

preparing environmental documents for projects throughout Northern California and specifically within the Bay Area, including the City of San Rafael and County of Marin; their familiarity with the local political, planning, and environmental landscapes; and their familiarity with the issues that are important to residents in San Rafael, and the ability to customize our environmental assistance accordingly.

LSA's scope of work for services is outlined in Attachment 2, Exhibit A. A summary of this scope is provided as follows:

- Preparation of an Environmental Impact Report. Preparation of an EIR is laid out in tasks from project initiation; technical study peer review; preparation of setting, impacts, and mitigation measures for CEQA topics; identification and evaluation of alternatives; preparation of appropriate conclusions to fulfill CEQA requirements by providing an assessment of several mandatory impact categories; and responding to public comments.
- Schedule/Timeline. LSA has prepared a schedule/timeline for this scope, which is presented in Table G of Exhibit A. The preliminary schedule estimates completion of the CEQA process with a Final EIR within 11 months of the City's issuance of a Notice to Proceed.
- Budget. The contract is proposed with a not-to-exceed amount of \$260,350 which includes a 10% contingency of \$23,700.

ANALYSIS:

Staff has reviewed the proposal for services, as well as the qualifications of LSA and presents the following findings and recommendations:

1. The City sent out an RFP for the proposed environmental work to a short-list of City approved environmental consultants. The City received two proposals, both from highly qualified consulting firms that have extensive expertise and experience with conducting environmental review in the Bay area. As previously mentioned, LSA is a well-established environmental and planning consulting firm. LSA's experience in CEQA review for large, phased mixed-use redevelopment projects is well suited for the services needed.
2. After the interviews, LSA was selected based on the project management structure, where an LSA Principal will also be in charge as project manager, which the City felt was essential for a project of this scope and nature. The proposed budget was consistent with, and slightly below the other proposal.
3. Further, LSA is among a handful of Bay Area firms that the City has placed on a short-list of approved environmental consultants. The City-approved environmental consultant list was created through a previous selective Request for Qualifications (RFQ) process. This list is used for a formal, competitive bidding process (Request for Proposal) or for a sole source hire. LSA has not been recently selected for work within San Rafael, so its selection was also consistent with the staff's "rotational" policy providing for even distribution of contract work within the City.

COMMUNITY OUTREACH:

On September 14th, the City held a joint [Study Session](#) with the Planning Commission and Design Review Board to provide project feedback on land use and design and allow early opportunity for public input. The Study Session included information on steps in the entitlement process, including environmental review. As the project moves forward, the environmental review phase of the Northgate Mall Redevelopment Project is subject to the provisions of the CEQA Guidelines. The CEQA Guidelines

include prescribed steps for public notification and comment. These prescribed steps will be appropriately followed during the environmental review process.

FISCAL IMPACT:

The proposed Professional Services Agreement totals a not-to-exceed amount of \$260,350 for environmental documentation and supportive technical studies for one project: the Northgate Mall Redevelopment Project. The funds needed to cover the cost of this service will be covered by the project applicant as agreed upon in the executed Reimbursement Agreement.

OPTIONS:

The City Council has the following options to consider on this matter:

1. Adopt the resolution as presented approving the Professional Services Agreement;
2. Adopt resolution with modifications to the Professional Services Agreement;
3. Direct staff to return with more information; or
4. Take no action.

RECOMMENDED ACTION:

Adopt the resolution authorizing the City Manager to execute a Professional Services Agreement with LSA Associates, Inc. for environmental consulting services required for the Northgate Mall Redevelopment Project.

ATTACHMENTS:

1. Resolution
2. Professional Services Agreement-
Exhibit A - Proposal for Services Northgate Mall Redevelopment Project Environmental Impact Report for the City of San Rafael, August 2021

RESOLUTION NO.

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES WITH LSA ASSOCIATES, INC. FOR ENVIRONMENTAL CONSULTING SERVICES FOR THE NORTHGATE MALL REDEVELOPMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$260,350

(Term of Agreement: through August 31, 2022)

WHEREAS, the owner of the Northgate Mall property has submitted a proposal to redevelop the existing mall site and replace it with a mix of commercial and residential uses; and

WHEREAS, the City of San Rafael has a need for a consultant to provide professional services to the City, its Planning Commission, City Council and staff in the environmental review process for the Northgate Mall redevelopment project, in accordance with the California Environmental Quality Act (CEQA), including providing CEQA guidance and preparation of an Environmental Impact Report; and

WHEREAS, LSA Associates, Inc. has submitted a proposal to provide the necessary professional planning services for a sum not to exceed \$260,350, and staff has determined that the proposal is sufficient and that LSA Associates, Inc. is qualified to perform the services;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Rafael does hereby approve and authorize the City Manager to execute, on behalf of the City of San Rafael, an Agreement for Professional Planning Services with LSA Associates Inc. in the form included with the staff report for this resolution, subject to approval as to form by the City Attorney.

I, Lindsay Lara, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 1st day of November 2021, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Lindsay Lara, City Clerk

**AGREEMENT FOR PROFESSIONAL SERVICES WITH
LSA ASSOCIATES, INC. FOR ENVIRONMENTAL CONSULTING SERVICES FOR THE
NORTHGATE MALL REDEVELOPMENT APPLICATION**

This Agreement is made and entered into this _____ day of _____, 20____, by and between the CITY OF SAN RAFAEL (hereinafter "**CITY**"), and LSA ASSOCIATES, INC., a corporation authorized to do business in California (hereinafter "**CONSULTANT**").

RECITALS

WHEREAS, the property owner at Northgate Mall has submitted a proposal to redevelop the existing mall site and replace it with a mix of commercial and residential uses; and

WHEREAS, **CONSULTANT** has submitted its “Proposal for Services Northgate Mall Redevelopment Project Environmental Impact Report for the City of San Rafael” dated August 2021, which is attached hereto as Attachment A and incorporated by reference herein; and

WHEREAS, **CITY** desires to retain **CONSULTANT** to perform professional services necessary to render advice and assistance to the **CITY**, the **CITY**’s Planning Commission, City Council and staff in the environmental review process in accordance with the California Environmental Quality Act (CEQA), which in this phase would include providing CEQA guidance and preparation of an Environmental Impact Report; and

WHEREAS, **CONSULTANT** represents that it is qualified to perform such services and is willing to perform such professional services as hereinafter defined;

AGREEMENT

NOW, THEREFORE, the parties hereby agree as follows:

1. **PROJECT COORDINATION.**

A. **CITY’S Project Manager.** The Planning Manager is hereby designated the **PROJECT MANAGER** for the **CITY** and said **PROJECT MANAGER** shall supervise all aspects of the progress and execution of this Agreement.

B. **CONSULTANT’S Project Director.** **CONSULTANT** shall assign a single **PROJECT DIRECTOR** to have overall responsibility for the progress and execution of this Agreement for **CONSULTANT**. Theresa Wallace is hereby designated as the **PROJECT DIRECTOR** for **CONSULTANT**. Should circumstances or conditions subsequent to the execution of this Agreement require a substitute **PROJECT DIRECTOR**, for any reason, the **CONSULTANT** shall notify the **CITY** within ten (10) business days of the substitution.

2. DUTIES OF CONSULTANT.

CONSULTANT shall perform the duties and/or provide professional services under the supervision of the Project Manager as described in Attachment A hereto.

3. DUTIES OF CITY.

CITY shall pay the compensation as provided in Paragraph 4, and shall provide suitable workspace, if necessary, that is accessible to telephone and computer facilities. **CITY** shall provide **CONSULTANT** with copies/sets of project plans and materials, historical files on this development, local plans, ordinances and reports that are pertinent to the project that has been assigned to the **CONSULTANT**. The **CITY** shall provide **CONSULTANT** with supervision and direction on processing the development application in accordance with local procedures.

4. COMPENSATION.

For the full performance of the services described herein by **CONSULTANT**, **CITY** shall pay **CONSULTANT** on a time and materials basis at the rates set forth in Attachment A, in a total amount not to exceed \$260,350. This amount includes contingency funds in the amount on \$23,700 which would not be used without written authorization from **CITY**.

Payment will be made monthly upon receipt by PROJECT MANAGER of itemized invoices submitted by **CONSULTANT** that include a summary cover sheet and a detailed report with labor hours and costs by individual and direct expenses.

5. TERM OF AGREEMENT.

The term of this Agreement shall commence on October 4, 2021 and shall end on August 31, 2022. Upon mutual agreement of the parties, and subject to the approval of the City Manager the term of this Agreement may be extended for an additional period of up to (____) year(s).

6. TERMINATION.

A. **Discretionary.** Either party may terminate this Agreement without cause upon thirty (30) days written notice mailed or personally delivered to the other party.

B. **Cause.** Either party may terminate this Agreement for cause upon fifteen (15) days written notice mailed or personally delivered to the other party, and the notified party's failure to cure or correct the cause of the termination, to the reasonable satisfaction of the party giving such notice, within such fifteen (15) day time period.

C. **Effect of Termination.** Upon receipt of notice of termination, neither party shall incur additional obligations under any provision of this Agreement without the prior written consent of the other.

D. **Return of Documents.** Upon termination, any and all **CITY** documents or materials provided to **CONSULTANT** and any and all of **CONSULTANT's** documents and materials prepared for or relating to the performance of its duties under this Agreement, shall be delivered to **CITY** as soon as possible, but not later than thirty (30) days after termination.

7. OWNERSHIP OF DOCUMENTS.

The written documents and materials prepared by the **CONSULTANT** in connection with the performance of its duties under this Agreement, shall be the sole property of **CITY**. **CITY** may use said property for any purpose, including projects not contemplated by this Agreement.

8. INSPECTION AND AUDIT.

Upon reasonable notice, **CONSULTANT** shall make available to **CITY**, or its agent, for inspection and audit, all documents and materials maintained by **CONSULTANT** in connection with its performance of its duties under this Agreement. **CONSULTANT** shall fully cooperate with **CITY** or its agent in any such audit or inspection.

9. ASSIGNABILITY.

The parties agree that they shall not assign or transfer any interest in this Agreement nor the performance of any of their respective obligations hereunder, without the prior written consent of the other party, and any attempt to so assign this Agreement or any rights, duties or obligations arising hereunder shall be void and of no effect.

10. INSURANCE.

A. **Scope of Coverage.** During the term of this Agreement, **CONSULTANT** shall maintain, at no expense to **CITY**, the following insurance policies:

1. A commercial general liability insurance policy in the minimum amount of one million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) aggregate, for death, bodily injury, personal injury, or property damage.

2. An automobile liability (owned, non-owned, and hired vehicles) insurance policy in the minimum amount of one million dollars (\$1,000,000) dollars per occurrence.

3. If any licensed professional performs any of the services required to be performed under this Agreement, a professional liability insurance policy in the minimum amount of one million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) aggregate, to cover any claims arising out of the **CONSULTANT's** performance of services under this Agreement. Where **CONSULTANT** is a professional not required to have a professional license, **CITY** reserves the right to require **CONSULTANT** to provide professional liability insurance pursuant to this section.

4. If it employs any person, **CONSULTANT** shall maintain worker's

compensation insurance, as required by the State of California, with statutory limits, and employer's liability insurance with limits of no less than one million dollars (\$1,000,000) per accident for bodily injury or disease. **CONSULTANT's** worker's compensation insurance shall be specifically endorsed to waive any right of subrogation against **CITY**.

B. Other Insurance Requirements. The insurance coverage required of the **CONSULTANT** in subparagraph A of this section above shall also meet the following requirements:

1. Except for professional liability insurance or worker's compensation insurance, the insurance policies shall be specifically endorsed to include the **CITY**, its officers, agents, employees, and volunteers, as additional insureds (for both ongoing and completed operations) under the policies.

2. The additional insured coverage under **CONSULTANT'S** insurance policies shall be "primary and noncontributory" with respect to any insurance or coverage maintained by **CITY** and shall not call upon **CITY's** insurance or self-insurance coverage for any contribution. The "primary and noncontributory" coverage in **CONSULTANT'S** policies shall be at least as broad as ISO form CG20 01 04 13.

3. Except for professional liability insurance or worker's compensation insurance, the insurance policies shall include, in their text or by endorsement, coverage for contractual liability and personal injury.

4. By execution of this Agreement, **CONSULTANT** hereby grants to **CITY** a waiver of any right to subrogation which any insurer of **CONSULTANT** may acquire against **CITY** by virtue of the payment of any loss under such insurance. **CONSULTANT** agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not **CITY** has received a waiver of subrogation endorsement from the insurer.

5. If the insurance is written on a Claims Made Form, then, following termination of this Agreement, said insurance coverage shall survive for a period of not less than five years.

6. The insurance policies shall provide for a retroactive date of placement coinciding with the effective date of this Agreement.

7. The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of **CITY** (if agreed to in a written contract or agreement) before **CITY'S** own insurance or self-insurance shall be called upon to protect it as a named insured.

8. It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to **CITY** or any other additional insured party. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or

(2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured; whichever is greater. No representation is made that the minimum Insurance requirements of this agreement are sufficient to cover the obligations of the **CONSULTANT** under this agreement.

C. **Deductibles and SIR's.** Any deductibles or self-insured retentions in **CONSULTANT's** insurance policies must be declared to and approved by the PROJECT MANAGER and City Attorney and shall not reduce the limits of liability. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or **CITY** or other additional insured party. At **CITY's** option, the deductibles or self-insured retentions with respect to **CITY** shall be reduced or eliminated to **CITY's** satisfaction, or **CONSULTANT** shall procure a bond guaranteeing payment of losses and related investigations, claims administration, attorney's fees and defense expenses.

D. **Proof of Insurance.** **CONSULTANT** shall provide to the PROJECT MANAGER or **CITY'S** City Attorney all of the following: (1) Certificates of Insurance evidencing the insurance coverage required in this Agreement; (2) a copy of the policy declaration page and/or endorsement page listing all policy endorsements for the commercial general liability policy, and (3) excerpts of policy language or specific endorsements evidencing the other insurance requirements set forth in this Agreement. **CITY** reserves the right to obtain a full certified copy of any insurance policy and endorsements from **CONSULTANT**. Failure to exercise this right shall not constitute a waiver of the right to exercise it later. The insurance shall be approved as to form and sufficiency by PROJECT MANAGER and the City Attorney.

11. INDEMNIFICATION.

A. Except as otherwise provided in Paragraph B., **CONSULTANT** shall, to the fullest extent permitted by law, indemnify, release, defend with counsel approved by **CITY**, and hold harmless **CITY**, its officers, agents, employees and volunteers (collectively, the "**City Indemnitees**"), from and against any claim, demand, suit, judgment, loss, liability or expense of any kind, including but not limited to attorney's fees, expert fees and all other costs and fees of litigation, (collectively "**CLAIMS**"), arising out of **CONSULTANT'S** performance of its obligations or conduct of its operations under this Agreement. The **CONSULTANT's** obligations apply regardless of whether or not a liability is caused or contributed to by the active or passive negligence of the **City Indemnitees**. However, to the extent that liability is caused by the active negligence or willful misconduct of the **City Indemnitees**, the **CONSULTANT's** indemnification obligation shall be reduced in proportion to the **City Indemnitees'** share of liability for the active negligence or willful misconduct. In addition, the acceptance or approval of the **CONSULTANT's** work or work product by the **CITY** or any of its directors, officers or employees shall not relieve or reduce the **CONSULTANT's** indemnification obligations. In the event the **City Indemnitees** are made a party to any action, lawsuit, or other adversarial proceeding arising from **CONSULTANT'S** performance of or operations under this Agreement, **CONSULTANT** shall provide a defense to the **City Indemnitees** or at **CITY'S** option reimburse the **City Indemnitees** their costs of defense, including reasonable attorneys' fees, incurred in defense of such claims.

B. 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 in this Agreement, and shall survive the termination or completion of this Agreement for the full period of time allowed by law.

12. NONDISCRIMINATION.

CONSULTANT shall not discriminate, in any way, against any person on the basis of age, sex, race, color, religion, ancestry, national origin or disability in connection with or related to the performance of its duties and obligations under this Agreement.

13. COMPLIANCE WITH ALL LAWS.

CONSULTANT shall observe and comply with all applicable federal, state and local laws, ordinances, codes and regulations, in the performance of its duties and obligations under this Agreement. **CONSULTANT** shall perform all services under this Agreement in accordance with these laws, ordinances, codes and regulations. **CONSULTANT** shall release, defend, indemnify and hold harmless **CITY**, its officers, agents and employees from any and all damages, liabilities, penalties, fines and all other consequences from any noncompliance or violation of any laws, ordinances, codes or regulations.

14. NO THIRD PARTY BENEFICIARIES.

CITY and **CONSULTANT** do not intend, by any provision of this Agreement, to create in any third party, any benefit or right owed by one party, under the terms and conditions of this Agreement, to the other party.

15. NOTICES.

All notices and other communications required or permitted to be given under this Agreement, including any notice of change of address, shall be in writing and given by personal delivery, or deposited with the United States Postal Service, postage prepaid, addressed to the parties intended to be notified. Notice shall be deemed given as of the date of personal delivery, or if mailed, upon the date of deposit with the United States Postal Service. Notice shall be given as follows:

TO **CITY**'s Project Manager:

Leslie Mendez, Planning Manager
City of San Rafael
1400 Fifth Avenue
San Rafael, CA 94901

TO **CONSULTANT**'s Project Director:

Theresa Wallace, AICP
Principal/Environmental Planner
LSA Associates, Inc.
157 Park Place
Point Richmond, CA 94801

16. INDEPENDENT CONTRACTOR.

For the purposes, and for the duration, of this Agreement, **CONSULTANT**, its officers, agents and employees shall act in the capacity of an Independent Contractor, and not as employees of the **CITY**. **CONSULTANT** and **CITY** expressly intend and agree that the status of **CONSULTANT**, its officers, agents and employees be that of an Independent Contractor and not that of an employee of **CITY**.

17. ENTIRE AGREEMENT -- AMENDMENTS.

A. The terms and conditions of this Agreement, all exhibits attached, and all documents expressly incorporated by reference, represent the entire Agreement of the parties with respect to the subject matter of this Agreement.

B. This written Agreement shall supersede any and all prior agreements, oral or written, regarding the subject matter between the **CONSULTANT** and the **CITY**.

C. No other agreement, promise or statement, written or oral, relating to the subject matter of this Agreement, shall be valid or binding, except by way of a written amendment to this Agreement.

D. The terms and conditions of this Agreement shall not be altered or modified except by a written amendment to this Agreement signed by the **CONSULTANT** and the **CITY**.

E. If any conflicts arise between the terms and conditions of this Agreement, and the terms and conditions of the attached exhibits or the documents expressly incorporated by reference, the terms and conditions of this Agreement shall control.

18. SET-OFF AGAINST DEBTS.

CONSULTANT agrees that **CITY** may deduct from any payment due to **CONSULTANT** under this Agreement, any monies which **CONSULTANT** owes **CITY** under any ordinance, agreement, contract or resolution for any unpaid taxes, fees, licenses, assessments, unpaid checks or other amounts.

19. WAIVERS.

The waiver by either party of any breach or violation of any term, covenant or condition of this Agreement, or of any ordinance, law or regulation, shall not be deemed to be a waiver of any other term, covenant, condition, ordinance, law or regulation, or of any subsequent breach or violation of the same or other term, covenant, condition, ordinance, law or regulation. The subsequent acceptance by either party of any fee, performance, or other consideration which may become due or owing under this Agreement, shall not be deemed to be a waiver of any preceding breach or violation by the other party of any term, condition, covenant of this Agreement or any applicable law, ordinance or regulation.

20. COSTS AND ATTORNEY'S FEES.

The prevailing party in any action brought to enforce the terms and conditions of this Agreement, or arising out of the performance of this Agreement, may recover its reasonable costs (including claims administration) and attorney's fees expended in connection with such action.

21. CITY BUSINESS LICENSE / OTHER TAXES.

CONSULTANT shall obtain and maintain during the duration of this Agreement, a **CITY** business license as required by the San Rafael Municipal Code **CONSULTANT** shall pay any and all state and federal taxes and any other applicable taxes. **CITY** shall not be required to pay for any work performed under this Agreement, until **CONSULTANT** has provided **CITY** with a completed Internal Revenue Service Form W-9 (Request for Taxpayer Identification Number and Certification).

22. SURVIVAL OF TERMS.

Any terms of this Agreement that by their nature extend beyond the term (or termination) of this Agreement shall remain in effect until fulfilled and shall apply to both Parties' respective successors and assigns.

23. APPLICABLE LAW.

The laws of the State of California shall govern this Agreement.

24. COUNTERPARTS AND ELECTRONIC SIGNATURE.

This Agreement may be executed by electronic signature and in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one document. Counterpart signature pages may be delivered by telecopier, email or other means of electronic transmission.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day, month and year first above written.

CITY OF SAN RAFAEL

CONSULTANT

JIM SCHUTZ, City Manager

By:  _____

Name: Mike Trotta

Title: CEO

ATTEST:

[If CONSULTANT is a corporation, add signature of second corporate officer]

LINDSAY LARA, City Clerk

By: Anthony Petros

APPROVED AS TO FORM:

Name: Anthony Petros

Title: President

ROBERT F. EPSTEIN, City Attorney

Attachment:

- A. Proposal for Services Northgate Mall Redevelopment Project Environmental Impact Report for the City of San Rafael, August 2021



LSA

PROPOSAL FOR SERVICES

**NORTHGATE MALL REDEVELOPMENT PROJECT
ENVIRONMENTAL IMPACT REPORT**

FOR THE
CITY OF SAN RAFAEL

AUGUST 2021



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Appendix A: Resumes

Appendix B: Budget Spreadsheet



1. Cover Letter

August 30, 2021

City of San Rafael
Community Development Department, Planning Division
ATTN: Leslie Mendez
1400 Fifth Ave
P.O. Box 151560
San Rafael, CA 94915-1560

Subject: Northgate Mall Redevelopment Project EIR – Proposal for Services

Dear Ms. Mendez:

LSA welcomes the opportunity to provide the City of San Rafael (City) with this proposal to prepare an Environmental Impact Report (EIR) and related documentation in compliance with the California Environmental Quality Act (CEQA) for the Northgate Mall Redevelopment Project. LSA understands this project consists of the phased redevelopment of the existing Northgate Mall, including converting the aging mall into a modern, pedestrian-oriented town-center development that includes new retail and entertainment offerings, as well as integrated multifamily housing, open space, and community amenities. LSA is confident in our ability to provide the City with a legally robust and comprehensive EIR that will identify the potential impacts from this project in accordance with the CEQA, and the City’s Environmental Review Procedures.

LSA provides comprehensive environmental planning and documentation services. With 45 years of experience, our certified planners have prepared thousands of environmental documents for municipal clients throughout California. Our key qualifications for conducting this work are: (1) our previous experience preparing environmental documents for projects throughout Northern California and specifically within the Bay Area, including the City of San Rafael and Marin County; (2) our knowledge of the local political, planning, and environmental landscapes; (3) our solid understanding of CEQA and the environmental review process; (4) our in-house technical specialists in CEQA documentation and supporting technical studies; and (5) our familiarity with the issues that are important to residents in San Rafael, and the ability to customize our environmental assistance accordingly.

Our team brings experience in preparing environmental documents for residential, commercial and mixed-use developments throughout the San Francisco Bay Area. We have prepared comprehensive and focused EIRs for a number of high-profile projects in recent years, and these documents have been subject to and have withstood a high level of scrutiny. Many clients have recognized LSA’s ability to work collaboratively with agencies, project sponsors, and technical consultants, and to communicate effectively with diverse audiences at public forums. Our solid understanding of the CEQA environmental review process and other environmental laws helps anticipate our clients’ needs and

LSA

LSA’s Point of Contact:

Theresa Wallace, AICP
Principal/Environmental Planner

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

Our Bay Area office is only 9.8 miles away from the City of San Rafael’s Community Development office, and only 16 min or 12.3 miles away from the Project Site.



provide a customized approach to each assignment, while balancing cost efficiency, schedule constraints, and the regulatory requirements.

Theresa Wallace, AICP, will serve as the Principal in Charge and Project Manager and bring 18 years of experience in managing and preparing a variety of environmental documents for CEQA compliance throughout the Bay Area. Matthew Wiswell, AICP, will be the Assistant Project Manager and Planner. Over the last 5 years, our planning and management team have successfully completed a wide range of CEQA documentation. LSA's in-house technical specialists will complete the cultural resources, air quality, greenhouse gas emissions, and noise analyses. To supplement our team, we have included two longstanding teaming partners: Baseline Environmental Consulting to provide the hazards, geology, and hydrology analyses, and Parisi Transportation Consulting for the transportation analysis.

We submit this proposal with a great deal of enthusiasm and believe that our experience will help the City achieve a legally sound EIR document for this project. Additionally, LSA has reviewed and acknowledges the City's Draft Professional Services Agreement (Attachment A in the RFQ) and finds the terms acceptable and does not have any exceptions or change requests to the contract provisions. Should you have any questions, please contact Theresa Wallace at (510) 236-6810 or Theresa.Wallace@lsa.net.

Sincerely,

LSA ASSOCIATES, INC.

A handwritten signature in black ink that reads "Theresa Wallace".

Theresa Wallace, AICP
Principal



2. Project Understanding

Our project understanding and approach to environmental review are based on the information provided in the Request for Proposal (RFP) released by the City on August 9, 2021 and review of the background documents provided by the City and the project pre-application materials provided by the project sponsor.¹

The approximately 45-acre project site consists of the existing Northgate Mall, a shopping center located within the City of San Rafael, north of the Town Center. The site is situated to the west of US Highway 101 and south of Manuel T. Freitas Parkway and is bounded by Northgate Drive and Las Gallinas Avenue. The site is accessible via Nova Albion Way, Los Ranchitos Road, and Del Presidio Boulevard.

The Northgate Mall opened in 1965 and underwent a major renovation in 1987, with subsequent renovation in 2008. The facility remains the only enclosed regional shopping center in Marin County. In addition to the three anchor tenants that consist of retail department stores, the site currently contains indoor and outdoor retail space. The mall also contains a 15-screen movie theatre and a food court. The mall is generally located in the center of the project site and is surrounded by a public surface parking lot. A two-story parking garage is located in the southwest corner of the site. Structures within the mall average approximately 37 feet in height, with a maximum of approximately 43 feet at the tower feature. The anchor tenant buildings have a maximum height of approximately 42 to 54 feet in height.

The project sponsor is proposing to redevelop 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 at the northern periphery of the site, construction of new structured and surface level parking facilities, development of multi-family dwelling units, and community open space amenities. Ultimately, a total of 1,356 new multi-family residential units and 125,477 square feet of new commercial space would be constructed. The project sponsor would complete redevelopment of the project site in two phases pursuant to the proposed 2025 Master Plan and 2040 Vision Plan:

Phase 1: Northgate 2025

Phase 1 consists of 1) demolition of the portions of indoor mall to create gathering areas, walking and bike paths, and outdoor connectivity throughout the site; 2) an entire remodel of the current multi-screen cinema with an IMAX theater; 3) phased construction of 896 housing units; and 4) additional retail spaces along Las Gallinas Avenue.

Phase 2: Northgate 2040

Phase 2 is intended to provide flexibility for the evolving retail environment and future trends by reconfiguring retail sites to reflect smaller footprint tenant spaces, including additional new retail

¹ The proposed unit counts and square footages identified in the project pre-application materials and RFP differ in some instances. All unit count and square footage information identified in this proposal reflect the 2025 Mater Plan and 2040 Vision Plan, dated March 10, 2021. It is assumed that these numbers will be refined throughout the planning and environmental review process.



storefronts and standalone restaurant pads along Las Gallinas Avenue. Phase 2 includes an additional 460 multi-family units. A Town Square is also proposed.

The following entitlements would likely be required: 1) Zoning Map and Text Amendment to the Planned Development (PD) Overlay Zone that outlines allowable uses, development standards, and a development plan for the proposed project; 2) Development Agreement that sets forth the terms and requirements of the City; 3) Tentative Parcel Map for potential subdivision; 4) Master Use Permit to allow the proposed mix of uses and address the proposed phasing; and 5) Environmental and Design Review Permit to evaluate the site plan, architecture, landscaping, building design, and other site improvements.

LSA understands that the proposed project is subject to refinement pending design review. It is assumed that the “worst-case” or maximum development potential for each phase of the project and project buildout will be identified by the project sponsor for use in the environmental analysis.



3. Project Approach and Work Program

LSA's 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, familiarity with the local area, and the known level of public interest and engagement anticipated for the project, LSA believes that a comprehensive EIR is the appropriate environmental document to satisfy the requirements of CEQA. Our proposed work program, which includes peer review of existing technical studies and preparation of all supplemental technical materials that the LSA team believes would be appropriate to provide for an adequate and legally robust environmental review effort, is detailed in the Proposed Work Program on the following page.

The EIR and environmental review process in general will provide a comprehensive evaluation of the proposed project and will comply with the City's Environmental Review Procedures. [The EIR will include 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 will separately identify the impacts and mitigation measures of each of the two phases of development. 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.
- To compress the schedule and in acknowledgement that the EIR will be comprehensive, [dispense with preparation of an Initial Study/Preliminary Environmental Assessment](#) and discuss all environmental topics in the appropriate topical sections of the EIR. This approach will allow us to undertake preparation of the EIR soon after authorization to proceed (as opposed to directing project team resources into preparation and review of multiple internal drafts of an Initial Study).
- Utilize LSA's [experience preparing environmental documents for large, complex residential, mixed-use, and institutional projects in urbanized settings](#) to customize the environmental review effort to address the unique use characteristics of the 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 broad 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- and program-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 environmental data that have already been assembled](#) for the project site.



The 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 rely, in part, on the peer-reviewed technical analyses prepared by the project sponsor for use in the applicable topical sections.

It is anticipated that up to four alternatives, in addition to 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.

LSA also understands that given the nature and location of the proposed project, it is anticipated to be the subject of community interest. Key members of the LSA team will be available to attend internal team meetings with City staff to strategize, to review preliminary findings, and to present and answer questions at public hearings considering certification of the Final EIR.

Proposed Work Program

This chapter outlines the LSA team’s approach and specific work program for completing the Northgate Mall Redevelopment Project EIR, in compliance with CEQA. An outline of the overall work program is presented in **Table 1**.

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;

Table 1: Work Program Outline

TASK 1. PROJECT INITIATION
1.1 Start-Up Meeting and Site Visit
1.2 Data Gathering and Evaluation
1.3 Project Description
1.4 Notice of Preparation and Scoping Session
1.5 Work Program Refinement
TASK 2. TECHNICAL STUDY PEER REVIEW
TASK 3. SETTING, IMPACTS, AND MITIGATION MEASURES
3.1 Land Use and Planning
3.2 Population and Housing
3.3 Visual Resources
3.4 Cultural Resources
3.5 Tribal Cultural Resources
3.6 Geology and Soils
3.7 Hydrology and Water Quality
3.8 Hazards and Hazardous Materials
3.9 Transportation
3.10 Air Quality
3.11 Greenhouse Gas Emissions
3.12 Noise
3.13 Public Services and Recreation
3.14 Utilities and Service Systems
3.15 Energy
TASK 4. ALTERNATIVES
TASK 5. CEQA-REQUIRED ASSESSMENT CONCLUSIONS
TASK 6. DRAFT ENVIRONMENTAL IMPACT REPORT
6.1 Administrative Draft EIR
6.2 Screencheck Draft EIR
6.3 Public Review Draft EIR
TASK 7. FINAL ENVIRONMENTAL IMPACT REPORT
7.1 Administrative Draft RTC
7.2 Screencheck Draft RTC
7.3 Final RTC
7.4 Mitigation Monitoring and Reporting Program
7.5 Administrative Record
TASK 8. PROJECT MANAGEMENT
TASK 9. MEETINGS



- 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 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 San Rafael General Plan, General Plan EIR, and Zoning Code, 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 the following from the project sponsor, if not already provided:

- Site Survey Mapping and Data
- Conceptual Site Plan(s) by phase
- Proposed Building Elevations
- Proposed Building Sections
- Landscape Plan
- Circulation Plan
- Utility Plan

Construction schedule and data by phase, including depth of excavation, soil import/export, and equipment use and duration (worksheet to be provided by LSA). In the event that equipment data is not available, default assumptions will be used.

LSA will also prepare a base map of the project site and vicinity for use in the environmental document, using the best available information from the City. The base map 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.

1.3 Project Description

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. LSA will also request anticipated employment data. The project description will include maps showing the existing buildings 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 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.

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 draft 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 NOP and the Draft EIR.

Deliverable: Administrative Draft Project Description (up to two rounds)

1.4 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. 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 1.5).

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. For the purposes of this scope and cost estimate, it is assumed that the scoping session will be conducted 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; Summary of scoping meeting minutes

1.5 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 report peer review task (Task 2). Upon receipt and review of all of the comments on the NOP (see Task 1.4) 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.

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

TASK 2. Technical Study Peer Review

The LSA team will conduct peer reviews of the project-sponsor prepared technical studies. The peer reviews will concentrate on the methodologies and conclusions contained in the reports for legal and scientific adequacy and accuracy. LSA will ensure that the analyses are consistent with all applicable procedures and requirements of the City and other regulatory agencies. This task assumes that field



reviews and additional background documentation or technical evaluations will not be conducted by LSA’s natural resources or technical specialists. Upon conclusion of the peer review tasks, the LSA team will provide a summary of the findings to the City for review and recommend any additional technical analyses that may be required. With approval of City staff and use of contingency funds identified in the cost estimate, the LSA team could perform supplemental technical analyses, if warranted, for inclusion in the EIR. If scope and budget adjustments are necessary, LSA would address this with City staff prior to performing any additional work. The LSA team will peer review the following technical studies that are assumed to be prepared by the project sponsor; it is assumed that up to two rounds of peer review could be required:

- Photo Simulations
- Transportation Impact Study
- Air Quality Analysis and Risk Hazard Assessment
- Noise and Vibration Study
- Cultural Resources Assessment/Historic Resources Evaluation Report
- Greenhouse Gas Emissions Assessment
- Geotechnical Investigation²
- Phase I Environmental Site Assessment (ESA)
- Water Supply Assessment
- Utilities and Infrastructure Studies

It is assumed that utilities and infrastructure studies, the preliminary stormwater control plan, and other similar reports prepared by the project sponsor will also be internally reviewed and approved by City Public Works and engineering staff prior to use in the Draft EIR analysis.

***Deliverable:** Memorandum(s) documenting the peer review findings for each project sponsor-prepared technical study and recommendations for supplemental technical analyses*

TASK 3. Setting, Impacts, and Mitigation Measures

The setting, impacts, and mitigation measures documentation for each of the issue areas described below will be incorporated into the EIR. All issue topics identified in the State CEQA Guidelines, Article 9, will be comprehensively addressed. 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

² The geotechnical investigation will be reviewed by a California State-certified Professional Geologist to ensure that the study is appropriate to support the CEQA analysis and that the assumptions used in the geotechnical analysis are appropriate. It should be noted that the CEQA team will not accept geotechnical liability or provide “stamped” geotechnical plans or reports.



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, which will be based on the CEQA Guidelines and City policies and standards, 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. As described above, the proposed project would be constructed in two phases; each issue topic of the EIR will analyze the project in two phases.

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.

Deliverable: Proposed outline of the Draft EIR organization and draft significance thresholds

3.1 Land Use and Planning

As previously described, the project site is currently developed with the Northgate Mall, which includes an enclosed mall with three anchor tenants, retail space, and surface and garage parking. The project site is zoned for commercial use and is surrounded by commercial, residential, and institutional uses. The proposed redevelopment of the site with a mix of residential and commercial uses would alter the existing land use characteristics of the site. LSA will describe the land uses on and surrounding the project site. Existing on-site and surrounding land uses will be described based on the base map task identified in Task 1.2, information gathered on the site visit, and information provided by the City and project sponsor.

In addition, development of the proposed project would require a Rezoning. This section will 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. Relevant land use policies of the City of San Rafael 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 EIR. Any physical impacts associated with policy conflicts will be addressed in the appropriate technical sections.



3.2 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 of roadways and other 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.

The existing demographics of the area will be identified and described based on the most current data available, including the General Plan, Department of Finance population and housing estimates, and Census data. 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, only to the extent that they will directly or indirectly result in physical changes to the environment.

3.3 Visual Resources

The existing setting would be altered by the construction of new residential and commercial buildings and the removal of existing buildings. The new development would be visible from public vantage points primarily available from surrounding roadways and open spaces, including Oliver Hartzell 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, land form, 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) 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.

3.4 Cultural Resources

An LSA architectural historian and archaeologist will peer review the Cultural Resources Assessment to be prepared for the project site, will prepare a memorandum documenting peer review comments (refer to Task 2), and will utilize this analysis to prepare this section of the EIR. It is assumed that the Cultural Resources Assessment will include an analysis of both archaeological and historic period built environment 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. 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.

3.5 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 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. In addition, Senate Bill 18 requires planning agencies to consult with California Native American tribes during the preparation, updating, or amendment of all General/Specific Plans proposed on or after March 1, 2005. The purpose of Senate Bill 18 consultation is to identify and preserve specified places, features, and objects located within the City's jurisdiction that have a unique and significant meaning to California Native Americans.

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 and Senate Bill 18 for projects within the City's jurisdiction. LSA will prepare a combined Assembly Bill 52 and Senate Bill 18 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 does not include LSA printing or distributing letters on behalf of the City or time for LSA to follow up with tribes to confirm receipt of the letters.

This section of the EIR 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.

3.6 Geology and Soils

The project site is not located in an Alquist-Priolo (AP) Fault Zone; however, the project site is located in a seismically active area. A significant earthquake on one of the regional faults near the project site will likely produce strong ground shaking during the life of the project. The project site is located in an area where liquefaction hazards have not been evaluated by the California Geologic Survey. Based on the site-specific geotechnical study and other available reports and maps, Baseline will prepare a summary of the geologic setting and regulatory framework related to geology and soils. Baseline will evaluate potential impacts related to geology and soils, and will develop mitigation measures, as needed, to reduce the potential impacts related to geology and soils to a less-than-significant level. Baseline will also evaluate potential impacts of the project related to paleontological resources. Monitoring and accidental discovery mitigation measures are likely to be recommended.

3.7 Hydrology and Water Quality

Federal Emergency Management Agency (FEMA) mapping indicates that the project site is not located within a flood hazard zone. Baseline will evaluate the project's potential impacts related to hydrology and



water quality. 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.

Baseline will prepare a summary of the setting related to hydrology and water quality based on the preliminary stormwater control plan for the project, and other published materials/maps. Baseline 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.

Baseline will prepare a summary of the regulatory framework related to hydrology and water quality, including applicable National Pollutant Discharge Elimination System (NPDES) construction and post-construction requirements. Baseline will evaluate the project's proposed approach to NPDES compliance. Baseline will develop mitigation measures, as necessary, to minimize any identified impacts to a less-than-significant level.

3.8 Hazards and Hazardous Materials

Baseline will evaluate potential impacts associated with hazards and hazardous materials in accordance with CEQA requirements for the project. Demolition of existing structures at the project site could result in the release of hazardous building materials into the environment. The routine transportation and use of hazardous materials (e.g., fuel, oils, and paints) would occur during project construction. Baseline 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. Based on the findings of the Phase I ESA, Baseline will discuss whether past land uses at the project site and surrounding area may have resulted in the release of hazardous materials that could impact the proposed project. Baseline understands that it has not been determined whether a Phase II ESA will be necessary for the project site. Based on a preliminary review of the project site, we understand that past occupants of the project site included an automotive repair center; therefore, the potential exists for a Phase II ESA and remediation activities to be required at the project site. Baseline assumes that if a Phase II ESA or remediation of the project site is necessary, the Phase II ESA and plans for remediation would be provided for use in this analysis. Baseline will also discuss potential impacts associated with implementation of emergency response plans. Baseline will develop mitigation measures, as necessary, to minimize any identified impacts to a less-than-significant level.

3.9 Transportation

It is assumed that this section of the EIR will be entirely based on the Traffic Impact Study prepared by the project sponsor's consultant, and the peer review and supplemental technical analysis (if required) to be prepared by the LSA team (Parisi). The Traffic Impact Study and technical analyses must be deemed adequate by City staff prior to preparation of the EIR section. At a minimum, it is assumed that the Traffic Impact Study 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.



3.10 Air Quality

Development activity associated with the proposed project could increase pollutant concentrations in San Rafael through increased vehicle trips and building operations. Construction activities associated with project development, including grading and ground disturbance, could increase concentrations of particulate matter. This increase could contribute to existing air pollution in the San Francisco Bay Area Air Basin. Increased air pollution could affect compliance with existing air quality plans.

Once LSA has received an acceptable peer-reviewed Air Quality Analysis and Risk Hazard Assessment report from the project sponsor, LSA will incorporate the findings of the Air Quality Analysis and Risk Hazard Assessment into the air quality section of 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), the Bay Area Air Quality Management District (BAAQMD), and City of San Rafael. Project setting meteorological and air quality data developed through the CARB and climatological and air quality profile data gathered by the BAAQMD will be utilized for the description of existing ambient air quality. The most recent 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 BAAQMD and determine the project's consistency with these plans. Construction activities associated with the proposed project would generate increased particulate emissions associated with grading, soil hauling, and other construction activities on the project site. Construction equipment exhaust would also be a source of air pollution. Using the construction emissions identified in the Air Quality Analysis and Risk Hazard Assessment, LSA will determine if emissions would result in a cumulatively considerable net increase of any criteria pollutant. Emissions associated with long-term operations will be reported based on the findings of the Air Quality Analysis and Risk Hazard Assessment. Operational-period emissions will be analyzed to determine if emissions would result in a cumulatively considerable net increase of any criteria pollutant. LSA will also identify the potential health risk impacts associated with project construction based on the findings of the Air Quality Analysis and Risk Hazard Assessment. Based on the findings of the Air Quality Analysis and Risk Hazard Assessment, 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.

3.11 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.

LSA will prepare the greenhouse gas section of the EIR based upon receipt of an acceptable peer-reviewed Air Quality Analysis and Risk Hazard Assessment. LSA 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 San Rafael City policies, regulations, and programs.

Based on the findings of the Air Quality Analysis and Risk Hazard Assessment, LSA will compare the quantitative assessment of greenhouse gas emissions associated with all relevant sources related to the project, including construction activities, new vehicle trips, energy consumption, and water usage to significance thresholds established by the BAAQMD. LSA will also provide a qualitative assessment of the project's consistency with relevant plans and regulations adopted for the purpose of reducing greenhouse gas emissions. Where necessary, practical mitigation measures will be identified to address any significant project or cumulative impacts. Mitigation may include sustainable development practices and design measures such as transportation demand management measures, site disturbance reduction measures, energy conservation measures and renewable energy sources, solid waste reduction measures, sustainable solid waste management practices, and water conservation and efficiency measures, over and above any already identified by the project sponsor.

3.12 Noise

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. LSA will prepare the noise section of the EIR based upon receipt of an acceptable peer-reviewed Noise and Vibration Study. This section will assess the potential effects of the proposed project on the existing and future noise environments in the project vicinity and provide a determination as to whether the project would result in exposure of individuals to unacceptable noise levels.

Applicable State of California and City of San Rafael noise 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 traffic on adjacent roadways, 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 measured noise levels identified in the Noise and Vibration Study.

Noise and vibration impacts from construction of the proposed project on adjacent land uses will be analyzed based on the findings of the Noise and Vibration Study. 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 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.

Using the findings of the Noise and Vibration Study, 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, using the findings of the Noise and Vibration Study, LSA will quantitatively analyze operational impacts from stationary noise sources, such as new mechanical equipment such as 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. LSA will incorporate measures designed to reduce interior and exterior noise levels to meet applicable standards as identified in the Noise and Vibration Study. 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.

3.13 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 EIR will include a concise summary of each agency that would provide service to the site, their individual responsibilities, and existing service constraints. The EIR 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 the San Rafael City Schools Master Facilities Plan, as well as other background reports, 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 in the EIR 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.

3.14 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 section of the EIR (refer to Task 3.7).

The EIR 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 in the EIR 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.

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 500 residential units, and therefore a Water Supply Assessment (WSA) would be required (refer to Task 2). This scope of work assumes that the project sponsor would provide existing and proposed water demand calculations. LSA and the City would provide the water calculations to the Marin Municipal Water District (Marin Water) to prepare the WSA. This information will be compiled and used in the evaluation of available water supply in the EIR.



3.15 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. LSA will evaluate the project's impacts related to energy use for construction and operation of the proposed project based on the air quality model output data included in the Air Quality Analysis and Risk Hazard Assessment.

Specifically, construction-period energy usage associated with diesel fuel use for construction off-road equipment and diesel and gasoline fuel use for construction on-road vehicles will be identified, using the results of the air quality model output data and fuel consumption provided in the CARB EMFAC2021 model. Once operational, energy use consumed by the proposed project would be associated with natural gas use, electricity consumption, and fuel used for vehicle trips associated with the project. LSA will estimate natural gas and energy consumption using default energy intensities by building type in the air quality model output data. 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. The analysis will also address the project's compliance with applicable energy efficiency standards and will cross-reference the discussion provided in the greenhouse gas emissions discussion (Task 3.11) as necessary.

TASK 4. Alternatives

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 5. 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, biological 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 6. Draft Environmental Impact Report

LSA will prepare three versions of the Draft EIR, including up to an Administrative Draft, a Screencheck Draft, and a Public Review Draft.

6.1 Administrative Draft EIR

The information developed in Tasks 2 through 6 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
- Setting, Impacts, and Mitigation Measures
- Alternatives to the Proposed Project
- CEQA-Required Assessment Conclusions
- 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

6.2 Screencheck Draft EIR

LSA will amend the Administrative Draft EIR based on a single set of non-contradictory 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 in 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) and one Administrative Draft version of the MMRP (see Task 7.4 below)



6.3 Public Review Draft EIR

Upon successful completion and approval of the Screencheck Draft EIR, LSA will provide up to three (3) 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 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 will be responsible for distribution of the Public Review Draft EIR to the State Clearinghouse.

Deliverable: Up to 3 paper copies of the Public Review Draft EIR, as well as electronic versions of the NOA and NOC

TASK 7. 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 three versions of the RTC Document, including the Administrative Draft, the Screencheck Draft, and a Final Draft. As part of the Final EIR, LSA will also prepare and produce a Mitigation Monitoring and Reporting Program and the Administrative Record.

7.1 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 budget estimate in [Appendix B](#) shows the level of professional effort assumed for this task. Should an unexpectedly large volume of comments be submitted (e.g., an organized letter-writing campaign by anti-development advocates or a substantial package of comments by a law firm representing union interests), an adjustment in the budget to cover work beyond the assumed level would be needed. 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

7.2 Screencheck Draft RTC

LSA will amend the Administrative Draft RTC Document based on a single set of non-contradictory 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)

7.3 Final RTC

Upon successful completion and approval of the Screencheck RTC Document, LSA will provide up to three (3) 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 3 paper copies of the Final RTC Document and electronic copy of the NOD

7.4 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 Screencheck Draft EIR (under Task 6.2) and the Final MMRP will be provided with the Final EIR.

Deliverable: Electronic versions of the Administrative Draft and Final Draft MMRP

7.5 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 8. Project Management

Theresa Wallace, with assistance from Matthew Wiswell, will undertake a variety of general project management tasks throughout the process of preparing the EIR and presenting it to decision-makers.

Theresa will be in charge of day-to-day activities associated with the project and will ultimately 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, Theresa will attend all meetings and maintain a project schedule. She will monitor the project budget in light of 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. She 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.



To ensure the timely and accurate conveyance of information, LSA recommends that monthly standing teleconference or videoconference calls be established (up to 12 calls of approximately 1 hour are assumed). Attendees would be Ms. Wallace 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 month's 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.

TASK 9. Meetings

Theresa and Matthew 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. 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 five, four-hour public hearings, including the Draft EIR and Final EIR hearings.

It is assumed that LSA would attend and present findings related to the environmental review at these public hearings, as necessary. At this time, it is assumed that all meetings and hearings would be attended via videoconference, due to the ongoing COVID-19 pandemic. Therefore, attendance at these meetings does not include travel time. In the event that in-person meeting attendance is required, use of contingency funds would be requested.

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 (\$245/hour).



4. Project Team

LSA Team Information

With 200+ employees firm wide, 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. She will be available throughout the duration of the project to provide consistent leadership. We are joined by Baseline Environmental Consulting to provide the hazards, geology, and hydrology analyses, and Parisi Transportation Consultants for the transportation analysis aspect. Below is a brief summary of our project team. Full resumes, including technical staff and subconsultants, are located in Appendix A.



Project Management Team

Effective project management is critical to the success of environmental analysis, especially for complex projects. Theresa Wallace, AICP, Principal/Project Manager, and Matthew Wiswell, AICP, Assistant Project Manager, will undertake a variety of general project management tasks throughout the environmental documentation period. With assistance from Matthew, Theresa will be in charge of day-to-day activities associated with the project. Project management tasks include regular client contact; contract negotiation and management; oversight of team members; schedule coordination; and development of products. Theresa will provide direction to all team members that will ensure an internally consistent, coherent document. She will also review all text, tables, and graphics before these materials are presented to the City as administrative review documents. Theresa will also provide input on scope, budget, and scheduling of the project, and quality assurance for all work undertaken. She will strategize and work with Matthew to craft the project description on which the environmental analysis will be based and will advise on CEQA procedural matters as well as application of the CEQA Guidelines to this project. Qualifications for Theresa and Matthew are provided below.

Theresa Wallace, AICP, Principal Project Role: Project Manager/Principal in Charge and QA/QC

Theresa Wallace is a seasoned planner and project manager with 18 years of experience in 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. 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 multi-disciplinary 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 is currently serving as Principal in Charge for LSA’s on-call CEQA contracts, including for the cities of Dublin, San Ramon, Concord, Berkeley, Milpitas, El Cerrito, and Hayward. Some of her relevant projects are:



- 111 Independence Drive Project EIR, City of Menlo Park
- Menlo Uptown Project EIR, City of Menlo Park
- Menlo Portal Project EIR, City of Menlo Park



- California State University Maritime Academy Master Plan EIR, California State University
- 1548 Maple Street Townhome Community Project EIR, City of Redwood City
- Children’s Hospital and Research Center Oakland Campus Master Plan EIR, City of Oakland
- Fifth and Mission (5M) Project, Forest City/City and County of San Francisco



Matthew Wiswell, AICP, Environmental Planner
Project Role: Assistant Project Manager and Planner

Matthew Wiswell AICP, Planner, serves as both Project Manager and Assistant Project Manager and drafts the non-technical sections of environmental documents. He is a CEQA specialist with a solid understanding of planning principles that he applies to environmental analysis. Matthew both manages and contributes to a variety of planning and environmental documents for development projects, infrastructure improvements, school facility improvements, and City-sponsored plans and programs. He recently served as the

Assistant Project Manager for the 600 Addison Street Project for the City of Berkeley and represented the team at the Final IS/MND adoption hearing. He is also currently serving as the Project Manager for the Menlo Flats Project EIR for the City of Menlo Park and is the Assistant Project Manager for the 388 Vintage Park Drive EIR for the City of Foster City and the LAB Project Focused EIR for the City of Berkeley, both of which involve the redevelopment of underutilized commercial and industrial sites with life sciences uses. He also serves as the primary contact and Project Manager for LSA’s on-call contract with the cities of El Cerrito and Milpitas.

Other Key Personnel

Our in-house technical expertise encompasses air quality, noise, greenhouse gas emissions, and cultural and historic resources. We have provided resumes for our in-house technical team in [Appendix A](#). Peer review tasks and preparation of technical inputs will be overseen by a Principal of the firm with expertise in the relevant discipline.



Subconsultants

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 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. [Baseline professionals have worked with LSA for more than 20 years to provide geology, hydrology, and hazards services for CEQA documentation. They have partnered with LSA on numerous projects throughout the Bay Area. The Baseline team will be led by Bruce Abelli-Amen, Principal/Senior Hydrogeologist and Cem Atabek, Environmental Engineer II.](#) Resumes for key Baseline staff are provided in [Appendix A](#).

Parisi Transportation Consulting



Parisi Transportation Consulting is hired by cities and towns, counties, transportation authorities, state transportation departments, regional planning organizations and school districts. Parisi has extensive experience providing transportation planning and engineering services for jurisdictions throughout the San Francisco Bay Area. Parisi's primary focus is on serving public sector clients, such as the City of San Rafael. In addition, Parisi provides transportation planning and traffic engineering services throughout the Bay Area, including within Marin County and in San Rafael. Recent San Rafael projects relying upon Parisi's transportation planning and traffic engineering expertise range from peer reviews of major development projects, preparation of transportation sections for EIRs, assessments of systemic safety conditions, planning for Complete Streets, coordination with Caltrans for interchange improvements, and preparation of successful grant applications for transportation infrastructure. Some of Parisi's recent work with the City of San Rafael includes the following: BioMarin and Whistlestop/Eden Housing Project EIR; Northgate Mall – Costco Transportation Impact Report; Kaiser Annex Project EIR; Manuel T. Freitas Interchange Area Planning, and the San Rafael High School Master Facilities Plan EIR. [The Parisi Team will be led by David Parisi, PE, TE, Transportation Planner and Engineer. Parisi and LSA have teamed on a number of projects throughout the Bay Area for many years.](#) Mr. Parisi's resume is provided in [Appendix A](#).



Our Capability: Environmental Documentation



LSA serves as a “one-stop” choice for documentation in compliance with CEQA. We are thoroughly familiar with the processes, procedures, and technical requirements of all aspects of the environmental review process. LSA has also prepared numerous documents to satisfy the requirements of specific regulatory agencies. This expertise includes coordination with local, State, federal, and other governmental agencies in preparing and processing environmental documents and technical studies, managing public participation programs, issuing necessary legal notices, and incorporating each document into the relevant planning process. LSA’s project managers employ innovative environmental review approaches steeped in an intimate understanding of CEQA, the State CEQA Guidelines, and CEQA case law to avoid redundant environmental review.

LSA has prepared thousands of EIRs, Supplemental EIRs, ISs, Environmental Assessments, Addendums, Negative Declarations (NDs), MNDs, and Environmental Impact Statements (EISs).

LSA, and the project management team for this assignment in particular, has successfully completed numerous environmental review documents under contract to lead agencies for a wide range of commercial, office, and residential redevelopment projects on underutilized sites in urban and suburban areas and on greenfield sites throughout the Bay Area and beyond.

Many of our planners are **certified by the American Institute of Certified Planners** and are active members of the American Planning Association and Association of Environmental Professionals. With respect to ongoing education, LSA staff maintains and supplements our knowledge, understanding, and technical expertise in the application of CEQA by regularly attending workshops on recent court outcomes and legislative amendments. Additionally, we regularly work with land use and CEQA attorneys who provide us with specific suggestions as to how the most recent case law should be interpreted and incorporated into our EIRs and other CEQA documents.

LSA has four decades of experience in providing legally sound EIR documents and a full range of environmental planning and consulting services throughout California.

LSA’s Expertise with Environmental Documents Includes the Following:

- Environmental Impact Reports (EIRs)
- Initial Study/Mitigated Negative Declarations (IS/MNDs)
- Initial Studies (ISs)
- Categorical Exemptions (CEs)
- Mitigation Monitoring and Reporting Program (MMRP)
- Various environmental technical reports including air quality, noise, water quality, biology, and cultural resources

LSA has a successful track record of preparing environmental documents that are technically sound and legally robust as well as innovative and solution oriented.



LSA’s Key Strengths:

- Senior Staff Involvement
- Communication and Responsiveness
- Objective and Impartial Analysis
- Experienced Public Outreach
- Commitment to Schedule and Cost Control
- Established Quality Assurance and Quality Control Procedures
- Client Satisfaction



5. Budget

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 in **Appendix B**.

The estimated cost of the LSA team’s labor and direct expenses to complete the environmental review documentation for the Northgate Mall Redevelopment Project is \$236,650. We have also identified a contingency amount of 10 percent of the total project cost (\$23,700), 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, and may be used to supplement the technical analyses provided by the project sponsor. **With the contingency amount, the total contract would be \$260,350.**

Please note that approximately 10 percent of the total contract cost is allocated to the assumed level of effort that will be required to prepare the Response to Comments Document and Final EIR (Task I).³ Upon receipt of all comments received on the Draft EIR during the 45-day review period, the LSA team will assess the level of effort that will likely be necessary to complete the Final EIR and identify if any changes to the cost estimate will be necessary. However, we believe that the cost identified in this proposal appropriately considers the level of public interest in this project and will be adequate to cover this task.

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.

This proposed budget is effective for 90 days from the date of this proposal.

The following tables contain LSA’s proposed team members’ hourly rates, as well as LSA’s Standard Billing Rates, including in-house direct costs.

Table B: LSA Individual Hourly Billing Rates

Key Staff Members	Individual Hourly Rates
Theresa Wallace, AICP, Principal, Environmental Planner	\$245
Matthew Wiswell, AICP, Assistant Project Manager, Environmental Planner	\$120
Amy Fisher, Principal/Air Quality, Climate Change and Noise Analyst	\$240
Cara Carlucci, Senior Planner, Air Quality/GHG Specialist	\$140
J.T Stephens, Associate/Senior Noise Specialist	\$185
Jordan Roberts, Noise Specialist	\$125

³ Using a comparison of Draft EIR comment volumes and budgets for recent projects with substantial response to comments efforts, LSA assumes an average cost of approximately \$300 to respond to an individual comment; this takes into account the use of master responses and cross-referencing. The Response to Comments budget assumes we will receive approximately 100 individual comments on the Draft EIR.



Key Staff Members	Individual Hourly Rates
Lloyd Sample, Principal, Cultural Resources	\$225
Kerrie Collision, Associate, Cultural Resources Manager	\$135
Michael Hibma, Associate Cultural Resources Manager	\$130

Table C: LSA Hourly Billing Rates by Classification Effective May 2021

Job Classification							Hourly Rate Range ^{1,2}
Planning	Environmental	Transportation	Air/Noise	Cultural/Paleontological Resources	Biology	GIS	
Principal	Principal	Principal	Principal	Principal	Principal	Principal	\$175–390
Associate	Associate	Associate	Associate	Associate	Associate	Associate	\$125–245
Senior Planner	Senior Environmental Planner	Senior Transportation Planner/Engineer	Senior Air Quality/Noise Specialist	Senior Cultural Resources Manager/Paleontologist	Senior Biologist/Botanist/Wildlife Biologist/Ecologist/Soil Scientist/Herpetologist/Arborist	Senior GIS Specialist	\$115–220
Planner	Environmental Planner	Transportation Planner/Engineer	Air Quality/Noise Specialist/Climate Change Specialist	Cultural Resources Manager/Archaeologist/Architectural Historian/Paleontologist	Biologist/Botanist/Wildlife Biologist/Ecologist/Soil Scientist/Herpetologist/Arborist	GIS Specialist	\$85–150
Assistant Planner	Assistant Environmental Planner	Assistant Transportation Planner/Engineer	Air Quality/Noise Analyst	Cultural Resources Analyst	Assistant Biologist/Botanist/Wildlife Biologist/Ecologist/Soil Scientist/Herpetologist/Arborist	Assistant GIS Specialist	\$85–100
Field Services							
Senior Field Crew/Field Crew							\$80–100
Office Services							
Graphics							\$115–150
Marketing							\$75–125
Office Assistant							\$65–115
Project Assistant							\$70–145
Research Assistant/Intern							\$50–80
Word Processing/Technical Editing							\$95–125

1. 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.
2. Hourly rates are subject to review at least annually, on or about June 1 of each year, and may be adjusted to reflect changing labor costs at LSA's discretion at that time.



Table D: LSA In-House Direct Costs Effective May 2021¹

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

¹ Direct costs shall be reimbursed at cost plus 10 percent.

Work Progress Estimation 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 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 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 total budget, previously billed, current fee, and remaining budget amounts by phase of work.



Subconsultant Rates

Baseline Environmental Consulting Rates

Table E: Baseline Individual Hourly Billing Rates

Key Staff Members	Individual Hourly Rates
Bruce Abelli-Amen, PG, CHg, Principal/Certified Hydrogeologist	\$225
Cem Atabek, Environmental Engineer III	\$180

STANDARD SCHEDULE OF FEES January 2021	
LABOR	
Principal/Technical Director	\$ 225.00/hour
Planning Associate	\$ 210.00/hour
Senior Field Geologist	\$ 170.00/hour
Environmental Engineer III	\$ 180.00/hour
Project Engineer	\$ 170.00/hour
Environmental Engineer II	\$ 170.00/hour
Environmental Engineer I	\$ 155.00/hour
Editing/Project Administration	\$ 130.00/hour
Graphics	\$ 125.00/hour
Word Processing	\$ 120.00/hour
Clerical	\$ 105.00/hour
DIRECT COSTS	
Mileage	IRS rate
Subcontractors	Cost + 15%
MATERIALS AND EQUIPMENT	
Aerial Drone Usage & Image Processing	\$ 100.00/day
Bailer	\$ 15.00 each
Bladder Membrane	\$ 10.00/each
Bladder Pump Controller (MP10)	\$ 75.00/day
Bladder Pump	\$ 50.00/day
EnCore Vials	\$ 12.50 each
Field Camera	\$ 15.00/day
Field Computer	\$ 25.00/day
Field Vehicle	\$ 65.00/day
GW Filters	\$ 15.50/each
Industrial Hygiene/Site Safety Equipment	\$ 40.00/day
Laser Leveler	\$ 50.00/day
Locking Well Plugs/Caps	\$ 40.00 each
Locks	\$ 20.00 each
Low Flow Sampling	
(bladder pump & controller/multi-parameter meter/field computer/water level meter)	\$ 255.00/day
Multi Parameter Meter	\$ 75.00/day
Noise Meter	\$ 120.00/day
Peristaltic Pump	\$ 50.00/day
Photoionization Detector (PID)	\$ 110.00/day
Poly Tubing	\$ 0.75/foot
Purge Sampling	
(peristaltic pump/ multi-parameter meter/field computer/water level meter)	\$ 180.00/day
Roto Hammer/Coring Machine	\$ 100.00/day
Rotometer	\$ 2.00/day
Soil Sample Containers	\$ 7.50 each
Soil Sample Tool, Hand Auger, Slide Hammer	\$ 60.00/day
Traffic Control (signs, cones, barricades)	\$ 25.00/day
Water Level Meter/Interface Probe	\$ 30.00/day
Water Level Pressure Transducer	\$ 35.00/day
Well Development Tools	\$ 40.00/day

Note: Rates subject to change without notice.



Parisi Transportation Consulting Rates

Table F: Parisi Individual Hourly Billing Rates

Key Staff Members	Individual Hourly Rates
David Parisi, PE, TE, Transportation Planner and Engineer	\$290
Andrew Lee, PE, TE, Transportation Planner/Traffic Engineer/Civil Engineer	\$210
Patrick Golier, AICP, Transportation Planner/Managing Consultant	\$205
Lisette Parisi	\$145
Jennifer Shriber, MPH, Transportation Planner/Associate Consultant	\$135



HOURLY SERVICE RATES FOR PROFESSIONAL SERVICES

January 1, 2021 – December 31, 2021

Principal Consultant	\$240.00 - \$295.00
Managing Consultant	\$195.00 - \$245.00
Senior Consultant	\$155.00 - \$200.00
Consultant	\$125.00 - \$165.00
Associate Consultant	\$100.00 - \$135.00
Technician	\$80.00 - \$110.00

Notes:

Hourly service rates are effective through December 31, 2021. Subsequent annual increases will generally be 5% or less.

Reimbursable charges include, but are not limited to transportation charges, reproduction services, shipping expenses, and subconsultant fees. Mileage charges will be charged at the prevailing IRS rate per mile.

Monthly invoices are due within 30 days from the date of the invoice. Interest of 1.0% per month will be charged on past due invoices.



6. Schedule

LSA's Preliminary Schedule

LSA would begin work upon Notice to Proceed. The preliminary work schedule for preparation and completion of the EIR according to the proposed work program described in Section 3. Project Approach is shown on the following page in [Table G](#). Currently, this schedule anticipates that the Final EIR would be ready for certification in early 2022, assuming the project description and final technical inputs to be provided by the sponsor are provided within 2 months of authorization to proceed.

We expect that this schedule will be adjusted to meet the environmental review objectives of the City. 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.

Table G: Preliminary Schedule

Milestone	Responsible Party	Weeks to Complete	Cumulative Week	Date
Notice to Proceed	City	--	--	October 4, 2021
Draft Project Description and Project Initiation Tasks	LSA	4	4	November 1, 2021
Review Draft Project Description/Provide Requested Inputs	City/Sponsor	2	6	November 15, 2021
Prepare and Publish NOP	LSA/City	2	6	November 15, 2021
<i>30-Day Scoping Period</i>	--	4	10	<i>December 14, 2021</i>
Complete Technical Study Peer Review**	LSA	6	8	November 29, 2021
Provide Final Technical Studies	Sponsor	4	12	December 27, 2021
Prepare Administrative Draft EIR	LSA	12	18	February 21, 2022
Review Administrative Draft EIR	City	3	21	March 14, 2022
Prepare Screencheck Draft EIR	LSA	3	24	April 4, 2022
Review Screencheck Draft EIR	City	2	26	April 18, 2022
Prepare and Publish Public Review EIR	LSA	1	27	April 25, 2022
<i>45-Day Public Review Period</i>	--	6	33	<i>June 9, 2022</i>
Prepare Administrative Draft RTC	LSA	4	37	July 7, 2022
Review Administrative Draft RTC	City	2	39	July 21, 2022
Prepare Screencheck Draft RTC and MMRP	LSA	1	40	July 28, 2022
Review Screencheck Draft RTC and MMRP	City	1	41	August 4, 2022
Prepare and Distribute Public Review Final EIR	LSA	1	42	August 11, 2022
EIR Certification	City	1.5	44	August 22, 2022

* Some milestone dates may need to be adjusted to accommodate holidays

** Review timeline begins when technical studies are provided, assumed to be within 2 weeks of NTP



7. Conflict of Interest Statement

We undertake our research, analysis, writing, and presentations with the aim of providing technically competent and scientifically objective work products. Our contribution to promoting the applicant's objectives is focused on preparing CEQA documents that are technically thorough and conducting a transparent and accessible public process. We believe that the best advocacy is a document that is impartial, above reproach, and legally/technically robust.

LSA strives to avoid any conflict of interest that would affect our existing contracts or interfere with the pursuit of a potential contract. Our project managers regularly query our accounting department and project managers throughout the firm to ensure that we do not have a contractual, professional, or personal relationship that would constitute a conflict of interest with an applicant or agency. LSA has no history with the project site or the project sponsor or their representatives and has no current contract with the project sponsor or their representatives.

8. Relevant Experience

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 following projects highlight our experience with redevelopment activities occurring within existing commercial, industrial, and institutional settings that in some cases consist of large multi-block sites or campus environments. The topics of land use compatibility, site circulation and access, natural resources, visual resources, noise, and historic resources were common areas of focus for most of the projects described below. Theresa Wallace served as the Project Manager for all of these projects and represented the LSA team at all internal meetings and public hearings.

As requested in the RFP, LSA has provided recent sample copies of similar EIRs prepared by our firm in the following weblink: [LSA Sample EIRs](#)

1. Focused EIRs for Residential and Office Mixed-Use Projects, City of Menlo Park (2019 – 2021)



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 multi-family 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 multi-family 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 multi-family 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 child care space, as well as associated open space, circulation and parking, and infrastructure improvements. The site is currently developed with two single-story 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.





2. 1548 Maple Street Townhome Community Project EIR, City of Redwood City (2016 – 2020)

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. 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. The Final EIR was certified in May 2018.

3. 5M Project EIR, City and County of San Francisco (2014 – 2016)



As San Francisco seeks new ways to capture the spirit of innovation and entrepreneurship that has transformed much of the region, private developers are proposing ways to translate this energy into the physical landscape. The 5M Project proposes to create a new mixed-use development in the City that integrates the arts, technology, transit-oriented housing and commercial space, historic structures, and active open space on a 4-acre site at the nexus of downtown San Francisco and the SOMA neighborhood.

The project, sponsored by Forest City, is one of the largest private development projects in San Francisco. After buildout, the project site would contain approximately 1.8 million square feet of new and existing building space, approximately 35,000 square feet of open space, and a reconfigured street system. In addition, the project would result in the rehabilitation and reuse of the iconic Chronicle Building (1924) and Dempster Printing Building (1907) and the establishment of a Special Use District to promote sound design and an active pedestrian environment.

The sheer scale, size, and complexity of the project warranted a strategic approach to the environmental review effort. LSA’s work scope utilized a three-pronged approach to ensure a legally robust and on-schedule EIR: 1) close coordination with the transportation review team (Planning Department staff, Municipal Transportation Agency staff, and LSA’s subconsultants) to ensure that that EIR technical

analyses could proceed at the earliest possible date; 2) careful consideration of the unique uses and activity patterns proposed as part of the project; and 3) emphasis on a multi-disciplinary review effort that allowed for an understanding of the interrelationships between disparate environmental topics. LSA allocated additional resources to certain EIR components and analyses expected to be subject to close scrutiny, including: definition of the project (in terms of a maximum building envelope and uses); effects of the proposed street closures/conversions on the pedestrian, bike, and motor vehicle circulation system; planning policy consistency (particularly in the context of the in-development Central Corridor Plan); changes to historic buildings and indirect impacts to nearby districts; and impacts to viewsheds and the urban design character of the area associated with a more intense development pattern. LSA worked closely with the City to create an environmental review document that helps readers understand the potential impacts of the project on many different scales – street, neighborhood, City, and region. The EIR was certified by the City and County of San Francisco Board of Supervisors in 2016.

In the first published decision in which the courts have applied the principals articulated by the California Supreme Court in the recent *Sierra Club v. County of Fresno* decision (commonly referred to as the *Friant Ranch* case) regarding the standard of review for the adequacy of an EIR, [certification of the 5M Final EIR was recently upheld by the trial and appeals courts](#), *South of Market Community Action Network v. City and County of San Francisco (Forest City California Residential Development, Inc., et al. Real Parties in Interest)* (2019) 33 Cal.App.5th 321. [Construction of the first phase of the project began in June 2019.](#)

4. California State University Maritime Academy Master Plan EIR, CSU (2016 – 2018)

The California State University Maritime Academy (CSUMA) campus is located in Vallejo and encompasses approximately 88 acres along the Morro Cove waterfront at the mouth of the Carquinez Strait. The campus is characterized by varied hillside and shoreline topography with a diversity of built environment and natural resources. LSA has provided environmental consulting services to the Maritime Academy for over 20 years and was selected to prepare the EIR for the updated Master Plan in 2016.

The Master Plan covers all aspects of campus development over the next 15 years, including student enrollment growth, overall campus land use and design, building capacity and placement, circulation and infrastructure, and sustainability. Implementation of the Master Plan will also double existing enrollment on the campus, increasing the number of full time equivalent (FTE) students to 2,200. To accompany this growth in enrollment, over the planning horizon the Master Plan anticipates an increase of:



- 1) 225,000 square feet in net new building area;
- 2) 300 faculty/staff;
- 3) 900 new student housing beds; and
- 4) 784 new parking spaces.



LSA prepared a comprehensive EIR to address all aspects of Master Plan implementation. [The EIR also provides project-level analysis for the near-term Phase 1 projects, as well as program-level analysis to cover the remainder of the campus improvements up to the year 2032.](#)

LSA's engagement early on in the process of Master Plan development and coordination with the comprehensive consultant team was essential to ensure that community and environmental concerns were identified as early as possible and were adequately addressed in both the Master Plan and the EIR.

5. Children's Hospital and Research Center Oakland Campus Master Plan EIR (2012 – 2015)



Founded in 1912, Children's Hospital and Research Center Oakland (CHRCO), now known as the UCSF Benioff Children's Hospital – Oakland, is the only independent children's hospital in Northern California. Plans to retrofit, renovate, expand, and improve the approximately 11-acre campus entail a complex process, from design to environmental review to construction, due to its location between a freeway, elevated BART tracks, and a dense residential neighborhood.

To create new seismically compliant acute care facilities that meet the seismic safety requirements of Senate Bill 1953, the proposed project would demolish a total of 66,582 square feet of existing uses on the campus and construct a total of 399,200 square feet of new building area, for a total of 332,618 square feet of net new building area. The project would be constructed in two phases. As part of Phase 1, approximately 1,541 square feet of use would be demolished, 90,200 square feet would be constructed, and 95,550 square feet would be renovated. As part of Phase 2, approximately 65,041 square feet of use would be demolished, 309,000 square feet would be constructed, and 42,342 square feet would be renovated. Phase 2 would include the relocation of the existing helistop. Redevelopment throughout the campus would include alterations to historic structures.

[LSA worked with the CHRCO team and the City of Oakland Bureau of Planning staff to prepare a comprehensive EIR that clearly delineates the setting, impacts, and mitigation measures for implementation of Phase 1 and project build-out.](#) Topics that received full analysis in the EIR included: land use and planning; aesthetics and shadow; cultural and historic resources; transportation and circulation; air quality; greenhouse gas emissions; noise; geology, seismicity, and soils; hydrology and water quality; hazards and hazardous materials; and utilities.

LSA was under contract while the public outreach program was ongoing. LSA participated in two public scoping sessions; three public review Draft EIR hearings; and two certification hearings. During the 3-year course of the contract, LSA attended at least a dozen team meetings to review the entitlements and discuss issues of concern and also facilitated bi-weekly team conference calls.



9. References

We encourage you to contact our references regarding the quality of our work, management of budget and schedule, and attentiveness to project needs.

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City of Berkeley
Planning and Development Department
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Lisa Costa Sanders,
Former City of Redwood City Principal Planner; Currently owner of:
Good City Company
1351 Laurel Street
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UCSF Benioff Children's Hospital - Oakland Representative
Cox, Castle & Nicholson LLP
Planning and Development Department
50 California Street, Suite 3200
San Francisco, CA 94111
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Appendix A: Resumes

TERESA WALLACE, AICP

PRINCIPAL



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

PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners (AICP)

American Planning Association (APA)

Association of Environmental Professionals (AEP)

San Francisco Planning and Urban Research Association (SPUR)

PROFESSIONAL RESPONSIBILITIES

Ms. Wallace has 18 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 a diversity of 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, 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; makes presentations at community meetings and public hearings; directs marketing efforts in the areas of environment and land use; and supervises junior staff. 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.

PROJECT EXPERIENCE

At present, Ms. Wallace is serving as Principal in Charge of on-call environmental services contracts with the cities of Berkeley, Concord, Milpitas, El Cerrito, and Hayward, to name a few. The CEQA projects she is overseeing for these jurisdictions involve mixed-use, residential, office, and industrial uses.

She is currently the Principal/Project Manager for three Focused EIRs and Initial Studies for infill residential/commercial office projects for the City of Menlo Park, the 600 Addison Street Project MND for the City of Berkeley, and the 2 Davis Drive Office/R&D Project EIR for the City of Belmont. These projects include the redevelopment of underutilized blocks of industrial and commercial sites with a mix of residential, office, research and development and/or commercial uses.

Ms. Wallace has also managed or participated in the environmental review for public and private K-12 school projects, as well as those for colleges, and campus master plans for institutional uses. Ms. Wallace was continually involved with the California State University Maritime Academy from 2010 through 2018, processing CEQA projects under the 2002 Master Plan, and as the Project Manager for the 2016 Master Plan EIR.



THERESA WALLACE, AICP

PRINCIPAL



PROJECT EXPERIENCE (CONTINUED)

The following is a selected list of recent urban infill projects:

- *111 Independence Drive Project EIR* for the City of Menlo Park
- *Menlo Uptown Project EIR* for the City of Menlo Park
- *Menlo Portal Project EIR* for the City of Menlo Park
- *Menlo Flats Project EIR* for the City of Menlo Park
- *San Bruno Recreation and Aquatic Center Project EIR* for Group 4 Architecture/City of San Bruno
- *Children's Hospital and Research Center Oakland EIR* for the City of Oakland
- *California Maritime Academy Master Plan EIR* for the California State University
- *California Maritime Academy Police Building IS/MND* for the California State University
- *California Maritime Academy Physical Education and Pool Facility IS/MND* for the California State University
- *California Maritime Academy Master Plan EIR Addendum* for the Dining Center Replacement Project for the California State University
- *1200 Van Ness Project IS/MND* for Reuben, Junius, and Rose/City and County of San Francisco
- *Deer Valley Estates Project Focused EIR* for the City of Antioch
- *600 Addison Street Project IS/MND* for the City of Berkeley
- *1548 Maple Street Project EIR* for the City of Redwood City
- *1724 Sunnyhills Residential Project IS/MND* for the City of Milpitas
- *Clayton Road Townhomes Project Environmental Documentation* for the City of Concord
- *Pulte Homes Residential Project* for the City of Union City
- *Rocketship Redwood City Charter School IS/MND* for the City of Redwood City
- *College Park High School Athletic Facilities Improvements Project IS/MND* for the Mount Diablo Unified School District
- *2201 Dwight Way Project EIR* for the City of Berkeley
- *598 Brannan Street Initial Study and Focused EIR* for Tishman Speyer/City and County of San Francisco
- *500 Turk Focused EIR* for the Tenderloin Neighborhood Development Corporation/City and County of San Francisco
- *1601 Mariposa Street Mixed Use Project EIR* for Related California/City and County of San Francisco
- *Fifth and Mission (5M) Project EIR* for Forest City/City and County of San Francisco
- *Lakehouse Commons CEQA* for UrbanCore-Integral LLC
- *Downtown Family Development Project CEQA/NEPA Documentation* for the City of Mountain View



MATTHEW WISWELL, AICP

ENVIRONMENTAL PLANNER



EXPERTISE

- Environmental Planning and Impact Analysis
- Land Use Planning and Development

EDUCATION

B.S., City & Regional Planning,
Minor in Real Property
Development, California
Polytechnic State University,
San Luis Obispo, 2016

PROFESSIONAL EXPERIENCE

Environmental Planner, LSA
Point Richmond, California,
2016–Present

Environmental Intern, County
of San Luis Obispo, Planning &
Building Department, San Luis
Obispo, California, December
2015–June 2016

PROFESSIONAL AFFILIATIONS

Association of Environmental
Professionals (AEP)

American Planning
Association (APA)

American Institute of Certified
Planners (AICP)

PROFESSIONAL RESPONSIBILITIES

Mr. Wiswell is a CEQA specialist with nearly 5 years of experience providing environmental planning and technical assistance for a variety of planning and environmental documents. Mr. Wiswell serves as an Environmental Planner and provides project management assistance for public and private development and redevelopment projects that include a wide array of residential, institutional, office, and industrial uses; school facility, parks, and trails improvements; and City-sponsored area plans and programs.

PROJECT EXPERIENCE

Focused EIRs for Residential Mixed-Use Projects, 111 Independence Drive, Menlo Uptown, Menlo Portal Menlo Park, California

LSA is currently under contract to prepare Focused EIRs for four residential and mixed-use projects within the Bayfront Area. For each project, the Focused EIRs have evaluated the topics: population and housing; transportation and circulation; air quality; greenhouse gas emissions; and noise. Mr. Wiswell served as the Assistant Project Manager; he prepared the non-technical analyses for the Initial Study and Focused EIRs. He prepared the alternatives chapter and made presentations and answered questions at public hearings.

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

Mr. Wiswell assisted with the preparation of the Initial Study and the subsequent EIR for the San Bruno Veterans Memorial Recreation Center redevelopment project. 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 associated with biological resources, cultural resources, transportation and circulation, air quality, noise, geology and soils, hazards and hazardous materials, and hydrology and water quality.

1548 Maple Street Project EIR Redwood City, California

Mr. Wiswell assisted with the preparation of the EIR for the 1548 Maple Street Project in Redwood City. The proposed project would include 131 townhomes and an extension of the San Francisco Bay trail on approximately 8 acres along Redwood Creek. Mr. Wiswell prepared the land use and planning and utilities and service systems sections.

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

This project involves the construction of 121 new single-family homes and associated open space, roadway, and utility improvements. Mr. Wiswell served as the Project Manager and wrote the non-technical sections of the Initial Study and Focused EIR. He also developed and evaluated the potential impacts of the alternatives.



MATTHEW WISWELL, AICP

ENVIRONMENTAL PLANNER



PROJECT EXPERIENCE (CONTINUED)

City of Berkeley, 600 Addison Street Project IS/MND Berkeley, California

The 600 Addison Street Project involves redevelopment of an 8.4-acre site into an R&D campus. Mr. Wiswell served as the Assistant Project Manager and Environmental Planner for this project, assisting with the preparation of an Initial Study that analyzes potential impacts associated with the redevelopment of underutilized blocks of an industrial site with a mix of residential, office, and research and development and/or commercial uses.

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

This project involves the preparation of an Infill Environmental Checklist pursuant to Section 15183.3 and Appendix M of the CEQA Guidelines. The proposed project consists of 70 residential townhouse units on 3.86 acres. Mr. Wiswell served as Project Manager, prepared the non-technical analysis, and attended and answered questions at public hearings.

Pittsburg Making Waves Charter School Project EIR Pittsburg, California

The Making Waves Foundation proposes a school campus and sports complex on two parcels in Pittsburg. LSA provided CEQA documentation under contract to the City of Pittsburg. Mr. Wiswell prepared a scope of work for a Focused EIR process and is drafting the Initial Study and all non-technical sections of the EIR.

Richmond Making Waves Hilltop Sports Complex Project IS/MND Richmond, California

The Making Waves Foundation seeks to provide their Richmond campus with recreational opportunities by constructing playing fields. LSA is providing CEQA analysis under contract to the City of Richmond. Mr. Wiswell conducted the analysis based on applicant-prepared reports and drafting the Initial Study.

Fremont Unified School District Environmental Services Fremont, California

LSA has been providing environmental services to the Fremont Unified School District since mid-2013. The Fremont Unified School District comprises 42 schools and educates 32,000 K–12 students. New facilities and renovations to older campuses are needed to accommodate a growing population. Mr. Wiswell drafted responses to the CEQA checklist for the Walters Junior High School Improvements Project and assisted in the preparation of the EIR.

Marin City Center for Community Life IS Marin City, California

Mr. Wiswell assisted in the preparation of the CEQA documentation for the redevelopment of the Marin City Center for Community Life, which will include upgraded and new facilities for the Marin City Community Services District. Mr. Wiswell assisted with the preparation of the Initial Study and associated project management.

Burton and Highlands Parks EIR San Carlos, California

Mr. Wiswell assisted in the preparation of the CEQA documentation for this park project in San Carlos. The proposed project involves the installation of new field lighting on currently unlit fields at both parks, and upgrading the existing lighting at the parks with LED lights. Mr. Wiswell assisted with the compilation of the administrative record and drafting the Response to Comments.



AMY E. FISCHER

PRINCIPAL / AIR QUALITY, CLIMATE CHANGE AND NOISE ANALYST



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 EXPERIENCE

Principal, LSA
Fresno, California
July 2005–Present

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–Present

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

American Planning Association (APA)

PROFESSIONAL RESPONSIBILITIES

With 20 years of experience in environmental studies, Ms. Fischer has performed principal-level review or conducted over more than 200 CEQA/NEPA-related 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 includes 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 has conducted the air quality, noise, and greenhouse gas analysis for research and development facility, senior care home, hospital, assisted living, residential, hotel, park, mixed-use, school, and college campus projects, some of which are listed below.

- *EIRs for Mixed-Use Projects: 111 Independence Drive, 141 Jefferson Drive, 115 Independence Drive, City of Menlo Park*
- *San Bruno Recreation and Aquatic Center Project EIR, City of San Bruno*
- *California Maritime Academy Master Plan EIR, California State University*
- *1548 Maple Street Townhome Community Project EIR, Redwood City*
- *600 Addison Street Project IS/MND, City of Berkeley*
- *Deer Valley Estates Project EIR, City of Antioch*
- *Pulte Homes Project IS/MND, City of Union City*
- *Concord Townhomes Environmental Checklist, City of Concord*
- *1724 Sunnyhills Court Project IS/MND, City of Milpitas*
- *Walters Jr. High School Improvements Project EIR, Fremont Unified School District*
- *College Park High School Athletic Field Noise Monitoring Assessment, Mt. Diablo Unified School District*



AMY E. FISCHER

PRINCIPAL / AIR QUALITY, CLIMATE CHANGE AND NOISE ANALYST



PROJECT EXPERIENCE (CONTINUED)

- *Clover School Modernization Project Categorical Exemption*, Tracy Unified School District
- *Dorris Eaton School Health Risk Assessment*, Dorris Eaton School in San Ramon
- *Jensen Lane Elementary School Project EIR*, Windsor Unified School District
- *Rocketship Charter School IS/MND*, City of Redwood City

Ms. Fischer recently provided principal-level review for the air quality analyses for the following projects:

- *Air Quality Impact Analysis Land Use and Urban Design Elements*, City of Long Beach
- *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 GHG 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*.

GREENHOUSE GAS

Ms. Fischer prepares quantitative GHG analyses that evaluate the impacts of project-related GHG emissions and project impacts related to global climate change. The reports describe the existing setting and regulatory context, quantify impacts, and recommend mitigation measures, as appropriate.

Using CalEEMod (or other local model), Ms. Fischer performs a quantitative assessment of GHG emissions associated with all relevant sources related to the project, including construction activities, new vehicle trips, electricity consumption, water usage, and solid waste generation and disposal. Ms. Fischer recently conducted the GHG analysis for the *4660 Sierra College Boulevard Commercial Project, Rocklin*; the *Thompson and Dakota Residential Project, Clovis*; and the *Balfour Road Shoulder Widening Project, Contra Costa County*. Most recently, she provided the air quality and GHG analysis for a General Plan Amendment, including rezoning and annexation, for the City of Fresno.

HEALTH RISK ASSESSMENT

The Air Toxics Hot Spots Information and Assessment Act of 1987 seeks to provide information to state and local agencies and to the general public on the extent of airborne emissions from stationary sources and the potential public health impacts of those emissions. Ms. Fischer prepares Health Risk Assessments (HRA) using the Guidance Manual (February 2015) developed by the California Office of Environmental Health Hazard Assessment (OEHHA). She is trained in the use of the Hot Spots Analysis and Reporting Program (HARP) model, developed by ARB, as a tool to implement the risk assessments as outlined in the Guidance Manual. Ms. Fischer has prepared HRAs for the following projects:

- *Riviera Avenue Residential Project Health Risk Assessment, Walnut Creek*, Resources for Community Development
- *211 Airport Boulevard/Pinefino Apartments Project Health Risk Assessment, South San Francisco*, Concord Design Group
- *Miramonte Sanitation Transfer Station Project Health Risk Assessment, Reedley*, Miramonte Sanitation
- *Redwood Hills Residential Project Health Risk Analysis, Oakland*, Affordable Housing Associates
- *1601 Mariposa Mixed-Use Project Air Quality Criteria Pollutant Analysis, San Francisco*, Related California
- *Fremont Gateways Health Risk Assessment, Fremont*, Tim Lewis Communities



CARA CARLUCCI

SENIOR ENVIRONMENTAL PLANNER



EXPERTISE

- CEQA Document Preparation
Environmental Analysis
- Air Quality Analysis
- Greenhouse Gas Emission
Analysis
- Noise 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

Senior Environmental Planner,
LSA, Fresno, California
June 2014–Present

SPECIALIZED TRAINING

CEQA Case Law Update, 2016

Advanced CEQA Workshop,
2016

CEQA Essentials Workshop,
2015

PROFESSIONAL AFFILIATIONS

Association of Environmental
Professionals (AEP) –
Secretary, Central Valley
Chapter, 2016–Present

American Planning
Association (APA)

PROFESSIONAL RESPONSIBILITIES

Ms. Carlucci is a Senior Environmental Planner with more than 7 years of experience in air quality analysis and greenhouse gas emission analysis for CEQA documentation. 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. Ms. Carlucci has been involved in residential and commercial development projects, road improvement projects, and program-level plans. She has a strong foundation in land use planning and is well versed in addressing impacts to air quality, greenhouse gas emissions, and noise.

Ms. Carlucci is proficient with the use of the Federal Highway Administration Traffic Noise Prediction Model (FHWA RD-77-108) and is proficient in air quality models, including the California Emissions Estimator Model (CalEEMod) and the Roadway Emissions Estimator Model (RoadMod). Ms. Carlucci is also responsible for conducting field noise measurements with the Larson Davis SoundTrack LxT sound level meter in compliance with applicable standards.

PROJECT EXPERIENCE

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

Ms. Carlucci 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.

California Maritime Academy Master Plan EIR for California State University, California Maritime Academy, Vallejo, California

The Master Plan will cover all aspects of campus development over the next 15 years, including student enrollment growth, overall campus land use and design, building capacity and placement, circulation and infrastructure, and sustainability. Ms. Carlucci assisted with the preparation of the Air Quality, Greenhouse Gas, and Noise sections of the EIR.

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. Carlucci assisted with the preparation of the Air Quality, Greenhouse Gas, and Noise sections of the EIR.



CARA CARLUCCI

SENIOR ENVIRONMENTAL PLANNER



PROJECT EXPERIENCE (CONTINUED)

City of Berkeley, 600 Addison IS/MND, Berkeley, California

Ms. Carlucci prepared the Air Quality, Energy, Greenhouse Gas, and Noise sections of the IS/MND for the proposed project. The proposed project would develop a Research and Development (R&D) and Office Campus that would accommodate research, innovation, lab, and/or office uses.

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

Ms. Carlucci prepared the Air Quality, Energy, Greenhouse Gas, and Noise sections of the IS/MND for the proposed project, which includes the demolition of an existing leasing/community building and the construction of 44 two- to three-story multifamily residential units, a new leasing building, and site improvements.

City of Antioch, Deer Valley Estates Project IS/MND, Antioch, California

Ms. Carlucci prepared the Air Quality, Energy, and Greenhouse Gas sections of the IS/MND for the proposed project. The proposed project would result in the construction of 121 new single-family homes on the project site and associated open space, roadway, and utility improvements.

City of Hanford, Hanford Place Project IS/MND Hanford, California

Ms. Carlucci, serving as the Project Manager, prepared both technical and non-technical sections of the IS/MND for the proposed project, which would develop a medical and mixed-use development and would construct 15 buildings consisting of medical outpatient clinic services, hotel and conference center, specialized education, retail, medical office, skilled nursing and assisted living, and multifamily residential uses, as well as a bio infiltration basin, associated open space, circulation and parking, and infrastructure improvements.

First Street Green Project Air Quality Impact Analysis and Noise Impact Analysis Los Altos, California

LSA prepared technical studies to evaluate the proposed development that would include an office building and a public plaza in downtown Los Altos. Ms. Carlucci assisted in the preparation of the air quality, greenhouse gas, and noise analyses.

ADDITIONAL PROJECT EXPERIENCE

- *Menlo Uptown Project EIR* for the City of Menlo Park
- *Menlo Portal Project EIR* for the City of Menlo Park
- *Merced Mall Expansion Project IS/MND* for the City of Merced
- *Maintenance and Operational Facility Project CE* for the Fresno County Rural Transit Agency
- *500 Turk IS/MND* for the City and County of San Francisco
- *Fresno General Plan Update EIR* for the City of Fresno
- *Madera Village D Specific Plan EIR* for the City of Madera
- *Marsh Creek Trail IS/MND* for the East Bay Regional Park District
- *River View Villas Project MND* for the City of Porterville
- *San Jose Fire Training Center IS/MND* for the City of San Jose
- *1300 Columbus Project IS/MND* for the City and County of San Francisco
- *Villa/Minnewawa Avenue Widening Project IS/MND* for the City of Clovis
- *Cypress City Center Project EIR* for the City of Cypress
- *Tice Valley Park Lighting Project IS/MND* for the City of Walnut Creek
- *California High-Speed Rail Project Fresno to Bakersfield Locally Generated Alternative Section Air Quality and Global Climate Change Technical Report and EIR/EIS* for the California High-Speed Rail Authority



JOHN T. STEPHENS

ASSOCIATE / NOISE RESOURCES



EXPERTISE

- Noise and Vibration

EDUCATION

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

SPECIALIZED TRAINING

SoundPLAN

FHWA TNM 2.5

FHWA RCNM

Insul

AEDT

Microsoft Office

AutoCAD

PROFESSIONAL AFFILIATIONS

Member, Institute of Noise
Control Engineering (INCE)

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

AWARDS/HONORS

Outstanding Senior of the
Year Award, Interdisciplinary
Engineering, 2004

PROFESSIONAL RESPONSIBILITIES

Mr. Stephens is a Senior Acoustical Specialist and part of LSA's environmental technical staff. He is primarily responsible for the preparation of noise studies for a variety of projects. Mr. Stephens 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. Mr. Stephens is also responsible for performing noise monitoring surveys using a variety of Larson-Davis sound level meters.

PROJECT EXPERIENCE

Diablo Motocross Ranch Facility Noise Assistance Contra Costa County, California

As part of the On-Call Environmental Services Contract with Contra Costa County, Mr. Stephens assisted County staff in reviewing previous analyses completed for the Diablo Motocross Ranch Facility as well as participating in conference calls and meetings to determine the next steps to address current noise impact issues to surrounding residences.

Richmond Wholesale Meat Operations Noise Analysis Richmond, California

Mr. Stephens prepared the Noise Impact Analysis for the Richmond Wholesale Meat Distribution Center located in Richmond. The technical noise analysis analyzed operational noise impacts to the nearby noise sensitive uses and provided mitigation measurements to reduce any significant noise impacts to comply with City noise standards.

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.

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 northernmost 6 acres of the Phase 2 area would be developed as the site of the Northern Mainline Connector. The project includes the installation of traction power, train



JOHN T. STEPHENS

ASSOCIATE / NOISE RESOURCES



PROJECT EXPERIENCE (CONTINUED)

control, and communications systems, gap breaker stations, train control houses, train wash, cleaning platform, and various track work modifications. 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.

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.

Weddington Street Residential Project IS/MND Los Angeles, California

LSA prepared an IS/MND for the Weddington Street Residential Project in the Sherman Oaks area of Los Angeles. Mr. Stephens served as the Noise and Vibration Task Lead. The proposed project involves the demolition of an existing three-story apartment building constructed in 1966, with 169 units and on-site amenities including an existing swimming pool, tennis court, and basketball court. The proposed project would include the construction of five four-story condominium buildings consisting of a total of 270 residential condominiums and one level of subterranean parking. The proposed project would include two courtyards, totaling 32,266 square feet of shared on-site open space for residents. The IS/MND was circulated for public review in June 2016 and was approved by the City's Planning Commission in October 2016.

Baltimore Court Residential Project El Sobrante, California

Mr. Stephens prepared the technical noise and vibration analysis for the Baltimore Court Residential Project in El Sobrante. The project involves the construction of 30 single-family homes located south of an existing shopping center and Interstate 80.



JORDAN L. ROBERTS

NOISE SPECIALIST



EXPERTISE

- Noise and Vibration Measurement and Monitoring
- Data Processing and Procedures
- Acoustical Review and Analysis
- Sound Propagation Modeling and Noise Contour Maps
- Noise Control Mitigation and Recommendations

EDUCATION

B.A., Audio Arts and Acoustics, Columbia College Chicago, Illinois, 2008

PROFESSIONAL EXPERIENCE

Noise Specialist, LSA, Point Richmond, California, January 2021–Present

PROFESSIONAL AFFILIATIONS

Institute of Noise Control Engineering

Acoustical Society of America

Association of Environmental Professionals

PROFESSIONAL RESPONSIBILITIES

Mr. Roberts is a Noise Specialist with more than 12 years of experience. He has worked on a wide variety of noise assessment projects and has an extensive background in project compliance with regulatory criteria and industry standards. As an acoustical consultant representing clients, he has conducted site inspections, presented at public hearings, and provided mitigation recommendations. He also has experience in architectural acoustics, entertainment sound enforcement, and mechanical noise control. His software proficiency includes noise prediction modeling programs SoundPLAN and CadnaA (Computer Aided Noise Abatement), which utilize practical applications of AutoCAD and GIS.

PROJECT EXPERIENCE

City of Dublin, Inspiration Drive Memory Care and Assisted Living Facility Project Supplemental IS/MND Dublin, California

Mr. Roberts planned and conducted the noise monitoring survey as well as performed data analysis. He prepared a draft of the Noise Land Use Compatibility Assessment and the noise section of the Supplemental IS/MND for the proposed project to evaluate the potential environmental impacts associated with development of a 55-bed Memory Care Facility and a 90-bed Assisted Living Facility on two parcels adjacent to the Valley Christian Center.

Dublin San Ramon Services District, Redgwick Water Connection Tassajara Hills, Dublin, California

Mr. Roberts prepared a draft of the Construction Noise and Vibration Assessment for the noise section of the IS/MND. The assessment included noise and vibration calculations based on equipment and phasing expected with the project as well as location of nearest noise sensitive receptors to the project site. The project proposes to install approximately 1,110 linear feet of 8-inch-diameter high-density polyethylene pipeline to connect an existing 10-inch-diameter pipeline within an unpaved extension of Cydonia Court with an existing 8-inch-diameter pipeline within Delamar Drive in the Tassajara Hills Development in Dublin.

EXPERIENCE PRIOR TO LSA

Noise Assessment and Compliance San Francisco, California

As a Senior Inspector for a municipal government entertainment commission, an entity which works with venues, festivals and events, and the community to mitigate the impacts of entertainment through mediation, conditioning, and outreach, Mr. Roberts performed a variety of tasks related to noise assessment. He evaluated and maintained enforcement division policies, and he developed sound measurement and data processing standard operating procedures and best practices. He scheduled and conducted noise measurements to set sound limits for permit holders to ensure compliance with governmental noise ordinances and the police code.



JORDAN L. ROBERTS

NOISE SPECIALIST



PROJECT EXPERIENCE (CONTINUED)

He presented recommendations to the commission at public hearings and determined appropriate recommended conditions, to be sent administratively to the planning department. He served as an educator and mediator among city agencies, permit holders, permit applicants, consultants, and the general public regarding enforcement actions, complaint response, mitigation, and acoustical analysis and tracking.

Noise and Vibration Control, and Sound Propagation and Noise Contour Modeling Various Locations, California

As a Senior Consultant for an acoustical consulting firm, Mr. Roberts worked on a wide variety of projects, including noise and vibration control of environmental and entertainment sources, architectural elements of buildings, heating, ventilation, and air conditioning systems, and mechanical systems. He conducted unique measurements and assessments, built and designed various sound propagation and noise contour models, and performed room acoustics analyses. He developed measurement protocol and new Place of Entertainment analysis for municipal government entertainment commission projects. He also inspected and monitored acoustical performance of building materials and in-field construction activities.

Noise Studies and Hydroacoustic Monitoring Various Locations, California

As a Staff Consultant for an acoustical consulting firm, Mr. Roberts worked on more than 200 environmental noise studies, including residential, commercial, industrial, transportation, and institutional projects. He wrote noise sections for general plan updates, EIRs, specific plans, CEQA assessments, and construction noise assessments, and he planned and conducted field measurements and noise exposure analyses. He also served as Hydroacoustic Monitor on more than 20 pile-driving construction projects, such as the San Francisco-Oakland Bay Bridge project, which required monitoring, calculating, analyzing, modeling, and reporting of underwater noise levels.

Building Material Testing Procedures and Acoustical Modeling Software Calibration Illinois

As an Acoustics Intern for a laboratory, Mr. Roberts worked on projects involving industry-standard testing procedures for building materials. He also was involved in the calibration of previously unreleased acoustical modeling software.

SELECTED PUBLICATIONS

Roberts, Jordan. 2018. Downtown Living Is Exciting...But Can Be Too Noisy. *California Buildings News* Q1 2018:4.



LLOYD SAMPLE

PRINCIPAL / ARCHAEOLOGICAL & PALEONTOLOGICAL RESOURCES



EXPERTISE

- Paleontological and Archaeological Monitoring Coordinator
- Chief Safety Officer
- Developer/Construction Management Liaison

PROFESSIONAL AFFILIATIONS

Society of Vertebrate Paleontology

PROFESSIONAL RESPONSIBILITIES

Mr. Sample serves as LSA's Principal in Charge of the LSA paleontological and archaeological group. He is the paleontological and archaeological monitoring coordinator, Chief Safety Officer, and liaison with developers/construction management. He directs paleontological and archaeological staff on multiple concurrent projects. Mr. Sample is also responsible for coordinating tasks including monitoring and directing fossil salvage operations before and during earth-disturbing activities. He the preparation and curation of paleontological resources as well. Mr. Sample is adept at designing and setting-up interpretive displays for clients.

PROJECT EXPERIENCE

San Francisco Bay Trail: Lone Tree Point, Rodeo Contra Costa County, California

Mr. Sample is the Principal in Charge for archaeological and paleontological monitoring services for the Mitigation and Monitoring Reporting Program of the Lone Tree Point project. Earlier, In 2018 LSA prepared the IS/MND for this project and identified mitigation measures. The East Bay Regional Park District proposes to open approximately 2,750 feet (0.5 mile) of the San Francisco Bay Trail along the San Pablo Bay shoreline, north of the Lone Tree Point parking lot in the community of Rodeo in Contra Costa County. Project ground-disturbing activities within the vicinity of the precontact site P-07-000138/CA-CCO-258 and historic-period site LSA-BKF1702-01 were monitored. Site excavation requiring archaeological monitoring was conducted and reported to confirm project compliance with CULT-1a. Project ground-disturbing activities within the paleontologically sensitive geologic units Pinole Tuff and Neroly Formation that occur within the project site were also monitored, and a subsequent report for CULT-2 compliance confirmation was developed.

County of Orange Public Works, La Pata Avenue Gap Closure Project Orange County, California

During grading activities for the La Pata Avenue Gap Closure Project, Mr. Sample served as Monitoring Coordinator for Hill International, directing monitors' duties when ground-disturbing activities occurred in sensitive sediments. This OC Public Works project took La Pata Avenue from Ortega Highway through to San Clemente. The most notable fossils recovered during the project are a Miocene walrus from the Capistrano Formation and the lower jaw of an extinct member of the baleen whale family from the 10-million-year-old Puente Formation. The recovery of fossil specimens was completed without delaying the project schedule. The paleontological discoveries were highlighted in the *Orange County Register* article "Digging for New Road Uncovers History: Fossils, Trash, and Pepsi Cans."

Santa Clara Unified School District, Agnews East School Site Project Santa Clara Unified School District, California

Mr. Sample was the Principal in Charge. The Agnews campus was located at 3534, 3556, and 3588 Zanker Road in San Jose. Prior to and during construction, as needed, LSA provided paleontological resource awareness trainings for construction project personnel to discuss the regulations regarding paleontological resources, the types of paleontological resources that may be encountered during project development, and the procedures to follow in the event of a discovery. The training sessions were provided in English and Spanish, and LSA



LLOYD SAMPLE

PRINCIPAL / ARCHAEOLOGICAL & PALEONTOLOGICAL RESOURCES



PROJECT EXPERIENCE (CONTINUED)

prepared pamphlets summarizing this information in English and Spanish for distribution to project personnel. In addition, LSA was available on an on-call basis in the event of any fossil discoveries.

Paleontological Monitoring for the Bakersfield City School District Projects Bakersfield, Kern County, California

Mr. Sample was Principal in Charge of the coordination of paleontological monitoring during development of a proposed new elementary and intermediate school located within the Bakersfield City School District in Bakersfield. Paleontological monitoring was required during ground-disturbing construction activities. The project involved development of an elementary and intermediate school. The project area was in sensitive paleontological sediments that could contain significant, non-renewable fossil resources. Monitoring was required when construction activities were in previously undisturbed sediments. LSA prepared a report discussing how monitoring was conducted and the results of the monitoring efforts.

Sage Hill School Newport Beach, California

During grading activities for the Sage Hill School, Mr. Sample served as Monitoring Coordinator for the Sage Hill School Foundation, directing monitors' duties when ground-disturbing activities occurred in sensitive sediments. Sage Hill School is an independent high school in Newport Beach. Monitoring and acceptance of the final report were promptly completed.

Long Beach City College Long Beach, California

Mr. Sample is the Project Manager coordinating all tasks including monitoring on an on-call basis for construction projects on the Long Beach City College campus. A selection of projects monitored include the GG Building, the Front Quad, Building V, the Storm Water Storage System, and the Storm Water Runoff Compliance Project.

Fossils in Your Backyard, Orange County Schools Orange County, California

Mr. Sample provided paleontological/geological curriculum support and classroom visits for the "Fossils in Your Backyard" program. Transportation Corridor Agencies funded the program for 15 years that was observed by over 50,000 students in 4 years.

Irvine Company, Planning Areas 1, 4, 5, 6, 8, 9, 17, 18, 27, 39, 40, and 50, Future School Sites Irvine, California

As Project Manager and Monitoring Coordinator for archaeology and paleontology, Mr. Sample directs the monitors on a full-time basis when ground-disturbing activities occur in sensitive sediments for Irvine Company properties. Sensitive bedrock consisting of the Puente, Capistrano, Monterey, and Vaqueros Formations have been encountered during development of future school sites for the Irvine Unified School District and Crean Lutheran High School as well as home sites, and parks and fire stations. Various marine and terrestrial plant and animal remains, such as cetacean skulls (Odontoceti and Mysticeti) and associated postcranial material, have been recovered, identified in the field, and salvaged for future preparation and analysis. Invertebrates that were also collected included bivalves, gastropods, and sand dollars. Mr. Sample directs all involvement for cultural and paleontological resources for the Irvine Company and its subsidiaries as their sole source consultant.



MICHAEL HIBMA, AICP

ASSOCIATE / ARCHITECTURAL HISTORIAN / HISTORIAN
CERTIFIED PLANNER



EXPERTISE

- Architectural History
- History
- California History

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

36 CFR 61 Qualified Historian and Qualified Architectural Historian; Oral Historian; Regional Historian; Historic Preservation; Preservation Planning

PROFESSIONAL CERTIFICATIONS/REGISTRATIONS

Listed in the Directory of Professionals in Public History, California Council for the Promotion of History
American Institute of Certified Planners (AICP #32009)

PROFESSIONAL AFFILIATIONS

California Council for the Promotion of History;
California Preservation Foundation

PROFESSIONAL RESPONSIBILITIES

Mr. Hibma has over 14 years of experience in cultural resources management, including archival and historical research, architectural field surveys, architectural inventories, analysis, and reporting. Mr. Hibma conducts historical research and field studies; he authors cultural resource reports as well as Initial Studies, and EIR sections. He documents and evaluates historical built environmental cultural resources in accordance with the California Register of Historical Resources. Mr. Hibma also conducts studies to address Section 106 of the National Preservation Act, as well as compliance with State and local regulations.

Mr. Hibma holds an M.A. in History from California State University, Sacramento; meets the Secretary of the Interior's *Professional Qualifications Standards* as an architectural historian and historian (36 CFR Part 61); is certified by the American Institute of Certified Planners (AICP #32009); and is listed in the Directory of Professionals in Public History, maintained by the California Council for the Promotion of History.

Mr. Hibma spent 2 years as a Research Associate with the California Department of Transportation's Community and Cultural Studies Office located in the Headquarters Building in Sacramento. While there, Mr. Hibma assisted Caltrans staff with field surveys, background research, and technical editing. 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, North and Central Coasts, and southern California.

PROJECT EXPERIENCE

San Francisco Department of Public Works and San Francisco General Hospital, San Francisco General Hospital Seismic Compliance, Hospital Replacement Program City and County of San Francisco, California

Mr. Hibma served as Architectural Historian for this project and prepared a Historical Resources Evaluation (HRE) that identified the San Francisco General Hospital Historic District (District). The District was found eligible for listing in the National Register and California Register. Mr. Hibma assessed potential direct and indirect impacts to the District from three project alternatives and participated in the analysis of architectural variants. Results from the cultural resources analysis were included in an EIR and as part of the mitigation proposed to offset impacts, and were incorporated into a landscape rehabilitation plan for the District. The HRE and mitigation recommendations were approved by the Planning Department.

Napa County Health and Human Services Campus Project Napa, Napa County, California

Mr. Hibma served as Architectural Historian for this project and prepared a cultural resources technical study in support of an Environmental Impact Report (EIR). The project included phased construction of a new campus at



MICHAEL HIBMA, AICP

ASSOCIATE / ARCHITECTURAL HISTORIAN / HISTORIAN
CERTIFIED PLANNER



PROJECT EXPERIENCE (CONTINUED)

2344 Old Sonoma Road in Napa that would provide additional administrative space and patient services capacity. Mr. Hibma conducted background research and a field survey to assess the potential project impacts on three c. 1910-1912 buildings and archaeological resources. Mr. Hibma determined that the three buildings and associated historic landscape elements on the existing campus constituted “historical resources” under CEQA and prepared feasible mitigations for inclusion in the EIR.

City and County of San Francisco, 3333 California Street Project City and County of San Francisco, California

Mr. Hibma served as Architectural Historian for this mixed-use project and prepared a Historical Resources Evaluation. From 1854 to 1946, the 10.25-acre project site was part of a cemetery. In 1953, the Fireman’s Fund Insurance Company (FFIC) purchased the site and constructed the existing campus and landscaping in phases between 1955 and 1966. In January 1985, the University of California Regents purchased the property. Today the site is known as the Laurel Heights Campus of the University of California, San Francisco (UCSF). Mr. Hibma conducted research and field surveys and concluded that the Midcentury Modern-designed corporate campus appeared eligible for inclusion in the California Register at the local level of significance. As an individual property under Criterion 1 as an urban adaptation of a typically suburban property type and under Criterion 3 for its uniform Midcentury Modern commercial architecture, the property is considered a “historical resource” for the purposes of CEQA and in accordance with the Planning Department’s Preservation Bulletin 16. The Planning Department accepted LSA’s findings.

Santa Clara County, Alum Rock Park Resources Study Santa Clara County, California

Mr. Hibma served as Architectural Historian for this project and prepared a historic resources study. Mr. Hibma evaluated a 720-acre regional park (established by the State Legislature in 1872 as a municipal park) within the boundaries of Alum Rock Park in Santa Clara County as a possible historic district. Mr. Hibma’s evaluation included archival research, field study, and extensive documentation of historic resources to identify potential interpretive and planning opportunities as well as ongoing maintenance operations. The study involved a National Register of Historic Places, California Register, and City of San José Historic Resources Inventory evaluation of the property.

Santa Clara County Parks and Recreation, Martial Cottle Park Master Plan Project Unincorporated Santa Clara County, California

Mr. Hibma served as Architectural Historian for this project and conducted a historical resources evaluation. Mr. Hibma conducted a study of significant historical resources to identify potential interpretive and planning opportunities as well as ongoing maintenance operations as part of the Martial Cottle Park Master Plan. The project would develop a historic former farm that spans over 300 acres in an unincorporated pocket of Santa Clara County surrounded by the City of San José and dates from the 1860s. Mr. Hibma conducted background research, a field survey, and an oral interview with the landowner. Mr. Hibma identified a historic farmstead adjacent to the Martial Cottle Park Master Plan area and assisted in preparing effective mitigation measures that would reduce potential impacts to cultural resources to a less-than-significant level.



KERRIE COLLISON, RPA

ASSOCIATE / SENIOR ARCHAEOLOGIST



EXPERTISE

- Cultural Resources Management
- Native American Consultation
- California Prehistory
- Lithic Analysis

EDUCATION

M.A., Anthropology, California State University, Northridge, 2013

B.S., Social Sciences, California Polytechnic State University, San Luis Obispo, 2008

PROFESSIONAL EXPERIENCE

Archaeologist, LSA, San Luis Obispo, California, November 2013–Present

PROFESSIONAL CERTIFICATIONS/ REGISTRATIONS

Register of Professional Archaeologists #28731436

Professionally Listed Archaeologist for the Counties of Orange and Riverside

PROFESSIONAL AFFILIATIONS

Society for California Archaeology

Association of Environmental Professionals

PROFESSIONAL RESPONSIBILITIES

Ms. Collison’s primary duties include preparing cultural resources reports for CEQA- and NEPA-level projects, conducting Native American outreach, assisting Lead Agencies with formal Native American consultation, and directing and participating in archaeological surveys and subsurface studies. She is skilled in lithic analysis and identifying the various stages of Native American stone tool production. Her field experience includes work in the California Central Coast, Solano County, Orange County, Riverside County, Ventura County, Mono County, Inyo County, the Tahoe region of the Sierra Nevada, and the Great Basin. Ms. Collison also has experience collaborating on eligibility reports for the National Register and preparing archaeological reports for Section 404 permit applications.

PROJECT EXPERIENCE

Seacliff Senior Housing Project Huntington Beach, California

Ms. Collison was the Cultural Resources Lead on this project. She provided Assembly Bill 52 consultation assistance to the City of Huntington Beach and prepared the cultural resources study for this project. The cultural resources study included a record search, review of historic aerial photographs and maps, coordinating with the staff for a field survey of the project site, and development of recommendations for the project.

Davis Road Bridge Replacement and Road Widening Project Monterey County, California

As Lead Archaeologist for this project, Ms. Collison conducted a supplemental cultural resources study per Section 106. She assisted in developing the APE map, requested the archaeological record search, conducted the archaeological field survey, prepared the Archaeological Survey Report, and prepared the Historic Property Survey Report. The cultural study received Caltrans District 5 approval.

On-Call Environmental Services Northern, Coastal, and Southern California

Ms. Collison has been serving as Lead Archaeologist and Cultural Resources Task Manager for various projects throughout California under LSA’s retainer agreement with the Department of General Services (DGS). She has coordinated field staff, prepared archaeological technical memoranda with project recommendations, and assisted DGS staff with the tribal consultation process under Assembly Bill 52.

On-Call Environmental Services San Luis Obispo, California

Ms. Collison has acted as Lead Archaeologist for multiple projects under LSA’s on-call agreement with the City of San Luis Obispo. She has conducted archaeological monitoring during underground utility construction activities and prepared monitoring results reports. Ms. Collison has also prepared archaeological monitoring reports for upcoming underground utility construction projects.



KERRIE COLLISON, RPA
ASSOCIATE / SENIOR ARCHAEOLOGIST



PROJECT EXPERIENCE (CONTINUED)

**Salvation Army Multifamily Affordable Housing Development Project
Anaheim, California**

Ms. Collison served as Project Archaeologist for a City of Anaheim housing development project that proposed to use Department of Housing and Urban Development funds. In order to comply with Section 106, Ms. Collison completed the following tasks: developing an APE map; requesting a record search and conducting archival research; preparing a cultural resources study memorandum; assisting the City with Native American consultation with federally recognized tribes; and assisting the City with consultation with the California State Historic Preservation Officer (SHPO). The SHPO did not object to the cultural resources findings for the undertaking.

**SR-55 Improvement Project (I-405 to I-5)
Orange County, California**

As the Cultural Resources Task Lead and Lead Archaeologist for the SR-55 Improvement Project, Ms. Collison prepared the Historic Property Survey Report (HPSR), prepared the Archaeological Survey Report (ASR), and assisted Caltrans with the Section 106 Native American consultation process. Due to tribal concerns regarding the project, Ms. Collison worked closely alongside the Caltrans archaeologist and conducted an archaeological sensitivity analysis as part of the ASR. The HPSR received Caltrans District 12 approval, and the project findings received SHPO concurrence.

Bruce Abelli-Amen, PG, CHg



**Principal
 Certified Hydrogeologist**



M.S., Environmental Systems,
 Applied Geology, Humboldt
 State University, 1988

B.A., Geological Sciences,
 University of California, Santa
 Barbara

40-hour OSHA training, 1985

Certified Hydrogeologist No.
 96, 1995

Professional Geologist No.
 5593, 1993

31 years of experience

Bruce Abelli-Amen, owner and Principal of Baseline, is a Certified Hydrogeologist, Professional Geologist, and a CEQA project manager. He also manages hazardous materials investigations. He has experience in all phases of CEQA and NEPA projects, including managing large multi-disciplinary teams of specialists in the preparation of Expanded Initial Studies, Mitigated Negative Declarations, and Environmental Impact Reports and Statements. He has managed CEQA projects for landfill decommissioning, new wastewater treatment plants, mining projects, mixed-use developments, and major water and sewer conveyance infrastructure projects.

Bruce has managed numerous on-call environmental services contracts for municipal agencies, including SF Public Works, SF Public Utilities Commission (SFPUC), Port of Oakland, Port of SF, Yolo County, City of Milpitas, Town of Windsor, and others. He also has experience with construction management and permitting, which provides useful insights into the development of feasible and practical bid specifications and mitigation measures for identified significant CEQA impacts. He is currently the project manager for preparation of the EIR for the SFPUC's Channel Tunnel project (a nearly \$1 billion sewer conveyance capital project).

He has extensive experience managing hazardous materials investigations and has designed and implemented groundwater aquifer tests and remediation systems for the cleanup of contaminated shallow groundwater aquifers. He has managed numerous UST investigations and is familiar with local, state, and federal regulatory requirements for such investigations. Bruce managed the removal of over one dozen USTs from San Francisco fire stations under a SF Public Works on-call contract. He has supervised soil excavation, bioremediation, and backfill operations.

What Clients Say:

Bruce Abelli-Amen's performance for the Port of San Francisco is excellent. Bruce is client-focused, anticipates my project needs, and offers creative solutions if problems arise. The BASELINE team has consistently provided great service and most importantly, there are no surprises! I know that I will get a topnotch product. – Shannon Alford, Port of San Francisco



Bruce Abelli-Amen, PG, CHg



**Principal
Certified Hydrogeologist**

Recent Projects

- San Rafael High School, Master Facilities Long-Range Program EIR, Technical Project Manager
- St. Mary's College, Master Plan EIR, Technical Reviewer for air quality, noise, hydrology, and hazardous materials
- SFPUC Channel Tunnel EIR, Project Manager
- Foster City Levee Improvement Project EIR, Technical Project Manager
- New Irvington Tunnel EIR, Hetch Hetchy Water Conveyance System, SFPUC, EIR and Groundwater Project Manager
- ACEforward-Stockton to San Jose Phased Improvement Plan EIR, Principal-in-Charge and hydrology and hazardous materials technical reviewer
- City Place EIR, Santa Clara, Project Manager for geology, groundwater hydrology and water quality, and hazardous materials sections
- Apple Campus EIR, Cupertino, Project Manager for geology, hazards, and hydrology EIR sections

Cem Atabek



Environmental Engineer III



B.S., Environmental Engineering, University of California, Berkeley, 2006

40-hour OSHA training

14 years of experience

Cem Atabek is an Environmental Engineer with 14 years of environmental consulting experience. He has managed and worked on projects related to hazardous materials management, site characterization, development and implementation of remedial actions, and soil gas mitigation for city, county, port, commercial/industrial, and school district clients. He also has extensive experience in preparation of technical content for CEQA documents including Initial Studies/Mitigated Negative Declarations (IS/MNDs), and Environmental Impact Reports (EIRs). He has worked on CEQA documents for school districts, utility districts, remediation projects, transportation/rail projects, dredging projects, levee projects, landfills, biomedical facilities/campuses, and residential and mixed-use developments. His CEQA work has been heavily focused on the topics of hazards and hazardous materials, geology and soils, and hydrology and water quality.

He has conducted investigations and remediation activities on local brownfields and leaking underground storage tank sites in California, including media contaminated with petroleum hydrocarbons, solvents, metals, and manufactured gas plant wastes.

His work has included: performing Phase I Environmental Site Assessments (ESAs) in accordance with the ASTM guidelines; development and implementation of work plans for site investigations; development and implementation of work plans for remediation activities; coordinating and performing public notification and participation activities during the site investigation and remediation process; and preparation of completion reports to document the implementation of remedial actions.

He has designed and provided oversight for the installation of remedial surface caps to prevent exposure to impacted soils, and soil gas mitigation systems to prevent migration of soil gas to indoor air, including development and implementation of Operation & Maintenance Plans.

His work has also included soil and sediment characterization in support of wetlands restoration and dredging projects, development and implementation of quality assurance/quality control and data validation procedures for environmental sampling efforts, and performing human health risk assessments in accordance with Department of Toxic Substances Control (DTSC) guidelines.

Through his work, he has developed a thorough understanding of regulatory requirements and established working relationships with regulatory agency staff on the state and local levels. His technical background and experience provides useful insights into the development of feasible and practical mitigation measures for identified significant CEQA impacts.



Cem Atabek



Environmental Engineer III

Recent Projects

- Contra Costa County Public Works Department, Phase I and II ESAs, 2101 Loveridge Road, Pittsburg, 2020
- Former General Electric Oakland Facility Redevelopment, EIR, 2019-2020
- Biomarin and Whistlestop/Eden Housing Project, EIR, San Rafael, 2019
- Former Potrero Power Plant, Offshore Sediment Remediation Project, IS/MND, 2016-2017
- Making Waves Academy, Charter School Campus, IS and EIR, Pittsburg, 2018
- Cal State Maritime Academy, Master Plan EIR, 2017
- 1548 Maple Street, Shorefront Development, EIR, Redwood City, 2017-2018
- Sherwin-Williams Site, Emeryville, Proposed Mixed-Use Development, EIR, 2015-2016
- Foster City Levee Improvements, EIR, 2016
- Emeryville Center of Community Life, Soil Gas Mitigation System Design and Removal Action Workplan, 2014
- Oakland Unified School District, La Escuelita Education Center, Phase I ESA, Investigation and Remediation, Project Manager, 2008-2014
- Altamont Corridor Express (*ACEforward and ACEextension*) Railroad Improvements and Expansion, EIRs, 2015-2018



DAVID PARISI, PE, TE TRANSPORTATION PLANNER AND ENGINEER



David Parisi manages a variety of challenging transportation projects throughout the West Coast. Mr. Parisi's 35 years of experience include various aspects of transportation and environmental planning, and civil and traffic engineering. He spearheads multi-disciplinary transportation projects from inception through design and development. These projects include environmental assessments in accordance with NEPA and CEQA; highway, railway, and multi-modal corridor studies; area-wide traffic circulation studies; rail transit projects; roadway and interchange feasibility analyses; access planning for pedestrians, bicyclists and people with disabilities; localized traffic impact evaluations; and transportation system improvements.

Mr. Parisi, a 24-year Marin County resident, has extensive experience working with the City of San Rafael on major transportation projects, including Environmental Impact Reports. Some of his most recent projects are described below.

BIOMARIN AND WHISTLESTOP/EDEN HOUSING PROJECT EIR, SAN RAFAEL

As a consultant to the City of San Rafael, Mr. Parisi peer-reviewed the transportation impact study for the BioMarin and Whistlestop/Eden Housing project and prepared the transportation and circulation section of the project's Environmental Impact Report. The project consists of two development phases for the downtown San Rafael block bounded by 2nd Street, Lindaro Street, 3rd Street and Brooks Street. The transportation analysis consisted of vehicle trip generation and distribution analyses, and traffic impact assessments including vehicle miles traveled. Mr. Parisi developed mitigation strategies and participated in Planning Commission and City Council hearings.

NORTHGATE MALL – COSTCO TRANSPORTATION IMPACT REPORT, SAN RAFAEL

As a consultant to the City of San Rafael, Mr. Parisi developed a work program and peer-reviewed an initial transportation impact analysis for the proposed Northgate Costco Project, which included retail as well as fueling stations. Vehicle trip generation and distribution assumptions were reviewed, and analysis methodologies, study roadways and intersections were identified. Mr. Parisi coordinated with the consultant preparing the transportation impact report and with the City's Department of Public Works.

KAISER ANNEX PROJECT EIR, SAN RAFAEL

As a consultant to the City of San Rafael, Parisi reviewed the Kaiser Permanente Annex Project (150,000 square feet) off Lucas Valley Road/Los Gamos Drive and prepared the transportation section of the project's EIR. Parisi identified opportunities to mitigate project impacts initially identified as significant and unavoidable. Parisi's review led to Kaiser adopting a travel demand management program that included employee shuttles between the SMART rail station and other Kaiser facilities, employee transit subsidies, and on-site bicycle facilities. Kaiser also committed to improving roadways. Parisi represented the City of San Rafael in meetings with the applicant, Marin County, Caltrans, and the City Planning Commission.



**DAVID PARISI, PE, TE
TRANSPORTATION PLANNER AND ENGINEER**



MANUEL T. FREITAS INTERCHANGE AREA PLANNING, SAN RAFAEL

As a consultant to the Transportation Authority of Marin and to the City of San Rafael, Mr. Parisi is leading the evaluation and development of various multimodal transportation improvement options for the Manuel T. Freitas Parkway/Civic Center Drive interchange in Terra Linda. Assessments of existing infrastructure, traffic, transit, pedestrian, and bicycle conditions were performed, and near- and long- term strategies for enhancements to Freitas Parkway, Del Presidio Boulevard, and Northgate Drive are being developed. Mr. Parisi is closely coordinating with the City's Department of Public Works, TAM and Caltrans.

SAN RAFAEL HIGH SCHOOL MASTER FACILITIES PLAN EIR, SAN RAFAEL

Parisi prepared the transportation and circulation section of the San Rafael High School Master Plan Facilities Long-Range and Stadium Project Environmental Impact Report. The project proposed building demolitions, renovations, and new construction, as well as an expected enrollment increase of 200 students. Mr. Parisi was the firm's project manager and led the traffic and parking assessments. The traffic analysis reviewed 25 intersections and multiple roadways, as well as a vehicle miles traveled assessment. The parking analysis consisted of comprehensive parking supply and demand surveys. Mr. Parisi developed mitigation strategies and participated in Planning Commission and City Council hearings.



Appendix B: Budget Spreadsheet

Northgate Mall Redevelopment Project EIR Cost Estimate

LABOR COSTS																		
	LSA													Baseline			Team Total	
	Principal-in-Charge, Project Manager (Wallace)	Assistant Project Manager, Environmental Planner (Wiswell)	Principal, AQ/GHG/Noise (Fischer)	Senior Planner, Air Quality/GHG Specialist (Carlucci)	Associate/Senior Noise Specialist (Stephens)	Noise Specialist (Roberts)	Principal, Cultural Resources (Sample)	Associate, Cultural Resources Manager (Collison)	Associate, Cultural Resources Manager (Hibma)	GIS (Staff)	Document Management/Technical Editor (Staff)	Graphics and Production (Staff)	LSA Total	Principal, Senior Hydrogeologist (Abelli-Amen)	Environmental Engineer III (Atabek)	BASELINE Total		
Hourly Rate:	\$245	\$120	\$240	\$140	\$185	\$125	\$225	\$135	\$130	\$110	\$115	\$125		\$230	\$185			
TASK 1 PROJECT INITIATION																		
1.1 Start-Up Meeting and Site Visit	4	8											\$1,940			\$0	\$1,940	
1.2 Data Gathering and Evaluation	2	10											\$1,690			\$0	\$1,690	
1.3 Project Description	8	22								2	4	8	\$6,280			\$0	\$6,280	
1.4 Notice of Preparation and Scoping Session	6	12									1	1	\$3,150			\$0	\$3,150	
1.5 Work Program Refinement	4	2											\$1,220			\$0	\$1,220	
Subtotal for Task 1	24	54	0	0	0	0	0	0	0	2	5	9	\$14,280	0	0	\$0	\$14,280	
TASK 2. TECHNICAL STUDY PEER REVIEW																		
Subtotal for Task 2	8	12	4	12	12	0	2	10	32	2	0	0	\$14,440	6	24	\$5,820	\$20,260	
TASK 3. SETTING, IMPACTS, AND MITIGATION MEASURES																		
3.1 Land Use and Planning	6	26										4	2	\$5,300			\$0	\$5,300
3.2 Population and Housing	4	18										4		\$3,600			\$0	\$3,600
3.3 Visual Resources	4	24										4	2	\$4,570			\$0	\$4,570
3.4 Cultural Resources	2	4					2	8	16			4		\$5,040			\$0	\$5,040
3.5 Tribal Cultural Resources		1					1	10		1	1			\$1,920			\$0	\$1,920
3.6 Geology and Soils	1	1										4		\$825	2	36	\$7,120	\$7,945
3.7 Hydrology and Water Quality	2	1										4		\$1,070	2	32	\$6,380	\$7,450
3.8 Hazards and Hazardous Materials	2	1										4		\$1,070	2	36	\$7,120	\$8,190
3.9 Transportation	8	18										12	4	\$6,000			\$0	\$6,000
3.10 Air Quality	2	1	6	32								4		\$6,990			\$0	\$6,990
3.11 Greenhouse Gas Emissions	2	1	6	32								4		\$6,990			\$0	\$6,990
3.12 Noise	2	1	2		6	28				2	2			\$6,150			\$0	\$6,150
3.13 Public Services and Recreation	4	32										4		\$5,280			\$0	\$5,280
3.14 Utilities and Service Systems	4	32										4		\$5,280			\$0	\$5,280
3.15 Energy	1	1	4	32								2		\$6,035			\$0	\$6,035
Subtotal for Task 3	44	162	18	96	6	28	3	18	16	3	61	8	\$66,120	6	104	\$20,620	\$86,740	
TASK 4. ALTERNATIVES																		
Subtotal for Task 4	12	32	4	6	4	6	0	0	0	0	8	4	\$11,490	0	6	\$1,110	\$12,600	
TASK 5. CEQA-REQUIRED ASSESSMENT CONCLUSIONS																		
Subtotal for Task 5	1	6	0	0	0	0	0	0	0	0	1	0	\$1,080	0	0	\$0	\$1,080	
TASK 6. DRAFT ENVIRONMENTAL IMPACT REPORT																		
6.1 Administrative Draft EIR	12	16									8	4	\$6,280			\$0	\$6,280	
6.2 Screencheck Draft EIR	16	20	2	4	2	4		1	2		16	4	\$10,965	1	8	\$1,710	\$12,675	
6.3 Public Review Draft EIR	6	8									12	8	\$4,810		2	\$370	\$5,180	
Subtotal for Task 6	34	44	2	4	2	4	0	1	2	0	36	16	\$22,055	1	10	\$2,080	\$24,135	

Northgate Mall Redevelopment Project EIR Cost Estimate

LABOR COSTS																
	LSA												Baseline			Team Total
	Principal-in-Charge, Project Manager (Wallace)	Assistant Project Manager, Environmental Planner (Wiswell)	Principal, AQ/GHG/Noise (Fischer)	Senior Planner, Air Quality/GHG Specialist (Carlucci)	Associate/Senior Noise Specialist (Stephens)	Noise Specialist (Roberts)	Principal, Cultural Resources (Sample)	Associate, Cultural Resources Manager (Collison)	Associate, Cultural Resources Manager (Hibma)	GIS (Staff)	Document Management/Technical Editor (Staff)	Graphics and Production (Staff)	LSA Total	Principal, Senior Hydrogeologist (Abelli-Amen)	Environmental Engineer III (Atabek)	
Hourly Rate:	\$245	\$120	\$240	\$140	\$185	\$125	\$225	\$135	\$130	\$110	\$115	\$125		\$230	\$185	

TASK 7. FINAL ENVIRONMENTAL IMPACT REPORT																	
7.1 Administrative Draft RTC	18	40	6	4	6	4			2		16	8	\$15,920	2	10	\$2,310	\$18,230
7.2 Screencheck Draft RTC	16	18	1		1						8		\$7,425	1	4	\$970	\$8,395
7.3 Final RTC	6	8									4	4	\$3,390		2	\$370	\$3,760
7.4 Mitigation Monitoring and Reporting Program	2	8									4		\$1,910			\$0	\$1,910
7.5 Administrative Record		8											\$960			\$0	\$960
Subtotal for Task 7	42	82	7	4	7	4	0	0	2	0	32	12	\$29,605	3	16	\$3,650	\$33,255

TASK 8. PROJECT MANAGEMENT																	
Subtotal for Task 8	24	32	0	0	0	0	0	0	0	0	0	0	\$9,720	0	0	\$0	\$9,720

TASK 9. MEETINGS																	
Subtotal for Task 9	28	36	4	0	0	0	0	0	0	0	0	0	\$12,140	0	4	\$740	\$12,880

TOTAL LABOR	217	460	39	122	31	42	5	29	52	7	143	49	\$180,930	16	164	\$34,020	\$214,950
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DIRECT COSTS																	
1. Travel, Deliveries, Communication													\$500			\$100	\$600
2. Maps; Plans; Reports; Database Searches													\$250			\$0	\$250
3. Printing and Graphic Reproduction													\$850			\$0	\$850
4. Parisi - Peer Review of the TIA and EIR Technical Assistance													\$20,000			\$0	\$20,000
TOTAL DIRECT COSTS													\$21,600			\$100	\$21,700

TOTAL LSA TEAM BUDGET																
TOTAL LSA TEAM BUDGET (WITHOUT CONTINGENCY)																\$236,650

CONTINGENCY FUNDS																
CONTINGENCY AT 10 PERCENT																\$23,700

TOTAL LSA TEAM BUDGET WITH CONTINGENCY																
TOTAL LSA TEAM BUDGET (WITH CONTINGENCY)																\$260,350



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