

Request for Proposals
For Preparation of an Environmental Impact Report (EIR) for the Marinda Heights
Subdivision Project

July 12, 2019

The Town of Fairfax, Department of Planning and Building Services, acting as Lead Agency, intends to retain a consultant to prepare a full scope Environmental Impact Report (EIR) and perform related tasks in accordance with the California Environmental Quality Act, Cal. Pub. Res. Code §21000, *et seq.*, (CEQA) for a new single family residential project, the Marinda Heights Subdivision Project (the “Project”).

Project Description

The project applicant, Timberstone LLC, is seeking Vested Tentative Map, Design Review, Hill Area Residential Development Permit, Ridgeline Development Permit, and Excavation Permit approvals to subdivide the 100.5-acre property known as the Wall property into the Marinda Heights subdivision of ten 10+-acre parcels and construct a single-family residence on each of the new parcels (for a total of ten residences). The property in question and areas proposed for development are further described as follows:

The property is currently comprised of four Assessor’s Parcels, numbered: 001-150-12, 001-160-09, 001-171-51, and 001-251-31. The three largest Assessor’s Parcels (001-150-12, 001-160-09, and 001-251-31) are zoned UR-10 (Upland Residential, 10 acres per unit). The smallest Assessor’s Parcel (001-171-51) is zoned RS 7.5 (Single Family Residential, 7,500 square-foot per unit). The entire site is located within the boundaries of the Town of Fairfax.

The Marinda Heights (aka Wall) property is steeply sloped (the majority exceeds 40% in slope) and roughly pincer-shaped, with the two pincers roughly parallel and comprised of ridgelines angled downward from northeast-southwest. The property is bounded by ridgeline residential development to the east, open space to the northeast, residential development to the northwest, a combination of residential development and two schools to the west, and residential development to the south.

Vehicular access for nine of the proposed residential parcels would be via a private roadway extension of Marinda Drive. Two of those nine residences would further be accessed from a new driveway extending westward off of the Marinda Drive extension. Access for the other residential parcel would be via a combination of a roadway extension of Ridgeway Avenue and new driveway. Modifications to reduce its maximum grade are proposed to the existing Marinda Drive fire road above the fire water tank.

Residential building envelopes are proposed for each parcel, comprising a total of approximately 4½ acres of the total site. Another approximately 3 acres of hardscape are proposed for access roadways, driveways, and the fireroad. The remaining 93 acres (or approximately 93 percent) of the site are proposed for either public trails or permanent undeveloped private open space.

The elevation of the site ranges from 165 feet to 732 feet. Structural development is proposed to occur between site elevations of 251 feet to 538 feet. The highest elevation development proposed is a fire

water supply tank. The fireroad extension of Marinda Drive is proposed to be extensively regraded above the fire tank to reduce its maximum grade.

The applicant is proposing three new public trail easements: one on the side of the existing spur ridge fire road running from the end of Marinda Drive to the ridgeline at the Sleepy Hollow divide; a new trail running roughly parallel with the slope, from the southeasterly property line adjacent to the trail on the Ridgeway Avenue right-of-way to the Marinda fire road/access easement next to the water tank; and a new uphill-downhill trail running from the new cross-trail, roughly parallel to the Marinda Drive extension, ending at the existing end of the pavement on Marinda Drive.

The applicant is proposing to permanently protect 93% of the property in its natural state. The open space restrictions will apply in conjunction with the proposed Fire Management Plan and Vegetation Management Plans to maintain and enhance natural resource values.

Proposed utilities include water service from Marin Municipal Water District, sanitary service from Ross Valley Sanitary District, and gas and electric service from PG&E.

Concurrent with the subdivision application, the applicant has submitted applications for Design Review and Hill Area Residential Development for each of the ten proposed residences, and a Ridgeline Development Permit application for the portions of the Project that are located within the ridgeline. Variances will be required for residences and accessory structures that exceed zoning maximum height limits. Excavation permits will be required for sites that exceed 100 cubic yards of grading.

Residential building envelopes are proposed for each parcel, ranging in size each from approximately 1/5 to 4/5 of an acre, comprising a total of approximately 4.3 acres of the total site. Further details regarding the proposed residences are provided in **Attachment 1**. Another approximately 2 acres of hardscape is proposed for access roadways/ driveways. The remaining 94.2 acres (or approximately 93.7 percent) of the site are proposed to either be for public trail or emergency vehicle-only access, publicly dedicated open space, or would remain as permanent undeveloped private open space.

Residential building envelopes are proposed for each of the parcels, ranging in size each from approximately 1/5 to 4/5 of an acre, and totaling approximately 4½ acres of the 100.5 site.

The applicant has represented that all of the proposed homes incorporate energy conservation systems and grey water and runoff reuse. In addition the proposed construction would follow Green Point principles for livability, sustainability and conservation.

The applicants have conducted various technical studies assessing the feasibility of the site for the proposed development. The studies are included in the application materials.

Scope of Work

The Town is requesting proposals from qualified environmental consultants to prepare an EIR and associated documentation in accordance with CEQA. The Town is seeking a thorough, project-level review and assessment of the Project's potential environmental impacts, development and evaluation of mitigation measures if appropriate, evaluation of Project alternatives and all other CEQA requirements for all Town-required discretionary approvals for the Project. It is expected that public hearings on the EIR will be held in early 2020. The Scope of Work will include all preparation of all documentation necessary for compliance with CEQA, as outlined below. New or additional information may be required, and the scope may be augmented, as appropriate, at the direction and with prior written approval of the Town.

Prospective respondents to this Request for Proposal should review application submittal materials for the Project, including application, site plan, and aerial views, which are available on the Town's website: <https://www.townoffairfax.org/marinda-heights/>.

The Town's General Plan (including the Housing Element) and Municipal Code are available on the Town's website: <https://www.townoffairfax.org/departments/planning-building/>.

Additional information about the Project also is located on the Town's Open Space Committee web page: <https://www.townoffairfax.org/marinda-heights-aka-wall-property-proposed-development/> (*see especially*, Town of Fairfax Open Space Committee, Review and Comments on Marinda Heights Development (12/11/2018); *see also*, The Town of Fairfax Resolution 15-47: <https://www.townoffairfax.org/documents/resolution-open-space-committee/>)

1. Key Issues to be Addressed in the EIR.

The EIR will provide full-scope, Project-level analysis, document, which covers all environmental topics specified in the current State CEQA Guidelines Article 9, Contents of Environmental Impact Reports. The EIR shall evaluate Project-specific and cumulative impacts, in addition to secondary effects that may occur as a result of the implementation of mitigation measures and conditions of approval. Identification and evaluation of a reasonable range of Project alternatives, including a No-Project alternative and identification of an environmentally superior alternative shall be required in accordance with CEQA. Please ensure that your response and scope of work includes your proposal for addressing all CEQA-required topics. A partial summary of the anticipated key issues includes:

- Potential impacts to biological resources, including wildlife and botanical resources and impacts associated with tree protection and removal
- Water supply availability and infrastructure constraints.
- Geology and hydrology impacts, including those associated with development in an area of steep slopes and subject to landslides
- Public safety and service impacts associated with development in an area of high fire and other natural hazards
- Visual impacts, including those associated with potential luminous pollution from light and glare
- Air Quality and Greenhouse Gas emissions (including vehicle emissions associated with Project construction and operation)
- Traffic and transportation impacts to roadway capacity and level of service and vehicle miles traveled from Project generated traffic, and relating to Town Traffic Impact Permit requirements;
- Open space and public recreational impacts
- Cultural resources impacts, including appropriate research and review for any potential archaeological and paleontological resources impacts
- Address land use compatibility with surrounding sites and the larger community
- Analyze and address other potential issues/impacts as needed to complete the Initial Study (if applicable) and EIR
- Completion, notification and documentation of all AB 52 Native American Government notifications and consultations (if requested)

A more detailed list of anticipated topics is included for reference in **Attachment 2**. A number of technical studies and documents have been submitted to support the application, including an archeological evaluation, biological site assessment, geotechnical investigation, hydrology study, traffic impact study, tree protection/removal plans, visual resources study. These submittals are available on the

Town's website <https://www.townoffairfax.org/marinda-heights/>. The selected consultant ("Consultant") shall be responsible for reviewing these studies and independently reviewing such documents in connection with preparation of the EIR and related documents. Consultant also shall be responsible for reviewing recent environmental documents for other projects to make certain that approaches, assumptions, methodologies and impact analyses are consistent

2. Project Tasks and Deliverables

This section generally lists the tasks that currently are anticipated for the preparation of the EIR. Proposers shall consider the scope and recommend any additional services (such as additional technical studies and/or investigations) that would reasonably assist the Town in preparing the EIR for the Project in an effective and responsible manner. Anticipated tasks include:

- Kickoff meeting and review of available studies and documentation
- Prepare Project description
- Peer review applicant-prepared technical studies, including applicant-prepared Initial Study
- Independently prepare Technical Studies (identify any additional technical studies anticipated to be necessary). This may also include preparation of an Initial Study to accompany publication of the Notice of Preparation
- Request for Water Supply Assessment (if required)
- Prepare Notice of Preparation and review comments
- Prepare Administrative Draft EIRs (including screenchecks)
- Prepare Public Review Draft EIR (together with Notice of Availability and Notice of Completion)
- Prepare Administrative Draft Final EIR (including Responses to Comments and including screenchecks)
- Prepare Final EIR for publication
- Prepare draft CEQA findings and (if applicable) Statement of Overriding Considerations and conditions of approval associated with mitigation measures
- Prepare Mitigation Monitoring and Reporting Program
- Prepare Notice of Determination
- Attendance at a minimum of five public meetings/hearings (Scoping Meeting, Planning Commission, Town Council)

In addition to public meetings/hearings, Consultant should anticipate a minimum of four additional meetings with Town staff, either with or without the applicant or other third parties, as necessary to facilitate preparation of the required CEQA documents. These are in addition to the kick-off meeting (noted above), and will be for purposes of reviewing/discussing the administrative drafts or final documents, preparing for public hearings or addressing other matters that may arise.

Unless otherwise directed by Town, Consultant should assume Town will publish/circulate all environmental notice documents, except that Consultant will be responsible for submitting document to the State Clearinghouse and providing a certificate of mailing/delivery to Town. Consultant shall maintain all materials referenced in the EIR and supporting studies and shall promptly provide such materials to Town upon Town's request.

3. Administrative Drafts

Consultant should assume *at least* three administrative drafts, *plus* one screencheck, will be required for the Initial Study (if applicable), Draft EIR and Final EIR (including Responses to Comments). Consultant

should assume at least three weeks for Town review/comment on Administrative Draft #1, two weeks for each subsequent administrative draft and one week for screencheck. Additional time may be required due to the complexity and potential controversy associated with the Project.

Consultant should assume 10 hard copies and one electronic version of each administrative draft will be required. Unless otherwise directed by Town, assume that Town staff will circulate administrative drafts to applicable internal staff reviewers. Assume that the Town will not submit a uniform set of comments on each administrative draft. It is the Consultant's responsibility to consolidate and reconcile comments. If Town comments are submitted to the Consultant (as the prime contractor) and contain relevant information for other environmental consultants, the Consultant is responsible for coordinating and distributing Town comments to all other relevant consultants, as appropriate, regardless of the contractual relationship between consultants. When submitting revised administrative drafts to Town staff, documents should identify edits in redline (i.e., via underline and strike-out) from previous versions.

Town must review and approve administrative drafts of all environmental documents and technical reports. No document shall be provided to applicant or any third party, without Town's prior approval. All administrative drafts, final documents and correspondence concerning environmental review shall be submitted directly to Town staff unless otherwise directed by Town. Such documents shall not be distributed to nor shared with any third party, including the Project applicant, without prior consent of Town.

4. Final Public Review Documents

For final, published public review documents (e.g., Draft EIR, Final EIR) assume 50 hard copies and 10 DVDs/CDs (and provision of document in PDF format for website publication).

Project Management Approach

Your proposal should describe your overall approach to the required tasks and specific techniques, administrative and operational management expertise to be employed. This should include a work plan discussing data needs and sources and analytical methodologies to be used. Please identify your firm's proposed Project Manager and describe how your firm would address key project management tasks, including those related to maintaining the EIR schedule, delegation of tasks, quality and cost control and technical review. A proposal can, but is not required to, include other firms that would be subconsultants and part of the team if selected. If your proposal does not address one or another specific type of expertise that may be required (e.g., aesthetics, biology, noise, air quality, etc.), please describe how you intend to address these issues if selected.

The Town will prepare all public notices and distribute the document, including the clerical compilation of public comments.

The proposal should include a projected schedule for the project tasks.

Budget/Costs

Your response should propose both a total budget and a break-down of fees per tasks, including sub-tasks, with time estimates and identified staffing. The proposal shall describe both the total and detailed fees for performing the total study, as well as its major projects and/or end products, including a budget indicating expenditures for personnel and materials for each work item. This section shall have all subject tasks and sub-tasks listed, along with the minimum time estimates applied to each (including sub contractors' time), as well as billing rates and total costs per task and sub-task. The proposal should include all anticipated fees, reimbursables and other costs related to completing the scope of work.

Contract

The selected Consultant will be required to enter the standard Town agreement for professional services, [a sample of which is attached]. The contract shall also include the following standard CEQA language:

In accordance with CEQA Section 21082.1(c)(3), environmental documents prepared pursuant to CEQA must reflect the independent judgment of the Town of Fairfax as the lead agency. The final responsibility for the content and adequacy of the EIR lies in the discretion of the Town of Fairfax and its designated representatives. Therefore, [Consultant name] shall work under the sole direction and control of the Town of Fairfax.

In addition, the contract shall include standard language providing for defense, indemnity and hold harmless of the Town (its councilmembers, agents, officers, employees, public officials) as additional insured.

A final contract, including a not-to-exceed contract price, is subject to negotiation and approval/ratification by the Fairfax Town Council.

Nothing in this request for proposal (“RFP”) process commits the Town to award a contract, pay any costs incurred in the preparation of the proposal or to procure or contract for services or supplies. The Town reserves the right to accept or reject any or all proposals received, to negotiate with any qualified sources, or to cancel, in part or entirety, this request for proposal.

The Town considers it appropriate to diversify the hiring of consultants and to promote wide opportunities for selection. To this end, the Town strives to avoid repetitious hiring from a narrow range of applicants.

Considerations in Presenting Consultant Experience and Personnel

Please indicate in the proposal if your firm has any specific experience in reviewing this type of (or similar) Project. More specifically, provide a summary of the consulting team member’s qualifications. The proposal should focus on the relevant experience of personnel identified in the proposal rather than the historical experience of the firm. Please demonstrate how your firm has adequate qualified staff to complete this assignment. The Town seeks honest, transparent and realistic responses to this RFP with respect to a company’s qualifications and its ability to complete the assignment.

The Town’s selection process will focus on the following criteria: (1) general experience, demonstrated expertise and ability to successfully provide the requested services, (2) completeness and quality of the proposal, (3) the respondents’ status as an Equal Opportunity Employer; (4) experience with similar projects, particularly in Northern California, and even more preferably in Marin County or the greater Bay Area, (5) the absence of the respondents’ business relationship, contracts or other perceived potential conflicts with the applicant or the Project; and (6) cost and efficiency.

Firms responding to this RFP shall refrain from contacts with the Project applicant or applicant’s representatives after receipt of this RFP absent prior written authorization (e-mail is acceptable) is given by the Director of Planning and Building Services.

Additional Information

Town staff expects this Project to be highly controversial, so please consider that in your proposal. The Town is requesting submittal of the proposal by 4:00 pm, Friday, August 9, 2019. A Project briefing session will be held on July 23, 2019 at the project site to afford prospective consultants to learn about the Project and ask relevant questions. The applicant will conduct a site tour directly following the briefing session. It is requested that you do the Town the courtesy of informing us prior to the August 6 submittal deadline if your firm does not intend to submit a proposal.

The Town anticipates interviewing finalist(s) under consideration on August 13-14, 2019.

If you need further information, please contact Ben Berto, Director of Planning and Building at (415) 453-2346 or bberto@townoffairfax.

Ben Berto
Director of Planning and Building Services
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930

Attachments:

1. Description of proposed residences
2. Anticipated Draft EIR topics
3. Fairfax Standard Professional Services Contract

ATTACHMENT 1

Proposed Residences

The proposed residences are further described as follows:

Lot 1 – [address to be updated] Marinda Drive

Proposal for a 4,383 square-foot, 2-story, 37-foot tall, single-family residence with an attached 615 square-foot (115 net square feet) garage, for a total of 4,498 net structural square feet. A pool is proposed on the southwest side of the residence. The residence would be located on the southerly end of a proposed 437,730 square-foot (10-acre) parcel, approximately 1560 lineal feet up the proposed private extension of Marinda Drive, then approximately 220 feet down a new joint driveway extension running west off the new private Marinda Drive extension, at approximately the 424-foot elevation. Approximately 67 trees are proposed for removal to accommodate the residence, of which 51 are classified as protected, 4 of which are classified as heritage, and 12 of which are exempt from permit requirements.

Lot 2 – 351 Marinda Drive

Proposal for a 4,741 square-foot, 2-story, 38.5-foot tall, single-family residence with a detached 678 square-foot (178 net square feet), 29-foot tall garage, for a total of 4,919 net structural square feet. A 33,500-gallon pool is proposed on the lower level of the south side of the building. The residence would be located on the southerly end of a proposed 437,730 square-foot (10-acre) parcel and located approximately 307 square lineal feet up and approximately 41 feet south of a proposed private roadway extension of Marinda Drive, at approximately the 331-foot elevation. Approximately 3 trees are proposed for removal to accommodate the residence, 2 of which are classified as protected, and 1 of which is classified as heritage.

Lot 3 – 400 Marinda Drive

Proposal for a 4,718 square-foot, 2-story, 38.6-foot tall, single-family residence with a detached 772 square-foot (272 net square feet), approximately 30-foot tall garage, for a total of 4,990 net structural square feet. A 46,117-gallon pool and jacuzzi is proposed on the southeast side of the residence. The residence would be located on the far west side of a proposed 441,219 square-foot (10.2-acre) parcel, and located approximately 865 lineal feet up, and 28 feet east of a proposed private roadway extension of Marinda Drive, at approximately the 357-foot elevation. Approximately 7 trees are proposed for removal to accommodate the residence, 6 of which are classified as protected and 1 of which is classified as heritage.

Lot 4 – 501 Marinda Drive

Proposal for a 4,093 square-foot, 2-story, 39-foot, 9-inch tall single-family residence with an attached 712 square-foot (212 net square feet) garage, for a total of 4,305 net structural square feet. A 33,500-gallon pool is proposed on the lower level of the south side of the building. The residence would be located on the far east end of a proposed 438.693 square-foot (10.1 acre) parcel, and located approximately 1,275 lineal feet up, and 23 feet west of the edge of a proposed private roadway extension of Marinda Drive at approximately the 424-foot elevation. Approximately 34 trees are proposed for removal to accommodate the residence, 19 of which are classified as protected and 15 of which are classified as heritage.

Lot 5 – 551 Marinda Drive

Proposal for a 4,618 square-foot, 2-story, 30.5-foot tall, single-family residence with a detached 732 square-foot (232 net square feet), 2-story, 30-foot tall garage, for a total of 4,850 net structural square feet. A 14,365-gallon pool is proposed on the north side of the upper floor. The residence would be

located on the far eastern end of a proposed 439,259 square-foot (10.08 acre) parcel, and located approximately 1,545 lineal feet up and 18 feet west of the edge of a private roadway extension of Marinda Drive at approximately the 444-foot elevation. Approximately 24 trees are proposed for removal to accommodate the residence, 9 of which are classified as protected and 15 of which are classified as heritage.

Lot 6 – 611 Marinda Drive

Proposal for a 4,701 square-foot, 3-story, 34-foot tall, single-family residence with an attached 757 square-foot (257 net square feet) garage, for a total of 4,958 net structural square feet. A 43,000- gallon pool is proposed on the east side of the lower floor. The residence would be located on the far south end of a proposed 435,992 square-foot (10 acre) parcel, 1,727 lineal feet up a private road extension of Marinda Drive, then down at the end of an approximately 850 foot-long private driveway, at an elevation of approximately 347 feet. Approximately 4 trees are proposed for removal to accommodate the residence, all 4 of which are classified as protected.

Lot 7 – 630 Marinda Drive

Proposal for a 3,996 square-foot, 2-story, 26-foot tall, single-family residence with a detached 747 square-foot (247 net square feet) garage, for a total of 4,243 net structural square feet. A 29,174 gallon pool is proposed to be located on the east side of the residence. The residence would be located on the far west side of a proposed 437,212 square-foot (10-acre) parcel, and located approximately 1,800 linear feet up and 12 feet east of the edge of a new private road extension of Marinda Drive, at an approximate elevation of 475 feet. Approximately 34 trees are proposed for removal to accommodate the residence, 25 of which are classified as protected and 9 of which are classified as heritage.

Lot 8 – 650 Marinda Drive

Proposal for a 4,338 square-foot, 2-story, 24-foot 7-inch tall, single-family residence with an attached 528 square-foot (28 net square feet) garage, for a total of 4,366 net structural square feet. A 26,825- gallon pool is proposed to be located within a central courtyard on the east side of the residence. The residence would be located on the far west side of a proposed 438,475 square-foot (10.1-acre) parcel, and located approximately 1,927 lineal feet up, and 11 feet east, of the edge of a new private road extension of Marinda Drive, at an elevation of approximately 495 feet. Approximately 72 trees are proposed for removal to accommodate the residence, 45 of which are classified as protected and 26 of which are classified as heritage.

Lot 9 – 680 Marinda Drive

Proposal for a 4,502 square-foot, 2-story, 28 foot-tall single-family residence, detached 745 square-foot (245 net square feet) 15 foot-tall garage, for a total of 4,747 net structural square footage. A 42,465 gallon pool with built-in jacuzzi is proposed to be located on the southwest side of the residence. The residence would be located on the far west end of a proposed 437,778 square-foot (10.1-acre) lot, and located approximately 1,950 lineal feet up, and 25 feet from the beginning of a new private road extension of Marinda Drive, at an elevation of approximately 511 feet. Approximately 12 trees are proposed for removal to accommodate the residence, 8 of which are classified as protected and 4 of which are classified as heritage.

Lot 10 – [address] Ridgeway Residence

Proposal for a 4,809 square-foot, 3-level, 33-foot-tall single-family residence with an attached 506 square-foot garage (6 net square feet), for a total net floor area of 4,815 square feet. A 44,065-gallon pool located on the east side of the building, located on a proposed 437,778 square-foot (10.1-acre) lot. The third building level would consist of a stairway landing, and a combination of “living” roof and roof decks. Approximately 53 trees are proposed for removal to accommodate the residence, 45 of which are classified as protected and 13 of which are classified as heritage.

ATTACHMENT 2

Anticipated Draft EIR Topics

The selected consultant will be expected to undertake necessary independent original studies, analysis and documentation of items identified in the topical issues to be included in the EIR, in accordance with CEQA, including, but not limited to, the following listed elements:

1. Executive Summary, including listing of impacts, Alternatives with a comparison matrix and identification of the environmentally superior alternative, proposed project sponsor and EIR recommended mitigation with coding to indicate level of significance before and after mitigation, together with monitoring proposed.
2. Study area description, region and vicinity location and site features. Review ownership, applicable planning and zoning designations, land holdings and jurisdictional boundaries.
3. Environmental impact analysis of the site based on issues identified in the Notice of Preparation (NOP), public scoping session, and consultant's proposal. These shall include:
 - A. Environmental Constraints Map and Analysis: Prior to initiating the project impact analysis for the Draft EIR, a preliminary Environmental Constraints Analysis for the project site containing an overlay map will need to be prepared and presented in a meeting with Fairfax staff, the Ross Valley Fire Department, and the applicant. This Environmental Constraints Analysis evaluates the environmental setting and existing site conditions, and provides the property owner and public agencies with a clear understanding of existing constraints and opportunities to proposed development. The analysis also allows the applicants to consider changes to their site development plans prior to the EIR impact analysis and assists the public agency review of such plans.

The constraints map should overlay existing development and proposed development, showing the site with contours and significant environmental features such as unstable slopes, significant vegetation, stream threads and any wetlands, the locations of special-status species, and other salient information. Further, the constraints map should indicate protected areas established by policy and environmental features such as woodland areas, elevated terrain, viewsheds, ridgelines, and any archeological features. This map will assist in identifying site constraints that may affect project design and potential inconsistencies, if any, between the proposed project and the General Plan. (The constraints map may, or may not, be subsequently incorporated into the Draft EIR.)

- B. Land Use and Planning, including but not limited to: an assessment of all relevant Fairfax General Plan policies as they relate to the project, including, among other policy issues, hazards including geology, drainage, and fire, housing, transportation, transit, parking, roadways, accessibility, sustainability, community character and design, green building, biological resources, energy, visual/views and ridgeline development, stream and wetland protection, water consumption, geotechnical, hydrology, greenhouse gas emissions, trees, trails, parks and open space. The analysis should include a review of the Fairfax General Plan, Zoning Ordinance provisions, Fairfax Open Space Committee policies, and Fairfax Tree Committee policies, pertaining to the proposed project.

- C. Geophysical Factors, including but not necessarily limited to: field reconnaissance and literature review, peer review of the project sponsor's geologic report and information, evaluation of changes in topography, unstable soil conditions at/adjacent to the project site, erosion control, settlement, soil expansion and stabilization, site preparation and grading, potential geologic hazards such as fault hazards,

liquefaction, earthquakes and landslides, and retaining walls associated with roadways, driveways, and trails. The EIR consultant geologist will need to supplement the project sponsor's geologic studies with onsite field work including, if found appropriate, backhoe test pits for exploration of the subsurface conditions in the area of any landslides or unstable soils on the site and other areas where additional data is deemed necessary. The EIR consultant geologist will need to examine, log, sample, interpret exploration findings and perform laboratory tests as necessary to evaluate engineering properties.

D. Biological Resources, including but not necessarily limited to: a biological field reconnaissance and literature review, peer review of the biological and environmental assessment submitted by the applicant, inventory survey of rare and endangered plants and animals potentially affected by the project including Peregrine falcon.

E. Tree Protection Factors, including but not necessarily limited to: field reconnaissance and literature review, peer review of the tree material submitted by the applicant. Focus on the management of woodlands, protected and heritage trees on the site, and evaluation of the habitat and other values of native and non-native species. Evaluation by a certified consulting arborist and fire ecologist of the health of the woodlands and potential project-related impacts including tree thinning and removals and increased fire hazard, in consultation with the Fire Department. Assessment of anticipated visual/project visibility changes.

A Landscape/Vegetation Management Plan (LVMP) shall be prepared for the property that shows the locations, numbers and anticipated schedule for all trees with a diameter at breast height (dbh) of 4" or greater that are proposed to be removed. The LVMP will be in sufficiently large scale to accurately individually identify all trees to be removed. The assessment will include removals necessary to comply with fire codes, including for roadway and driveway areas. A comprehensive woodland management plan shall be included, including options for ensuring the long-term health and character of the vegetated and woodlands areas

F. Hydrology and Water Quality, including, but not necessarily limited to: field reconnaissance and literature review, peer review of the material submitted by the applicant, an assessment of potential impacts on-site and in the vicinity off-site related to drainage into and through downslope neighborhoods, flooding, erosion, sedimentation, stormwater treatment, surface runoff, potential for onsite containment and re-infiltration to minimize offsite runoff.

G. Air Quality, including but not necessarily limited to: the generation of pollutants during and after construction such as dust, hydrocarbons, odors, and smoke, which would affect ambient air quality. Tasks would entail quantification and assessment of project-generated (both construction-related and operational) emissions of criteria air pollutants, precursors and TACs for comparison to the Bay Area Air Quality Management District's (BAAQMD's) screening levels and newly-adopted thresholds of significance. Consultation with BAAQMD is required.

H. Greenhouse Gas Emissions, including but not necessarily limited to: conducting an assessment of project-generated greenhouse gas (GHG) emissions in accordance with BAAQMD's recommended methods to determine the level of significance and whether the project's emissions constitute a considerable contribution to the cumulative global warming impacts of GHG. Feasible mitigation measures will be recommended as necessary. Consultation with BAAQMD is required.

I. Transportation/Circulation, including but not necessarily limited to: field reconnaissance, literature review, peer review of the traffic study submitted by the applicant. The traffic consultant is expected to prepare a current traffic study in conformance with Town of Fairfax Code requirements including Traffic Impact Permit (TIP), including analysis of am and pm peak hour existing traffic at a

variety of locations, cumulative traffic, calculate LOS and VMT, evaluate circulation impacts, parking, roadway, and trail accessibility.

J. Aesthetic/Visual Resources, including but not necessarily limited to: peer review of the visual study submitted by the applicant, a visual analysis based on digital simulations of proposed project elements from various significant view corridors including public vantage points throughout the Town, prepared by a qualified professional or firm. The analysis shall utilize a digital terrain model and possibly drone-digital visualization, that accurately reflects the existing and proposed grades, to show proposed residences and landscaping changes (including proposed/required tree removals for fire safety) with sufficient detail to represent the design intent, the locations of the proposed roadways, driveways, and trails from a variety of viewpoints. The analysis shall also integrate the vegetation management plan and associated tree removals and thinning, and visualize how successfully the project development, VMP, woodland management plan, and project alternatives preserve existing visual character from key viewing areas.

K. Cultural Resources, including but not necessarily limited to: Field reconnaissance and literature review, peer review of the study submitted by the applicant. The EIR consultant archeologist must be a qualified professional archaeologist. The consultant archeologist is expected to conduct a field survey of the site and archeologic inventory records search to evaluate project impacts on any archaeological or other cultural resource on site or in the area. Avoidance or mitigation measures must be recommended if the project would impact an archeologic site or reduce the cultural value of a resource.

L. Noise, a qualitative discussion of the potential noise impacts of the proposed project and project construction including the potential for off site noise impacts to the site and compatibility of the project with Fairfax General Plan Noise Element policies. Assumptions will need to be made about both short-term construction noise and operational noise. Noise field measurements or calculations are not expected.

M. Hazards and Hazardous Materials, including but not necessarily limited to: air and water quality, and geologic and hydrologic hazards.

N. Energy and Natural Resources, limited to the use or conservation of natural resources, energy consumption and conservation. Discussion should include any green building measures that the project will employ and mitigation measures that may be necessary to reduce impacts of greenhouse gases must be identified.

O. Social and Economic, limited to confirmation of no significant fiscal impacts with regard to provision for necessary infrastructure improvements and service demand.

P. Public Services/Utilities, including potable water source and off-site water supply and location impacts, sewage treatment, storm water drainage, fire (including access), sheriff and emergency medical services and schools.

Q. Cumulative Impacts, in relation to all of the topical issues addressed above. This includes a project list and plan designated development approach. PROPDEV 45 is available on the Marin County Community Development Agency website and provides an inventory of development projects in Marin County. To supplement PROPDEV, the consultant must contact Fairfax and the County for any updated information.

4. Alternatives, a reasonable range of alternatives including but not necessarily limited to: the no-project alternative, a mitigated project design alternative based on site constraints and impacts found, an alternative use or uses on the site, a smaller scale reduced intensity or reconfigured development

alternative, and an alternative project site location analysis consistent with current case law and CEQA requirements. It is anticipated that the Town will be conducting workshops exploring alternative configuration options. The EIR consultant will meet with Fairfax staff to formulate alternatives for analysis. Upon completion of this task, the EIR consultant will define and evaluate the alternatives in the EIR, provide a matrix comparison of impacts and identify the environmentally superior alternative.

5. Mitigation Measures
6. Items Found Not Significant
7. Agencies and persons contacted
8. Report preparers
9. References and literature cited
10. Tables, figures and appendices
11. All other requirements of CEQA Guidelines Article 9 (Contents of Environmental Impact Reports)