4 470 00	_	<b>60.00</b>		\$40F.00	40	¢7 000 00		<b>60.00</b>	_	\$0.00		Ф0 00		<b>#0.00</b>		<b>#0.00</b>	_	Ø0.00	_	<b>60.00</b>
Sr Consult III Env Tech II	Noise Analyst	Matsui Schumaker	Cory		0	\$0.00 \$0.00		\$1,170.00 \$0.00	0	\$0.00 \$0.00	1	\$195.00 \$0.00	40	\$7,800.00 \$0.00	_	\$0.00 \$13,250.00	0	\$0.00	U	\$0.00 \$0.00	0	\$0.00 \$0.00	0	\$0.00 \$0.00	0	\$0.00 \$0.00	0	\$0.00 \$0.00
LIIV TECITII	Air Quality and Climate	Juliuliakel	inuaii			φυ.υυ	"	φυ.υυ	U	φυ.00		φυ.υυ	U	φυ.υυ	100	φ13,230.00	0	φυ.υυ	U	φυ.υυ	U	φυ.00		φυ.υυ	U	φυ.υυ	U	φυ.υυ
Sr Consult III	Change Specialist	Trageser	Darrin		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	114	\$25,080.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Assoc Consult II	Air Quality and Climate Change Specialist	Mansoor	Jacqueline		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	130	\$19,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Assoc Consult I	Hydrology and Water Quality Specialist	Sukola	Katrina		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sr Consult II	Geology and Soils Specialist	Unsworth	Ellen		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Consultant II	Environmental Planner	Fadakaran	Pauline		0	\$0.00	0	\$0.00	0	\$0.00	50	\$8,000.00	0	\$0.00	_	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Assoc Consult II	Editor	Mathias	John		0	\$0.00	0	\$0.00	6	\$900.00	8	\$1,200.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Consultant I	Publications Specialist	На	Anthony		0	\$0.00	0	\$0.00	4	\$600.00	4	\$600.00	0	\$0.00	0	\$0.00	12	\$1,800.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sr Consult I	Graphics	Giffen	Teresa		0	\$0.00	0	\$0.00	6	\$1,020.00	8	\$1,360.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
	Geographic Information	5 .								<b>*</b>		0.05.00						<b>***</b>								#0.00		<b>*</b>
Sr Consult III	Systems Senior Air Quality	Read Walter	Brent Richard		0	\$0.00 \$0.00	0	\$0.00 \$0.00	4	\$780.00	1	\$195.00	0	\$0.00 \$1,050.00		\$0.00 \$0.00	14	\$2,730.00	0	\$0.00 \$0.00	0	\$0.00 \$0.00	0	\$0.00 \$0.00	0	\$0.00 \$0.00	0	\$0.00 \$0.00
Sr Proj Dir Env Tech I	Archaeologist	Caulder	Shelby		0	\$0.00	0	\$0.00	0	\$0.00 \$0.00	0	\$0.00 \$0.00	0	\$1,050.00		\$0.00	0	\$0.00 \$0.00	υ	\$840.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Consultant II	Archaeologist	Banke	Peter		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sr Tech Analyst	Built Environment Lead	Cruiess	Christine		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00		\$0.00	42	+ · · · · · · · · · · · · · · · · · · ·	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Total - Labor					26	\$5,575.00	32	\$6,610.00	66	\$12,460.00	119	\$21,170.00	293	\$55,040.00	192	\$32,460.00	250	\$40,680.00	50	\$8,930.00	6	\$1,610.00	6	\$1,610.00	6	\$1,610.00	0	\$0.00
Other Direct Costs (	ODCs)																											
Category	5500)			Rate		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars
Subtotal - ODC	S					\$0.00		\$0.00		\$0.00		\$775.00		\$0.00		\$300.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
G & A			Markup	5.00%		\$0.00		\$0.00		\$0.00		\$38.75		\$0.00		\$15.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Total - ODCs						\$0.00		\$0.00		\$0.00		\$813.75		\$0.00		\$315.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Travel																												
Category				Rate		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars
Subtotal - ODC	3					\$120.00		\$0.00		\$0.00		\$120.00		\$0.00		\$302.00		\$470.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
G & A			Markup	5.00%		\$6.00		\$0.00		\$0.00		\$6.00		\$0.00		\$15.10		\$23.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Total - Travel						\$126.00		\$0.00		\$0.00		\$126.00		\$0.00		\$317.10		\$493.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
Subcontractors																										- "		
	Firm HT Harvey		Name	Rate	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	<b>Dollars</b> \$30,314.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00
	KMA		,		0	\$0.00			0	\$0.00	1	\$0.00	0	\$0.00		\$0.00	0	\$0.00			0	\$0.00		\$30,314.00	0	\$49,500.00	n	\$0.00
	Hexagon		,	1	0	\$0.00			0	\$0.00		\$0.00	0	\$0.00		\$0.00	0	\$0.00		\$0.00	0	\$225,000.00	0	\$0.00	0	\$0.00	0	\$0.00
	Baseline		,		0	\$0.00	0		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$9,995.00
	Prevision Design		,		0	\$0.00		70.00	0	\$0.00		\$0.00	0	\$0.00		\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Total - Subcontrac	ctors	Subcontrac	tors - Markup	5.00%	0	\$0.00 \$0.00		\$0.00 \$0.00	0	\$0.00 \$0.00		\$0.00 \$0.00	0	\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00	0	\$225,000.00 \$11,250.00		\$30,314.00 \$1,515.70	0	\$49,500.00 \$2,475.00	0	\$9,995.00 \$499.75
			•			<b>A</b> 5								<b>A</b>		*****								***		4-		4
	with Optional Tasks					\$5,701.00 \$5,701.00				\$12,460.00		\$22,109.75		\$55,040.00		\$33,092.10		\$41,173.50 \$41,173.50			6	<b>4</b> _0.,000.00		\$33,439.70		\$53,585.00		\$10,494.75
10% Contingency wi	without Optional Tasks				26	\$5,701.00	32	\$6,610.00	рр	\$12,460.00	119	\$22,109.75	293	\$55,040.00	192	\$33,092.10	250	\$41,173.50	50	\$8,930.00	6	\$237,860.00	ь	\$33,439.70			U	\$10,494.75
	thout Optional Tasks																											
. 370 Commigency Wi																												



Project Total

Budget \$1,101,772.60

7	Total
Hours	Dollars
128	\$ 24,879.30

8	Total
Hours	Dollars
160	\$ 36,616.50

				(Optio 5.9 Histor Resor Evalua	ical irce 5.10	(Optional) Shadow Analysis	5.11	(Optional) rchaeologic al Cultural Resources Analysis	6.1 A	.dministrative Draft EIR	6.2	Screencheck Draft EIR	6.3 Pu	blic Draft EIR	6.4 C	Response to comments and Administrative Final EIR	6.5 ar	eencheck nd Public inal EIR	7 N	Certification Hearings, MMRP, SOC, Admin Record Deliverables	State 7.1 Ove	otional) ement of erriding ideration s		Project Nanagement nd Meetings	тс	DTAL
Labor Cotogony Brainet Bala	Loot Name	First Name	Boto	Hours Dolla	re Houre	Dollars	Hours	Dollars	Hours	Dollars	Houre	Dollars	Houre	Dollare	Hours	Dollars	Houre	Dollars	Houre	Dollars	Hours De	ollars	Hours	Dollars	Hours	Dollars
Proj Dir Project Director	Last Name Mekkelson	First Name Heidi	Rate		nrs Hours \$0.00	9 \$0.00	Hours	Dollars \$0.00	Hours 40	\$11,800.00	Hours 20	\$6,077.00		<b>Dollars</b> \$1,823.10	Hours 30	\$9,115.50	Hours 10	\$3,038.50	Hours	\$2,430.80	Hours Do	<b>ollars</b> \$0.00	Hours 30	\$9,115.50	Hours 169	\$50,775.40
Sr Consult II Senior Technical Advisor	Chapman	Kirsten			\$0.00	4 \$720.00	0	\$0.00	53	\$9,540.00		\$3,708.00		\$1,112.40	40	\$7,416.00	10	\$1,854.00	10	\$1,854.00	0	\$0.00	10	\$1,854.00	166	\$30,398.40
Tech Dir Project Manager	Black	Kristi			\$0.00	9720.00	0	\$0.00	300	\$76,500.00		\$21,012.00		\$7,879.50	80	\$21,012.00	20	\$5,253.00	23	\$6,040.95	7 \$	\$1,838.55	60	\$15,759.00	674	\$174,165.00
Sr Consult I Deputy Project Manager	Atteberry	Devan		<del>                                     </del>	\$0.00	0 \$0.00	0	\$0.00	200	\$32,000.00		\$13,184.00		\$4,944.00	80	\$13,184.00	20	\$3,296.00	40	\$6,592.00	0	\$0.00	60	\$9,888.00	572	\$93,008.00
Consultant II Sr Architectural Historian	Medina	Allison		160 \$27,2		0 \$0.00	0	\$0.00	40	\$6,800.00	8	\$1,400.80	0	\$0.00	20	\$3,502.00	4	\$700.40	0	\$0.00	0	\$0.00	0	\$0.00	276	\$47,083.20
Hazards and Hazardous	Wicama	7 (1110011		700 ΨΣ7,Σ	00.00	\$ \$6.00		φο.σσ	-10	ψο,οσσ.σσ		ψ1,100.00		ψ0.00	20	ψ0,002.00		ψ1 00.10		ψο.σσ		φο.σσ		ψο.σσ	270	Ψ17,000.20
Consultant I Materials Specialist	Barrera	Mario		0	\$0.00	\$0.00	0	\$0.00	40	\$6,400.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	43	\$6,880.00
Sr Consult II Archaeology Manager	Britton	Lindsley			\$0.00	\$0.00		\$3,240.00	24	\$4,320.00	0	\$0.00	0	\$0.00	20	\$3,708.00	4	\$741.60	0	\$0.00	0	\$0.00	0	\$0.00	105	\$19,029.60
Sr Consult III Senior Noise Manager	Foley	Elizabeth			\$0.00	0 \$0.00	0	\$0.00	28	\$6,160.00	8	\$1,812.80	0	\$0.00	20	\$4,532.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	143	\$31,644.80
Assoc Consult I Architectural Historian	Felicetti	Nicole		80 \$10,8	-	0 \$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	212	\$28,620.00
Sr Manager, Air Quality and																										
Sr Consult III Climate Change	Matsui	Cory		0	\$0.00	\$0.00	0	\$0.00	28	\$5,460.00	8	\$1,606.80	0	\$0.00	30	\$6,025.50	4	\$803.40	0	\$0.00	o	\$0.00	0	\$0.00	117	\$23,060.70
Env Tech II Noise Analyst	Schumaker	Noah		0	\$0.00	\$0.00	0	\$0.00	20	\$2,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	126	\$15,750.00
Air Quality and Climate																										
Sr Consult III Change Specialist	Trageser	Darrin		0	\$0.00	\$0.00	0	\$0.00	12	\$2,640.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	126	\$27,720.00
Air Quality and Climate																										
Assoc Consult II Change Specialist	Mansoor	Jacqueline		0	\$0.00	\$0.00	0	\$0.00	60	\$9,000.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	190	\$28,500.00
Hydrology and Water Quality																										
Assoc Consult I Specialist	Sukola	Katrina		0	\$0.00	\$0.00	0	\$0.00	110	\$13,750.00	14	\$1,802.50	0	\$0.00	30	\$3,862.50	4	\$515.00	20	\$2,575.00	0	\$0.00	0	\$0.00	178	\$22,505.00
Sr Consult II Geology and Soils Specialist	Unsworth	Ellen		0	\$0.00	90.00	0	\$0.00	30	\$5,850.00	4	\$803.40	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	34	\$6,653.40
Consultant II Environmental Planner	Fadakaran	Pauline		0	\$0.00	\$0.00	0	\$0.00	50	\$8,000.00	10	\$1,648.00	0	\$0.00	0	\$0.00	0	\$0.00	20	\$3,296.00	0	\$0.00	0	\$0.00	130	\$20,944.00
Assoc Consult II Editor	Mathias	John		0	\$0.00	\$0.00	8	\$1,200.00	40	\$6,000.00	10	\$1,545.00	0	\$0.00	30	\$4,635.00	4	\$618.00	0	\$0.00	0	\$0.00	0	\$0.00	106	\$16,098.00
Consultant I Publications Specialist	На	Anthony		0	\$0.00	90.00	0	\$0.00	20	\$3,000.00	10	\$1,545.00	10	\$1,545.00	30	\$4,635.00	8	\$1,236.00	0	\$0.00	0	\$0.00	0	\$0.00	98	\$14,961.00
Sr Consult I Graphics	Giffen	Teresa		0	\$0.00	90.00	0	\$0.00	10	\$1,700.00	2	\$350.20	0	\$0.00	4	\$700.40	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	30	\$5,130.60
Geographic Information																										
Sr Consult III Systems	Read	Brent		0	\$0.00	90.00	8	\$1,560.00	14	\$2,730.00	2	\$401.70	0	\$0.00	4	\$803.40	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	47	\$9,200.10
Sr Proj Dir Senior Air Quality	Walter	Richard			\$0.00	90.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	3	\$1,050.00
Env Tech I Archaeologist	Caulder	Shelby			\$0.00	90.00	42	\$4,410.00	36	\$3,780.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	86	\$9,030.00
Consultant II Archaeologist	Banke	Peter			\$0.00	9 \$0.00	0	\$0.00	40	\$6,400.00	4	\$659.20	0	\$0.00	8	\$1,318.40	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	52	\$8,377.60
Sr Tech Analyst Built Environment Lead	Cruiess	Christine		32 \$7,0	40.00	\$0.00	0	\$0.00	8	\$1,760.00	0	\$0.00	0	\$0.00	8	\$1,812.80	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	90	\$19,852.80
Total - Labor				272 \$45,0	40.00	4 \$720.00	76	\$10,410.00	1,203	\$226,090.00	280	\$57,556.40	82 \$	17,304.00	434	\$86,262.50	88	\$18,055.90	121	\$22,788.75	7 \$	\$1,838.55	160	\$36,616.50	3,773	\$710,437.60
Total Eabor				272 \$40,0	70.00	7	70	ψ10,410.00	1,200	<b>\$220,000.00</b>	200	ψοι ,σσσ. τσ	02, 0	717,004.00	707	ψου, <u>ΣυΣ.υυ</u>		ψ10,000.00		<b>\$22,700.70</b>	·   •	71,000.00	100	φου,στοίου	0,110	ψ1 10,401.00
Other Direct Costs (ODCs)																										
Category			Rate	Dolla		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars	Do	ollars		Dollars		Dollars
Subtotal - ODCs					\$0.00	\$0.00		\$1,750.00		\$0.00		\$650.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$3,475.00
G & A		Markup	5.00%		\$0.00	\$0.00		\$87.50		\$0.00		\$32.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$173.75
Total - ODCs					\$0.00	\$0.00		\$1,837.50		\$0.00		\$682.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$3,648.75
Travel																										
Category			Rate	Dolla	ars	Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars		Dollars	Do	ollars		Dollars		Dollars
Subtotal - ODCs					\$0.00	\$0.00		\$84.00		\$120.00		\$0.00		\$0.00		\$0.00		\$0.00		\$240.00		\$0.00		\$0.00		\$1,456.00
G & A		Markup	5.00%		\$0.00	\$0.00		\$4.20		\$6.00		\$0.00		\$0.00		\$0.00		\$0.00		\$12.00		\$0.00		\$0.00		\$72.80
Total - Travel					\$0.00	\$0.00		\$88.20		\$126.00		\$0.00		\$0.00		\$0.00		\$0.00		\$252.00		\$0.00		\$0.00		\$1,528.80
									,						,										·	
Subcontractors		Now-	Dot-	Hours Dr."	ve U	Dallana	Herri	Dollars	House	Dollars	Herris	Dellara	House	Dollara	House	Dollara	Hours	Dollara	Herris	Dollars	Hours	ollara	House	Dollars	House	Dollars
Firm HT Harvey		Name	Rate	Hours Dolla	so.oo (	Dollars \$0.00	Hours	Dollars \$0.00	Hours	<b>Dollars</b> \$18,260.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours	Dollars \$0.00	Hours Do	<b>\$0.00</b>	Hours	Dollars \$0.00	Hours	\$48,574.00
HI Harvey KMA		,	1		\$0.00	9 \$0.00		\$0.00	0	\$18,260.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	0	\$48,574.00
Hexagon		,			\$0.00	9 \$0.00		\$0.00	0	\$0.00		\$0.00	0 0	\$0.00	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	0	\$49,500.00
Baseline		,			\$0.00	9 \$0.00		\$0.00	0	\$15,000.00		\$0.00	0 4	\$0.00	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	0	\$9,995.00
Prevision Design		,			\$0.00		0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	0	\$9,700.00
Total - Subcontractors		1.7	1			9,700.00	0	\$0.00	0	\$33,260.00		\$0.00	0 \$	10,000.00	0	\$0.00	0	\$0.00		\$0.00	0	\$0.00	0	\$0.00	0	\$367,769.00
	Subcontract	ors - Markup	5.00%		\$0.00	\$485.00		\$0.00		\$1,663.00		\$0.00		\$500.00		\$0.00		\$0.00		\$0.00	- 1	\$0.00		\$0.00	-	\$18,388.45
										. ,		• • • • •						•						****		
Total Proposed Price with Optional Tasks				272 \$45,0	40.00	4 \$10,905.00	76	\$12,335.70	1,203	\$261,139.00	280	\$58,238.90	82 \$	27,804.00	434	\$86,262.50	88	\$18,055.90	121	\$23,040.75	7 \$	\$1,838.55	160	\$36,616.50	3,773	\$1,101,772.60
Total Proposed Price without Optional Tasks									1,203	· · · · · · · · · · · · · · · · · · ·		\$58,238.90		27,804.00		\$86,262.50		\$18,055.90		\$23,040.75			160	\$36,616.50		\$978,068.35
10% Contingency with Optional Tasks																										\$110,177.26
10% Contingency without Optional Tasks																										\$97,806.84
																										,



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#### **About ICF**

ICF (NASDAQ:ICFI) is a global consulting services company with approximately 9,000 full-time and part-time employees, but we are not your typical consultants. At ICF, business analysts and policy specialists work together with digital strategists, data scientists and creatives. We combine unmatched industry expertise with cutting-edge engagement capabilities to help organizations solve their most complex challenges. Since 1969, public and private sector clients have worked with ICF to navigate change and shape the future.

	80 Willow Road - Top CEQA Co	onsultant Proposals Comparison	
Item	EMC Planning Group	ICF	LSA
Section 1: Cost	Emo rianning Group	101	LOA
Base EIR	923,25	2 978.068	3 727,228
Contingency (10%)	923,232	,	, -
Total Cost With Contingency	1,015,57		
Optional Tasks	161,89		
Total Cost With Contingency			
and Optional Tasks	1,177,469	9 1,211,950	905,799
Section 2: Timing			
Months	24	4 17	7 17
Meetings	<ul><li>24 monthly meetings</li><li>5 public meetings</li></ul>	<ul><li>20 calls with City and standing weekly call</li><li>3 public meetings</li></ul>	<ul><li>28 calls with City (bi-weekly)</li><li>4 public meetings</li></ul>
Budgeted hours for DEIR	Up to 300 letters	434 hours	450 hours
responses to comments	·	10 1 110410	Teo fieure
Section 3: EIR Study Areas and To			
Land Use and Planning	Scoped	Scoped	Scoped
Population and Housing	Scoped	Scoped	Scoped
Housing Needs Assessment	Optional Task (Keyser Marsten & Associates)	Optional Task (Keyser Marsten & Associates)	Optional Task (Keyser Marsten & Associates)
Aesthetics	Scoped	Scoped	Scoped
Shadow Study	Optional Task (Fastcast)	Optional Task (Prevision Design)	Optional Task (LSA)
Biological Resources	Scoped	Scoped (H.T. Harvey & Associates)	Scoped
Biological Resources Assessment	Scoped	Scoped (H.T. Harvey & Associates)	Scoped
Arborist Report	Applicant provided and peer reviewed	Applicant provided and peer reviewed	Applicant provided and peer reviewed
Cultural Resources (Archaeology and Built Environment)	Scoped	Scoped	Scoped
Archaeological Resources	Applicant provided and peer	Applicant provided and peer	Applicant provided and peer
Assessment	reviewed or optional task	reviewed or optional task	reviewed or optional task
Historic Resource Evaluation	Optional Task (Page & Turnbull)	Optional Task (ICF)	Optional Task (LSA)
Tribal Cultural Resources	Scoped	Scoped	Scoped
Geology and Soils	Scoped	Scoped	Scoped
Geotechnical Report	Applicant provided and peer reviewed (Ninyo & Moore)	Applicant provided and peer reviewed	Applicant provided and peer reviewed
Hydrology and Water Quality	Scoped	Scoped	Scoped
Hazards and Hazardous Materials	Scoped	Scoped	Scoped
Phase I Environmental Site Assessment	Scoped (Ninyo & Moore)	Scoped (Baseline Environmental Consulting)	Scoped (Baseline Environmental Consulting)
Transportation	Scoped	Scoped	Scoped
Transportation Impact Analysis (Vehicle Miles Travelled (VMT) and Level of Service (LOS))	Scoped (Hexagon)	Scoped (Hexagon)	Scoped (Kittelson & Associates)
Transportation Demand Management Plan (TDM Plan)	Applicant provided and peer reviewed	Applicant provided and peer reviewed	Applicant provided and peer reviewed
Air Quality	Scoped (Illingworth & Rodkin Inc.)	Scoped	Scoped
Greenhouse Gas Emissions	Scoped (Illingworth & Rodkin Inc.)	Scoped	Scoped
Noise	Scoped (Illingworth & Rodkin Inc.)	Scoped	Scoped
Public Services & Recreation	Scoped	Scoped	
Utilties and Service Systems	Scoped	Scoped	Scoped
Water Supply Assessment	Applicant coordinates with Cal Water for WSA preparation and WSA is peer reviewed (Todd Groundwater)	Applicant coordinates with Cal Water for WSA preparation and WSA is peer reviewed	Applicant coordinates with Cal Water for WSA preparation and WSA is peer reviewed (West Yost)

	80 Willow Road - Top CEQA Co	onsultant Proposals Comparison	
Item	EMC Planning Group	ICF	LSA
Various Engineering Reports	Applicant provided and peer reviewed (Sandis)	Applicant provided and peer reviewed	Applicant provided and peer reviewed
Energy	Scoped	Scoped	Scoped
Agriculture & Forestry Resources	"Scope out" anticipatedto be verified	"Scope out" anticipatedto be verified	"Scope out" anticipatedto be verified
Mineral Resources	"Scope out" anticipatedto be verified	"Scope out" anticipatedto be verified	"Scope out" anticipatedto be verified
Wildfire	"Scope out" anticipatedto be verified	"Scope out" anticipatedto be verified	"Scope out" anticipatedto be verified
Section 4: Other			
Initial Study	Scoped	Scoped	Scoped
Alternatives	4 alternatives (inclusive of No Project Alt.)	4 alternatives (inclusive of No Project Alt.)	4 alternatives (inclusive of No Project Alt.)
CEQA Findings of Fact	Scoped	Scoped	Scoped
CEQA Statement of Overriding Considerations	Optional Task	Optional Task	Optional Task
Optional Tasks  Section 5: Experience Highlights	Optional Task 1: Shadow Study (Fastcast  Optional Tasks 2 and 3: Historic Resources Evaluation and Historic Resources Technical Report (Page & Turnbull)  Optional Task 4: Character-Defining Features Memorandum (Page & Turnbull)  Optional Task 5: Preservation Alternatives Analysis (Page & Turnbull)  Optional Task 6: Archaeological Resources Assessment  Optional Task 7: Statement of Overriding Considerations  Optional Task 8: Housing Needs Assessment (Keyser Marston Associates)	Optional Task 5.7: Housing Needs Assessment (Keyser Marston Associates)  Optional Task 5.9: Historical Resource Evaluation  Optional Task 5.10: Shadow Analysis (Prevision Design)  Optional Task 5.11: Archaeological Cultural Resources Analysis  Optional Task 7.1: Statement of Overriding Considerations	Optional Task 1: Shadow Diagrams  Optional Task 2: Historical Resources Assessment  Optional Task 3: Archaeological Resources Assessment  Optional Task 4: Transportation Demand Management Plan (Kittelson and Associates)  Optional Task 5: Statement of Overriding Considerations  Optional Task 6: Housing Needs Assessment (Keyser Marston Associates)
Section 5: Experience Highlights  Menlo Park	CEQA Class 32 Infill Exemption review for 320 Sheridan Drive	EIR for Parkline     EIR for Willow Village Master Plan     EIR for 1350 Adams Court     EIR for Commonwealth Building 3     EIR for CSBio Phase 3     EIR for 1125 O'Brien     EIR for 1075 O'Brien     Initial Studies and EIRs for ConnectMenlo	EIR for 111 Independence     EIR for Lume (Menlo Uptown)     EIR for Vasara (Menlo Portal)     EIR for Menlo Flats     Cultural resource evauationl/peer review for 389 El Camino Real

80 Willow Road - Top CEQA Consultant Proposals Comparison											
Item	EMC Planning Group	ICF	LSA								
Other	,	• EIR for San Francisco Housing									