

**REPORT TO MAYOR AND COUNCIL**

TO THE HONORABLE MAYOR AND COUNCIL:

DATE: January 5, 2016

SUBJECT: APPROVE A CONTRACT IN AN AMOUNT UP TO \$193,699 FOR LSA ASSOCIATES TO PREPARE AN ENVIRONMENTAL IMPACT REPORT AND ASSOCIATED DOCUMENTATION TO ANALYZE THE ENVIRONMENTAL EFFECTS OF THE PROPOSED CENTERCAL COMMERCIAL PROJECT LOCATED AT 2001-2003 DIAMOND BOULEVARD (PAID FOR BY CENTERCAL PROPERTIES)

Report in Brief

On November 6, 2015, CenterCal Properties (CenterCal) filed a Preliminary Application to develop a shopping center at the site of the Chevron Regional Office located at 2001-2003 Diamond Boulevard (Project Site). Staff's Preliminary Application review determined that an Environmental Impact Report (EIR) is required to analyze the project's potential impacts in accordance with the California Environmental Quality Act (CEQA).

Staff has selected LSA Associates, Inc. (LSA) to prepare an EIR for the project through the City's Master Services Agreement process. The City's Master Services Agreement with LSA requires City Council approval for task orders exceeding \$50,000. LSA's proposal, attached as Exhibit A, estimates a total cost of \$193,699 to complete the EIR and related CEQA documentation. The entire amount of the contract and all related costs will be reimbursed by CenterCal to the City pursuant to a reimbursement agreement for this private development project.

Staff recommends that the City Council authorize the City Manager to enter into a contract with LSA Associates to prepare an EIR and associated CEQA documentation for the CenterCal Commercial Project for an amount up to \$193,699, which will be fully reimbursed by CenterCal, the project applicant.

Background

In 1978, the City granted a use permit to Spelvin Properties to construct an "*administrative and computer center*" at the 30-acre Project Site located at 2001 – 2003 Diamond Boulevard, to the north of the Willows Shopping Center. Subsequent approvals issued to the Chevron Corporation allowed for additional expansions from 1979 to 1984 that ultimately led to approximately 602,000 square feet of office space on the property today. In January 2014, the City learned that Chevron intended to close the Concord facility; Chevron began marketing the site in March 2014. The property has been sold to CenterCal Properties.

APPROVE A CONTRACT WITH LSA ASSOCIATES INC. TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CENTERCAL COMMERCIAL PROJECT AT 2001-2003 DIAMOND BOULEVARD

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On November 6, 2015, CenterCal Properties filed a Preliminary Application to construct an approximately 375,000 square foot shopping center on the Project Site. The project proposes uses that require a Use Permit under the site's WMX (West Concord Mixed Use) zoning, such as a theater and drive-through restaurant. The project also proposes general retail, a grocery store, a health club, professional offices and financial service uses all of which are permitted uses in this zoning district. The project requires Design Review and Tree Removal permits in addition to the Use Permit. Staff's Preliminary Application review further determined that an EIR was necessary to evaluate the project's environmental impacts..

CenterCal acquired the Project Site on November 19, 2015, and filed a formal Use Permit, Design Review, and Tree Removal application on December 16, 2015. The project will proceed through the staff-level Development Advisory Committee (DAC) review process and is scheduled for a Design Review Board hearing on January 13, 2016.

Discussion

CenterCal desires to start construction in August 2016 in order to open to the public in the summer of 2017. Staff's Preliminary Application review determined that an Environmental Impact Report (EIR) is required to analyze the project's potential impacts in accordance with the California Environmental Quality Act (CEQA). To accommodate the project's schedule, the EIR would need to be finalized prior to a Planning Commission hearing to consider the required discretionary permits by June 2016.

Due to the nature of the work that is performed in an EIR, such reports are contracted to consultants that specialize in analyzing development impacts related to the CEQA. As the local land use agency, the City of Concord oversees the work of the EIR consultant, but the cost of the EIR and the City's administration expenses are paid by the applicant (CenterCal Properties). Below is information on the contracting process for the EIR.

Contracting Process: At the request of the applicant, staff expedited its selection of an EIR consultant by using the City's Master Services Agreement (MSA) process, as allowed by State Law and the City's purchasing ordinance. The City's MSA process allows the City to pre-qualify firms, which facilitates a simpler and quicker hiring process. Staff selected LSA Associates from the City's MSA list of pre-qualified CEQA consultants. LSA Associates was pre-qualified by the City Council to work on CEQA documents on behalf of the City in September 2015.

The City's Master Services Agreement with LSA requires City Council approval for task orders exceeding \$50,000. LSA's proposal, attached as Exhibit A, estimates costs totaling \$193,699 to complete the EIR and associated CEQA documents. Tasks in the proposal include: a scoping session with agencies and the general public to identify topics to address in the EIR, preparation of technical studies, preparation of all administrative and final review drafts of the EIR, preparation of a mitigation and monitoring and reporting program, attendance at public hearings, and a contingency.

APPROVE A CONTRACT WITH LSA ASSOCIATES INC. TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CENTERCAL COMMERCIAL PROJECT AT 2001-2003 DIAMOND BOULEVARD

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Fiscal Impact

Approval of LSA's proposal will have no net cost to the City. CenterCal will deposit funds with the City for the full cost of the EIR in addition to 20% of the contract to cover administrative staff costs to manage the contract. The funding is administered through a Reimbursement Agreement between the City and CenterCal, which ultimately requires CenterCal to pay all costs associated with the EIR.

Public Contact

Posting of the Council Agenda provides public notification.

Recommendation for Action

Staff recommends that the City Council authorize the City Manager to enter into a contract with LSA Associates for work as proposed in Attachment 1 in an amount up to \$193,699 to prepare an environmental impact report for the CenterCal Commercial Project, to be fully reimbursed through a reimbursement agreement between the City and CenterCal Properties.



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Attachment 1: LSA Inc. & Associates Proposal for Services

PROPOSAL FOR SERVICES

CENTERCAL COMMERCIAL PROJECT
ENVIRONMENTAL IMPACT REPORT



LSA

November 2015

PROPOSAL FOR SERVICES

CENTERCAL COMMERCIAL PROJECT
ENVIRONMENTAL IMPACT REPORT

Submitted to:

Frank M. Abejo, Senior Planner
City of Concord Planning Division
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Prepared by:

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LSA

November 2015



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BERKELEY
CARLSBAD

FRESNO
IRVINE
PALM SPRINGS

RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

November 20, 2015

Mr. Frank M. Abejo, Senior Planner
City of Concord Planning Division
1950 Parkside Drive
Concord, CA 94519

Subject: CenterCal Commercial Project – Proposal to Prepare an Environmental Impact Report

Dear Frank:

LSA Associates, Inc. (LSA) is pleased to submit this proposal to prepare an Environmental Impact Report (EIR) to analyze the environmental effects of the proposed CenterCal Commercial Project (project), pursuant to the California Environmental Quality Act (CEQA). This proposal is based on our previous discussions regarding the project, two meetings with City staff, a visit to the project site, the draft project description submitted by the applicant, and our general understanding environmental resources in the vicinity.

As is always the case with our proposed scope, budget, and schedule, we are open to suggestions for refinement and look forward to discussing our approach to this assignment. Thank you for the opportunity to submit a proposal for this project. Please contact Steven or Laura at (510) 236-6810 if you have any questions.

Sincerely,

LSA ASSOCIATES, INC.

Laura Lafler
Principal-in-Charge

Steven Ross
Associate/Project Manager

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Appendix A: LSA Resumes

Appendix B: Baseline Environmental Consultants Firm Profile and Resumes

1. INTRODUCTION

A. PROJECT UNDERSTANDING

CenterCal Properties, LLC (the project applicant) proposes to develop a commercial shopping center (proposed project) on the site of the existing Chevron Regional Office, located at 2001-2003 Diamond Boulevard. The approximately 30 acre project site is bounded by Diamond Boulevard to the east, Galaxy Way to the north, Interstate 680 to the west, and Willow Way to the south. The site is within the West Concord Mixed Use (WMX) zoning district in an area dominated by existing commercial uses.

The project site is currently occupied by approximately 609,000 square feet of office buildings clustered in the center of the property. The site was developed by Chevron in approximately 1975. The buildings, which have a glass and aggregate façade, range in height from one to four stories. At full occupancy, the site housed over 2,200 employees. Approximately 600 Chevron employees currently work at the site. The office buildings are anticipated to be fully vacated in early 2016 to facilitate redevelopment of the site. Approximately 1,690 parking spaces surround a centralized office complex. Landscaping, primarily consisting of turf and approximately 795 trees, covers approximately 19 percent of the site.

The applicant proposes to demolish the existing office buildings, utilities, and related improvements, and to clear the site of the existing trees and landscaping. The proposed commercial buildings would have a combined total of floor area of approximately 375,000 square feet. Anticipated uses include a grocery store, theater, restaurants, general retail, medical offices, health club, and financial services. The conceptual site plan shows the majority of the commercial buildings on the west side of the property abutting Interstate 680, with separate commercial pads along Diamond Boulevard. Buildings would generally be one story, with a maximum height of 60 feet. New landscaping would be installed that is compatible with the layout of the new commercial shopping center.

B. LSA TEAM AND PROJECT MANAGEMENT

LSA has assembled a project team that provides the full range of required expertise to prepare the environmental analysis of the proposed project. As prime consultant, LSA will manage the contract, be responsible for the accuracy and quality of all technical documentation, and represent the team at all meetings and public hearings. Steven Ross is our designated Project Manager, and Laura Lafler will serve as Principal-in-Charge. Key staff resumes are included for your reference in Appendix A.

Steven Ross, Associate/Senior Environmental Planner, will serve as the Project Manager for this project. Mr. Ross is a senior environmental and urban planner with over 25 years of experience managing projects and staff in both the public and private sectors. He has extensive experience managing and preparing California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents for private, public and nonprofit sector clients. His experience includes numerous CEQA documents for commercial and mixed-use development projects, including

the Trader Joe's Mixed Use Project IS/MND in the City of Berkeley, the Kohl's Department Store IS/MND in the City of Costa Mesa, and the Home Depot EIR for the City of Vista.

Laura Lafler, Principal-in-Charge, brings over 37 years of professional experience in the fields of environmental and land use planning. As Principal-in-Charge, Ms. Lafler will be responsible for the scope of work, contract administration, coordination of strategy, review of all documents before delivery to the client, and consultation with the City when specific problems arise. Much of her work addresses complicated resource issues, incorporates active public involvement, and provides CEQA/NEPA documentation for significant infrastructure improvement projects. Ms. Lafler managed the environmental documentation and permitting for the Sir Francis Drake Boulevard Rehabilitation Project EIR in Marin County, and she managed the construction monitoring in 2012 and 2013. She managed environmental services for EBRPD's S.F. Bay Trail: George Miller Regional Trail, a 1.7 mile multi-use bicycle/pedestrian trail connecting the City of Martinez Intermodal Transit Center to the Town of Crockett. Ms. Lafler managed the environmental services (biologic and cultural surveys, CEQA/NEPA documentation) for the Monument Corridor Shared Use Trail Project, a one half mile shared use trail in Concord.

C. SUBCONTRACTORS

LSA will contract with Baseline Environmental Consultants (Baseline), to peer review the applicant's Geotechnical Evaluation and Phase I/II Environmental Site Assessment of the project site. Baseline will also prepare the EIR sections for the above topics as well as the hydrology and water quality section of the EIR. Baseline and LSA have an established relationship of working together seamlessly to prepare environmental documents for a wide range of development projects, and we often team with Baseline for their expertise in addressing these technical topics.

We understand that the City has contracted with Kittleson & Associates to prepare the traffic impact analysis for the proposed project. LSA will review this study and incorporate its findings into the EIR. LSA's in-house staff will prepare other technical studies required to evaluate the construction and operational aspects of the proposed project, including an air quality analysis, greenhouse gas emissions assessment, noise analysis, utilizing some of the data generated from the traffic analysis. LSA will prepare a cultural and paleontological resources sensitivity assessment. LSA will prepare a biological resources assessment of the site that will include a survey for the presence of roosting bats and nesting birds. LSA's in-house arborist will peer review the applicant's tree report and confirm its findings. Technical studies will be integrated into the text of the EIR or will be summarized within the EIR and attached as appendices.

2. SCOPE OF SERVICES

The following provides a scope of services for the preparation of an Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program (MMRP), and other CEQA-related documentation for the proposed project. A summary of the work program is provided in Table 1.

A. PROJECT INITIATION

Task A consists of preliminary environmental review tasks, including defining the scope of the environmental analysis, a start-up meeting/site visit, preparation of a base map, data gathering and evaluation, preparation of the project description, and peer review of reports provided by the applicant.

1. CEQA Approach and Scope

LSA will confer with staff to determine the best approach for scoping the environmental analysis. To date, LSA has had initial discussions with staff regarding the overall scope of the project, including two meetings at City offices. However, additional refinements may occur later in the process following preparation of the Initial Study, Notice of Preparation scoping, and the completion of technical analyses. Our scope includes additional milestones for refining the scope, such as Task B.7.

2. Start-Up Meeting/Site Visit

LSA will meet with the project team to discuss the proposed project and the approach to environmental review. We will also visit the project site to familiarize ourselves with existing conditions and site features. Photographs of the site and adjacent land uses will be obtained during the site visit.

Table 1: Scope of Work Summary

TASK A. PROJECT INITIATION <ol style="list-style-type: none">1. CEQA Approach and Scope2. Start-Up Meeting/Site Visit3. Base Map Preparation4. Data Gathering and Evaluation5. Project Description6. Peer Review Documents
TASK B. INITIAL STUDY AND SCOPING <ol style="list-style-type: none">1. Notice of Preparation2. Scoping Session3. Administrative Draft Initial Study4. Screencheck Draft Initial Study5. Final Draft Initial Study6. Significance Criteria7. Work Program Refinement
TASK C. EIR SETTING, IMPACTS, AND MITIGATION MEASURES <ol style="list-style-type: none">1. Aesthetics2. Air Quality3. Biological Resources4. Cultural, Tribal, and Paleontological Resources5. Geology and Soils6. Greenhouse Gas Emissions7. Hazards and Hazardous Materials8. Hydrology and Water Quality9. Land Use and Planning10. Noise11. Public Services12. Transportation and Circulation13. Utilities and Service Systems
TASK D. ALTERNATIVES
TASK E. CEQA-REQUIRED CONCLUSIONS
TASK F. DRAFT ENVIRONMENTAL IMPACT REPORT <ol style="list-style-type: none">1. Administrative Draft EIR2. Screencheck Draft EIR3. Public Review Draft EIR
TASK G. RESPONSE TO COMMENTS DOCUMENT <ol style="list-style-type: none">1. Administrative Draft RTC Document2. Screencheck Draft RTC Document3. Final RTC Document
TASK H. MITIGATION MONITORING AND REPORTING PROGRAM
TASK I. CERTIFICATION DOCUMENTS <ol style="list-style-type: none">1. Findings of Fact2. Statement of Overriding Considerations
TASK J. MEETINGS AND HEARINGS <ol style="list-style-type: none">1. Meetings/Conference Calls2. Public Hearings3. Planning Commission Documents
TASK K. PROJECT MANAGEMENT

3. Base Map Preparation

A base map of the project site and vicinity will be prepared by LSA. The project site base map will be used to illustrate street and lot layouts in the project site vicinity and the project site's relationship to adjacent facilities and surrounding resources and land uses. The base map will also be available to the City for use during meetings and presentations.

4. Data Gathering and Evaluation

Existing data and analyses applicable to the project site and vicinity will be collected and evaluated, including any site-specific analysis that the applicant may undertake. LSA anticipates that the following documents would be provided to LSA for use with the CEQA analysis:

- Phase I/II Environmental Site Assessment (Phase I/II ESA)
- Geotechnical evaluation
- Hydrology/drainage study
- Tree survey and arborist report
- Utilities reports
- Traffic study
- Use Permit application and development plans, including:
 - Project Description, consistent with proposed development plans
 - Site Plan, Grading Plan, Drainage Plan, Landscape Plan, Building Elevations
 - Visual Simulations, if available
- Project Objectives and Alternatives

5. Project Description

LSA will prepare a project description that discusses the key elements of the project, including project objectives, site layout, circulation and parking, site grading, construction schedule, and requested entitlements. The project description will include a description of the project site, surrounding land uses, and the project background. The project description will include several figures graphically depicting the project's location and design. Project Description figures would include, but not necessarily be limited to, the following: Project Location; Project Site and Adjacent Land Uses; Existing Site Plan; Proposed Site Plan; and Building Elevations. The draft project description will be submitted to the City and project team for review and acceptance before the LSA team begins conducting any technical impact analyses.

6. Peer Review Documents

As part of the Project Initiation task, Baseline Environmental Consultants will perform a peer review of the following documents to be provided by the project applicant: Geotechnical Evaluation and Phase I/II Environmental Site Assessment. This review will determine whether these reports adequately address geotechnical hazards and hazardous materials at the site and vicinity and can support CEQA-level analysis of the proposed project. The findings of the review and recommendations for further analysis (if necessary) will be documented in a letter. LSA's arborist will also conduct a peer review of the applicant's tree report.

B. INITIAL STUDY AND SCOPING

LSA will prepare a Notice of Preparation (NOP) to circulate for agencies and the general public to solicit comments on the scope of the Draft Environmental Impact Report, as described in Task B.1. During the 30-day NOP review period, LSA will conduct an Initial Study utilizing the CEQA Environmental Checklist Form. Because most of the environmental analysis will be incorporated into the EIR, the Initial Study will not be circulated with the Notice of Preparation (NOP), but it will be included in an Appendix to the EIR to document the environmental analysis for topics that are not evaluated in detail in the EIR.

Preparing the Initial Study will allow the “focusing-out” of environmental topics that would not require detailed analysis from either a strict environmental standpoint or to address issues of heightened public concern in the EIR. LSA anticipates that the following environmental topics could be focused out of the EIR: Agriculture and Forestry Resources, Mineral Resources, and Population and Housing, as discussed below.

Agriculture and Forestry Resources. The project will redevelop an existing urbanized site with no agricultural or forestry resources. LSA will provide brief responses to the checklist questions for this topic.

Mineral Resources. It is anticipated that the project will have no effect on mineral resources. LSA will provide brief responses to the checklist questions for this topic.

Population and Housing. The project site does not contain any housing, and the proposed project would not include any housing, so no impacts are anticipated related to this topic. LSA will provide brief responses to the checklist questions for this topic.

We expect that the remaining environmental topics required under CEQA would need to be addressed in the EIR, but additional topics may be identified for exclusion through completion of the checklist.

1. Notice of Preparation

LSA will prepare a Notice of Preparation that will include a project description and a summary of the probable environmental effects of the project. The NOP will discuss the topics anticipated to be evaluated in detail in the EIR, but we do not anticipate attaching the Initial Study to the NOP. Any written comment letters received on the NOP will be considered when finalizing the scope of analysis for the EIR. Once approved by the City, the NOP will be circulated to the State Clearinghouse, Responsible Agencies, and advertised to the general public pursuant to *CEQA Guidelines* Section 15082.

2. Scoping Session

Pursuant to *CEQA Guidelines* Section 15082(c)(1), a scoping session is required for projects of statewide, regional, or area wide significance. The scale of the project and the potential for significant environmental effects meets this criterion and warrants a scoping meeting. A scoping meeting will be conducted by the City to solicit input on the environmental analysis. Steven Ross will facilitate the public scoping session with assistance from City staff. As part of this public meeting, LSA will make a short presentation that outlines the project’s environmental review requirements and process.

Following the scoping session, LSA will prepare a written summary of environmental issues raised at the session and submit it to City staff for review and comment.

3. Administrative Draft Initial Study

In preparing the Initial Study checklist, LSA will respond to the *CEQA Guidelines* Appendix G checklist questions for the various impact topics and add concise explanatory comments related to each topic. The topics we expect to “focus-out” of the EIR analysis will be discussed in detail in the Initial Study, while those to be evaluated in the EIR will refer to the EIR for the analysis. A concise version of the Project Description included in Task A.4 will be incorporated. The Administrative Draft Initial Study will be submitted to the City for review. LSA will discuss comments on the Administrative Draft Initial Study with the City by conference call or in person.

4. Screencheck Draft Initial Study

Based on the City’s comments, LSA will amend the Administrative Draft Initial Study and will prepare a Screencheck Draft Initial Study for review by City staff as an appendix to the Administrative Draft EIR. LSA will provide a redlined version of the Screencheck Draft that will show text changes made to the Administrative Draft Initial Study in underline and strikeout for the City to more easily confirm that all comments and edits are fully incorporated into the Screencheck Draft.

5. Final Draft Initial Study

LSA will make any minor necessary revisions to the Initial Study and include the document as an appendix to the Draft EIR.

6. Significance Criteria

LSA will prepare a draft set of significance criteria for review and concurrence by City staff for all topics to be analyzed in the EIR. Early agreement regarding significance criteria will help to focus the setting information and the impact analysis provided in the EIR.

7. Work Program Refinement

Upon completion of Task B, Initial Study and Scoping, it may be determined that some of the environmental topics could be focused-out or that they may necessitate analysis of a greater breadth or depth than originally proposed. If this is the case, LSA will work with City staff to refine our proposed work program, as appropriate. Issues found not to be significant as part of Task B will be documented in the Initial Study (included as an Appendix) and the CEQA Conclusions chapter of the EIR (see Task E below) and will not be addressed in the Setting, Impacts, and Mitigation Measures section.

C. EIR SETTING, IMPACTS, AND MITIGATION MEASURES

Documentation of the setting, impacts, and mitigation measures for each of the issue areas described below will be incorporated into the Draft EIR. The setting section for each topic will describe the current conditions of the site. LSA will conduct an impact analysis of the project for each environmental topic. Where relevant, impacts will be separately identified in terms of whether they

would occur during the construction or operation periods. Mitigation measures will be identified as necessary.

Environmental Topics Assumed to be Evaluated in detail in EIR:

1. Aesthetics

The aesthetics section will describe existing visual conditions in and around the project site as well as views to and from the surrounding area, and the project's proximity to a State Scenic Highway and other visual resources. The proposed project will result in the redevelopment of the entire site, including removal of the existing buildings and trees, and replacement with a new commercial shopping center. Impacts of the proposed project on scenic vistas, scenic resources, and visual character will be described. Visual simulations, if provided by the project applicant, will be described in the analysis.

2. Air Quality

Implementation of the project could increase emission concentrations in Concord as a result of vehicle trips and construction activity, which 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 and have an adverse effect on the health of sensitive receptors in the project area. LSA will prepare an air quality impact analysis following Bay Area Air Quality Management District (BAAQMD) guidelines that identifies existing air quality conditions and potential air quality impacts resulting from the proposed project. LSA will undertake the following tasks to identify impacts associated with the project:

- ***Describe the existing regulatory framework.*** The existing regulatory framework for air quality will be discussed, including existing air quality laws and regulations and the roles of State, regional, and local agencies, including the California Air Resources Board (ARB), the BAAQMD, and the City of Concord. A pollutant health effect summary will be included to provide an overview of the health effects of pollutants that have State or federal ambient air quality standards.
- ***Obtain and describe existing air quality data.*** Project setting meteorological and air quality data developed through the ARB and climatological and air quality profile data gathered by the BAAQMD will be used for the description of existing ambient air quality. Air quality data from the closest air quality monitoring stations for the past three years will be provided to help describe existing air quality in the project area.
- ***Determine the project's consistency with adopted plans.*** LSA will review adopted plans related to air quality in the State of California, Bay Area, and City of Concord and determine the project's consistency with these plans.
- ***Assess project construction emissions.*** Construction activities associated with the proposed project could produce increased particulate emissions associated with demolition, grading, soil hauling and other construction activities on the project site. Construction equipment exhaust would also be a source of air pollution. LSA will analyze the regional construction emissions using the California Emissions Estimator Model (CalEEMod). Health risk effects will be qualitatively analyzed using screening tools provided by the BAAQMD.

- **Assess project operation-period impacts.** The proposed project could generate new vehicular trips in Concord. Using the trip generation estimates prepared for the traffic impact analysis, emissions associated with long-term operations from vehicle trips will be calculated with CalEEMod. Odor emission impacts will also be evaluated.
- **Identify mitigation measures.** LSA will identify feasible mitigation measures to reduce the project's short-term construction and cumulative air quality impacts. Mitigation measures established by the BAAQMD for dust suppression will be identified to reduce construction impacts. An evaluation of the potential mitigation measures and a discussion of their effectiveness will be included.

3. Biological Resources

The project site is a developed office complex with ornamental landscaping and does not appear to support any sensitive species or habitat. According to a tree report prepared by the applicant (HortScience, October 2015) the site contains nearly 700 trees, including approximately 61 trees that are protected trees subject to a removal permit pursuant to the City's tree ordinance. The applicant proposes to remove all of the existing trees from the site. LSA's in-house arborist will peer review the report and conduct a field survey to compare the conclusions of the report with existing site conditions observed during the field survey. A memorandum will summarize the findings of our peer review. The existing buildings and trees on the site will also be surveyed for the presence of roosting bats or bird nests which may require surveys and potential mitigation prior to demolition activities. LSA's findings will be documented in technical memoranda and within the EIR.

4. Cultural, Tribal, and Paleontological Resources

County Assessor's records show that the office buildings on the site were constructed in 1975 and later and therefore are not considered historical resources. Due to the proximity of Walnut Creek and known archaeological resources within the project vicinity, the site has the potential for subsurface archaeological resources. Therefore, LSA will prepare a cultural and paleontological resources letter report for inclusion in the EIR. Our work will include the following tasks: (1) conduct a records search of the project site at the Northwest Information Center, Sonoma State University, to identify cultural resources within and adjacent to the project site; (2) contact the Native American Heritage Commission in Sacramento to request a search of their Sacred Lands file; (3) conduct an archaeological field review; (4) review geological maps to assess the paleontological sensitivity of the project site; and (5) prepare a letter report documenting our findings. Our scope of work assumes negative findings on the project site. If the field review or record search identifies a potential historical resource, a contract amendment would probably be necessary to determine the significance of the resources and whether the project would have a significant impact to an historical resource.

AB 52 Tribal Consultation

LSA will assist the City of Concord to comply with the provision of AB 52, a new State law. AB 52 provides for consultation with Native Americans during the CEQA process. Prior to release of a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report for a project, a lead agency must provide tribes that are traditionally and culturally affiliated with the geographic area of a project the opportunity to consult, if requested in writing by such tribes within 30 days of receipt of the formal notification and requested consultation with the lead agency. If a tribe has requested consultation, LSA will, at the City's direction, perform the following tasks:

- a) Attend up to two eight (8) hour AB 52 consultation meetings with City and tribal representatives to provide technical input; and
- b) Prepare draft letters for the City's AB 52 outreach letter to tribes.

If the level of effort required exceeds 16 hours for Task a) or 8 hours for Task b), LSA's services will continue on a time-and-materials basis, subject to approval of the City.

5. Geology and Soils

The project site is located about one mile southwest of the Concord-Green Valley Fault, which is part of the San Andreas Fault system, and is expected to experience very strong ground shaking and moderate susceptibility to liquefaction during a major regional earthquake. Baseline will peer review the applicant's geotechnical report prepared for the project site. The purpose of the review will be to determine if the studies adequately describe existing conditions on the project site and support environmental review of the project. Baseline's findings and recommendations for further analysis (if necessary) will be documented in a memorandum. Baseline will analyze potential impacts related to geology, soils, and seismicity that may result under development of the proposed project. The geotechnical report and other available publications related to seismicity and soils will be reviewed to further describe existing conditions on the project site. Existing federal, State, and local laws and regulations related to geology, soils, and seismicity will also be described. Mitigation measures would be prepared, as needed, to reduce any impacts to levels of less than significant, if feasible.

6. Greenhouse Gas Emissions

LSA will evaluate the project's impact on global climate change and greenhouse gas emissions in accordance with BAAQMD CEQA Guidelines. LSA will provide an assessment of the project's consistency with the City of Concord's Citywide Climate Action Plan, which was adopted by the City as a qualified greenhouse gas reduction plan. According to the BAAQMD, projects that are consistent with the applicable qualified greenhouse gas reduction strategy would be considered to have a less than significant impact. LSA will also provide a qualitative assessment of the project's consistency with Statewide greenhouse gas reduction plans and regulations.

7. Hazards and Hazardous Materials

Baseline will review the applicant's Phase I/II Environmental Site Assessment prepared for the project site. The purpose of the review will be to determine if the studies adequately describe existing conditions on the project site and support environmental review of the project. Baseline's findings and recommendations for further analysis (if necessary) will be documented in a memorandum. As early as 1939 until the early 1970s, the project site was used for agriculture which could have resulted in shallow soil impacts from applications of inorganic and organochlorine pesticides. The existing buildings on the project site that would be demolished were constructed in the early 1970s and may contain hazardous building materials, such as asbestos and lead-based paint. The project site is located within the Airport Influence Area for the Buchanan Field Airport, and the northwest portion of the site is within airport Safety Zone 4. Height restrictions to protect navigable airspace would apply to the project, which would be reviewed by the Contra Costa Airport Land Use Commission. Baseline will analyze potential impacts related to hazards and hazardous materials that may result under development of the proposed project. The Phase I/II Environmental Site Assessment and other available documents describing hazards in the project vicinity will be reviewed to describe existing conditions. The existing regulatory framework for hazards and hazardous materials will be described,

including policies from the Concord General Plan. Mitigation measures would be prepared, as needed, to reduce any impacts to levels of less than significant, if feasible.

8. Hydrology and Water Quality

The project is located within a 500-year flood zone. The existing impervious surfaces on the project site will be altered and the entire runoff from the project site will likely be conveyed through the existing 24-inch outfall at the northwest corner of the project site and/or the 12-inch storm drain line and 15-inch storm drain stubs off of Diamond Blvd. Baseline will analyze potential impacts related to hydrology and water quality that may result under development of the proposed project. Current stormwater requirements at the project site will be described, including site design requirements described under Provision C.3 of the Regional Water Board's Municipal Regional Stormwater NPDES Permit. Baseline will evaluate the efficacy of storm water controls and BMPs that would be incorporated into the plans to minimize potential impacts during construction and operation of the project. Mitigation measures would be prepared, as needed, to reduce any impacts to levels of less than significant, if feasible.

9. Land Use and Planning

LSA will describe the existing planning and land use context applicable to the project site and the proposed commercial use. This section will include a description of existing land uses in the vicinity of the project site and an evaluation of land use compatibility. LSA will consult with the City's Planning staff to evaluate the proposed project's consistency with applicable City Zoning Ordinance sections and General Plan policies. The analysis will address potential land use and planning impacts and suggest mitigation measures, if necessary.

10. Noise

The project site is located near Interstate 680, which is the predominant source of noise in the project vicinity. The project could increase ambient noise levels within and around the site, and could expose proposed and existing sensitive land uses in the project vicinity to unacceptable noise levels due to project construction, traffic generated by the project, and project operational noise. LSA will prepare a technical noise impact analysis to assess the potential effects of the proposed project on the existing and future noise environments in the project site vicinity. LSA will undertake the following tasks to evaluate potential noise impacts.

- **Describe the existing regulatory framework.** LSA will identify applicable State of California and City of Concord noise and land use compatibility criteria for the project area. Noise standards, including noise policies from the General Plan and noise ordinance, will be discussed.
- **Document existing noise levels.** Existing sources of noise in the vicinity of the project site, such as freeway traffic noise will be identified. Existing noise-sensitive land uses in the project site vicinity will also be identified using aerial images and field reconnaissance. Background noise levels will be gathered based on available data and short-term ambient noise measurements conducted at up to four locations within the project area.
- **Assess demolition and construction impacts.** LSA will analyze noise impacts during demolition and construction based on information provided by the project applicant. Environmental Protection Agency (EPA) recommended noise emission levels will be used

to evaluate noise generated by construction equipment. 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. Analysis requirements will be based on the sensitivity of the area and the City's noise ordinance standards.

- **Calculate project and cumulative traffic noise impacts.** Based on the intersection traffic data prepared for the project transportation impact analysis, LSA will evaluate noise impacts from project-related and cumulative vehicular trips using the U.S. Federal Highway Traffic Noise Prediction Model (FHWA-RD-77-108). Model input data will include average daily traffic levels, day/night percentages of autos, medium and heavy trucks, vehicle speeds, ground attenuation factors, and roadway widths. Projections of the future Day-Night Average Noise Level (L_{dn}) along selected roadway segments will be included in a table to show the relationship between vehicle-related noise and distance from the roadway. LSA will also assess noise impacts from project-related traffic on both on-site and off-site sensitive land uses. The analysis will be conducted for up to five scenarios corresponding to those evaluated in the traffic impact analysis.
- **Calculate project operational impacts.** LSA will calculate noise impacts from project operation including potential loading areas or HVAC systems using established computation methods. These calculations will be used to assess the noise impacts to sensitive receptors within and around the project site compared to standards in the City's noise ordinance and other applicable policies and standards.
- **Identify noise reduction measures.** As warranted, LSA will identify feasible mitigation measures to address significant project or cumulative noise impacts. Measures designed to reduce interior and exterior noise levels to meet applicable standards will be identified as necessary. Measures 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 included.

11. Public Services

Development of the proposed project may create an incremental increase in demand for public services including fire service and police service. LSA will describe the existing services provided to the site and will determine if the proposed project would result in increased demand for public services to the extent that it could result in new facilities, the construction of which could cause significant environmental impacts.

12. Transportation and Circulation

Kittleson & Associates will prepare the Traffic Impact Analysis (TIA) for the proposed project under contract with the City. Once the TIA is completed and approved by City staff, LSA will prepare the EIR section, incorporating Kittleson's summary of existing conditions and impact determinations. The EIR section will also incorporate the recommendations included in the TIA regarding the locations and types of improvements or modifications necessary to mitigate any significant near term or long range project impacts.

13. Utilities and Service Systems

LSA will evaluate the impacts to utilities and service systems that could result from implementation of the proposed project. Significant on and off-site utility upgrades will be identified and assessed, and mitigation measures will be identified, if necessary.

D. ALTERNATIVES

The alternatives chapter of the EIR will begin by describing the CEQA requirements for evaluation of alternatives. The LSA team will evaluate up to three alternatives for the project, one of which will be the CEQA-required “No Project Alternative,” under which the project site would remain in its existing condition. Alternatives to the proposed project would be developed in consultation with City staff and the applicant. The discussion provided will be of sufficient detail to evaluate the benefits and drawbacks of each alternative and to provide qualitative conclusions regarding the alternatives compared to the proposed project. Based on this analysis, the Environmentally-Superior Alternative will be identified, as required by CEQA.

E. CEQA-REQUIRED CONCLUSIONS

LSA will prepare the appropriate conclusions to fulfill CEQA (Sections 15126.2 of the *CEQA Guidelines*) requirements by providing assessment of mandatory impact categories:

- Significant irreversible environmental changes that would be caused by the proposed project, if it is implemented;
- Growth inducing impacts;
- Unavoidable significant environmental impacts; and
- Impacts found not to be significant.

F. DRAFT ENVIRONMENTAL IMPACT REPORT

1. Administrative Draft EIR

The information developed in Tasks A through E will be refined and organized into an Administrative Draft EIR. Five (5) bound copies and one (1) digital (MS Word) version of the Administrative Draft EIR will be submitted to the City for review and comment. At the end of the review period, LSA will schedule a meeting with the City to discuss comments on the Administrative Draft with the City.

2. Screencheck Draft EIR

LSA will amend the Administrative Draft EIR based on one set of consolidated, non-contradictory comments received from the City. Three (3) bound copies of a clean version of the Screencheck Draft EIR and one (1) bound copy of a redline version (deleted text shown in strikethrough, new text shown in underline) and one (1) digital (MS Word) file of each version will be provided to the City to verify that all requested changes have been made and all appendix materials, references, and final graphics are acceptable.

3. Public Review Draft EIR

LSA will produce twenty-five (25) bound copies and one (1) digital (Adobe PDF) version of the Public Review Draft EIR for public distribution and will submit 15 hardcopies of the Draft EIR Executive Summary and 15 CDs with PDF copies of the entire Draft EIR to the State Clearinghouse. LSA will prepare a Notice of Availability, in accordance with the *CEQA Guidelines* and distribute the Public Review Draft EIR pursuant to CEQA and City review procedures.

G. RESPONSE TO COMMENTS DOCUMENT

After the 45-day public review period, and prior to hearings for certification of the EIR, LSA will prepare a Response to Comments document.

1. Administrative Draft Response to Comments Document

The LSA team will formulate responses to comments received on the EIR, including written comments received from the public and agencies, and prepare a Response to Comments document. Included in the Administrative Draft Response to Comments document will be: 1) a list of persons, organizations, and public agencies commenting on the EIR; 2) copies of all written comments and responses to these comments; 3) written comments and any verbal comments received at a public hearing and responses to these comments; 4) and any necessary revisions to the EIR. LSA will discuss the best approach to the responses with the City at a meeting or conference call following the close of the comment period. The budget estimate in Table 2 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 competing shopping centers, or a substantial package of comments by a law firm representing labor union interests), an adjustment in the budget to cover work beyond the assumed level would be needed. Five (5) bound copies and one (1) digital (MS Word) version of the Administrative Draft Response to Comments document will be submitted to the City for review and comment.

2. Screencheck Draft Response to Comments Document

After review by the City and transmittal of a single set of consolidated non-contradictory comments to LSA, we will amend the Administrative Draft Response to Comments document and prepare a Screencheck version for final review by City staff. We have allotted time for responding to changes; however, if this task exceeds the cost allotted in the budget, LSA may request an adjustment in the budget to cover work beyond the assumed level. Three (3) copies of a clean version of the Screencheck Response to Comments document and three (3) copies of a redline version (deleted text shown in strikethrough, new text shown in underline), plus digital (MS Word) files, will be provided to the City to verify that all requested changes have been made.

3. Final Response to Comments Document

After submittal by the City of one set of consolidated non-contradictory comments on the Screencheck Draft Response to Comments document, LSA will prepare a final version of the document. Twenty-five (25) bound copies and one (1) digital version each of MS Word and Adobe PDF files of the Final Response to Comments Document will be provided to the City for distribution.

H. 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. LSA will work closely with the City to ensure that the MMRP is prepared in a format that will be easy to implement and is tailored to the City's approval procedures. A checklist will be prepared listing the mitigation measures and providing a column for verification of compliance.

I. CERTIFICATION DOCUMENTS

LSA will prepare a Findings of Fact and Statement of Overriding Considerations (anticipated to be necessary due to significant traffic impacts), as required by CEQA, in consultation with City staff.

1. Findings of Fact

LSA will prepare a Findings of Fact document prior to certification of the EIR, consistent with Section 15091 of the *CEQA Guidelines*. The document will describe the mitigation measures that have been incorporated into the project to reduce the significant environmental impacts, and will describe why these measures would reduce the significant environmental effects of the project. LSA will provide a digital copy of the Findings of Fact document for City review and publication.

2. Statement of Overriding Considerations

If the project would result in significant unavoidable impacts, LSA will prepare a Statement of Overriding Considerations that discusses the benefits of the project in the context of its unavoidable impacts. This statement would be supported by substantial evidence in the record as required by the CEQA Guidelines.

J. MEETINGS AND HEARINGS

1. Meetings / Conference Calls

Steven Ross will be available throughout the EIR preparation 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. The cost estimate includes attendance by Steven at up to four general meetings (in addition to the meetings identified in Tasks A and B) and participation in regular conference calls relevant to the CEQA process.

2. Public Hearings

Steven will attend up to two public hearings at the Planning Commission to present the CEQA findings and respond to questions regarding the EIR. His presentation will include PowerPoint slides summarizing the key CEQA conclusions and topics of interest to the Planning Commission.

3. Planning Commission Documents

LSA will prepare a summary of the EIR analysis and key findings for insertion into the Planning Commission staff report. In addition, LSA will prepare the CEQA findings for the Planning

Commission resolution. LSA will submit the draft staff report and findings (as an MS Word file) to the City for review and editing. Our budget reflects the level of effort assumed for this task.

This scope and budget assumes that LSA will make short presentations at these hearings, if desired by the City. Attendance by LSA at additional meetings will be billed on a time-and-materials basis.

K. PROJECT MANAGEMENT

Steven will undertake a variety of general project management tasks throughout the process of preparing the Draft EIR and presenting it to decision-makers. Laura Lafler will provide input on and monitor the scope, budget, and scheduling of the project. She will also be responsible for quality assurance for all work undertaken and will review all prepared text, tables, and graphics before these materials are presented as administrative review documents.

Steven will coordinate the day-to-day activities associated with the project. Project management tasks include regular client contact; contract negotiation and management; assistance to team members; schedule coordination; and development of products. LSA will provide the direction to all team members that will ensure an internally consistent and coherent document.

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3. BUDGET

Table 2 provides a detailed budget for the proposed scope of work. For completion of the scope of work set forth in this proposal and accomplished according to the schedule outlined below, the LSA team proposes a budget of **\$184,475**. We would also suggest that a 5 percent contingency be added to the budget to allow LSA to quickly address any changes in the scope of work without the need to amend the contract agreement. The total contingency for this would be **\$9,224**, for a **total contract amount of \$193,699**. Use of contingency funds would only occur upon written authorization from a City representative.

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 would be glad to discuss suggestions for modifying both scope and budget.

The proposed budget is effective for 60 days from the date of this proposal.

Table 2: CenterCal Commercial Project EIR - Proposed Budget

LABOR COSTS															
LSA Associates, Inc.															
PHASE/TASKS	Hourly Rate	Principal-in-Charge (Lafler)	Project Manager (Ross)	Environmental Planner (Lillis)	Cultural Resources Manager (Kapitan)	Biological Resources Arborist (Miliken)	Principal/Air Quality and Noise Specialist (Fischer)	Air Quality/Noise Specialist (Bellis)	Word Processing (Molina)	Graphics/Production (Van der Leeden)	LSA Total	Baseline		Team Total	
												Principal, Senior Hydrogeologist (Abelli-Amen)	Environmental Engineer / Associate / Scientist II		Baseline Total
		\$185	\$150	\$80	\$115	\$95	\$155	\$85	\$105	\$110		\$195	\$150		
TASK A. PROJECT INITIATION															
1. CEQA Approach and Scope		4	20								\$3,740			\$0	\$3,740
2. Start-Up Meeting/Site Visit		4	6	4							\$1,960		4	\$600	\$2,560
3. Base Map Preparation			6	4						4	\$1,660			\$0	\$1,660
4. Data Gathering and Evaluation			6	8							\$1,540			\$0	\$1,540
5. Project Description		2	6	8					2	4	\$2,560			\$0	\$2,560
6. Peer Review Documents		1	4			30				2	\$3,855	4	25	\$4,530	\$8,385
Subtotal		11	48	24	0	30	0	0	2	10	\$15,315	4	29	\$5,130	\$20,445
TASK B. INITIAL STUDY AND SCOPING															
1. Notice of Preparation		4	12	16					6	4	\$4,890			\$0	\$4,890
2. Scoping Session		1	6	8					4	2	\$2,365			\$0	\$2,365
3. Administrative Draft Initial Study		2	6	16					4	2	\$3,190			\$0	\$3,190
4. Screencheck Draft Initial Study			6	4					1		\$1,325			\$0	\$1,325
5. Final Draft Initial Study			2	4							\$620			\$0	\$620
6. Significance Criteria		2	8	4					2		\$2,100			\$0	\$2,100
7. Work Program Refinement		4	8	2					2		\$2,310			\$0	\$2,310
Subtotal		13	48	54	0	0	0	0	19	8	\$16,800	0	0	\$0	\$16,800
TASK C. EIR SETTING, IMPACTS, AND MITIGATION MEASURES															
1. Aesthetics		2	8	24					4	2	\$4,130			\$0	\$4,130
2. Air Quality		2	6	2			16	30	4	2	\$7,100			\$0	\$7,100
3. Biological Resources		2	6	16		12			4	1	\$4,220			\$0	\$4,220
4. Cultural, Tribal, and Paleo Resources		2	6	16	54				4	5	\$9,730			\$0	\$9,730
5. Geology and Soils		2	6	4					4		\$2,010	2	25	\$4,140	\$6,150
6. Greenhouse Gas Emissions		2	4	2			8	24	2		\$4,620			\$0	\$4,620
7. Hazards and Hazardous Materials		2	6	4					4		\$2,010			\$0	\$2,010
8. Hydrology and Water Quality		2	6	4					4	2	\$2,230	4	41	\$6,930	\$9,160
9. Land Use and Planning		2	4	24					4	2	\$3,530	4	38	\$6,480	\$10,010
10. Noise		2	4	4			16	42	4		\$7,760			\$0	\$7,760
11. Public Services and Recreation		2	6	20					2		\$3,080			\$0	\$3,080
12. Transportation and Circulation		4	12	24					6	6	\$5,750			\$0	\$5,750
13. Utilities and Service Systems		2	6	24					4	2	\$3,830			\$0	\$3,830
Subtotal		28	80	168	54	12	40	96	50	22	\$60,000	10	104	\$17,550	\$77,550
TASK D. ALTERNATIVES															
Subtotal		2	16	24	0	0	4	0	4	4	\$6,170	0	0	\$0	\$6,170
TASK E. CEQA-REQUIRED CONCLUSIONS															
Subtotal		1	2	4	0	0	0	0	0	0	\$805	0	0	\$0	\$805
TASK F. DRAFT ENVIRONMENTAL IMPACT REPORT															
1. Administrative Draft FIR		6	16	24			2		8	6	\$7,240	2	10	\$1,890	\$9,130
2. Screencheck Draft FIR		4	8	12			1		6	6	\$4,345			\$0	\$4,345
3. Public Review Draft EIR		2	8	12					4	6	\$3,610			\$0	\$3,610
Subtotal		12	32	48	0	0	3	0	18	18	\$15,195	2	10	\$1,890	\$17,085
TASK G. RESPONSE TO COMMENTS DOCUMENT															
1. Administrative Draft RTC Document		4	16	24	4		4		6	4	\$7,210	2	15	\$2,640	\$9,850
2. Screencheck Draft RTC Document		1	6	10					2	1	\$2,205			\$0	\$2,205
3. Final RTC Document		1	4	6					2	1	\$1,585			\$0	\$1,585
Subtotal		6	26	40	4	0	4	0	10	6	\$11,000	2	15	\$2,640	\$13,640
TASK H. MITIGATION MONITORING AND REPORTING PROGRAM															
Subtotal		1	4	12	0	0	0	0	0	0	\$1,745	0	0	\$0	\$1,745

LABOR COSTS

PHASE/TASKS	LSA Associates, Inc.										Baseline			
	Principal-in-Charge (Lafler)	Project Manager (Ross)	Environmental Planner (Lillis)	Cultural Resources Manager (Kaptain)	Biological Resources Arborist (Milliken)	Principal/Air Quality and Noise Specialist (Fischer)	Air Quality/Noise Specialist (Bellis)	Word Processing (Molina)	Graphics/Production (Van der Leeden)	LSA Total	Principal Senior Hydrogeologist (Abelli-Amen)	Environmental Engineer / Associate / Scientist II	Baseline Total	Team Total
Hourly Rate:	\$185	\$150	\$80	\$115	\$95	\$155	\$85	\$105	\$110		\$195	\$150		
TASK I. CERTIFICATION DOCUMENTS														
1. Findings of Fact	4	24	8					4	1	\$5,510			\$0	\$5,510
2. Statement of Overriding Considerations	1	6	2					2	1	\$1,565			\$0	\$1,565
Subtotal	5	30	10	0	0	0	0	6	2	\$7,075	0	0	\$0	\$7,075
TASK J. MEETINGS AND HEARINGS														
1. Meetings / Conference Calls	6	32	8							\$6,550			\$0	\$6,550
2. Public Hearings	2	16								\$2,770			\$0	\$2,770
3. Planning Commission Documents	2	16	4					4	2	\$3,730			\$0	\$3,730
Subtotal	10	64	12	0	0	0	0	4	2	\$13,050	0	0	\$0	\$13,050
TASK K. PROJECT MANAGEMENT														
Subtotal	6	36	0	0	0	0	0	0	0	\$6,510	0	0	\$0	\$6,510
TOTAL LABOR	95	386	396	58	42	51	96	113	72	\$153,665	18	158	\$27,210	\$180,875
DIRECT COSTS														
1. Deliveries, travel, maps, plans, reports, NWIC records search, miscellaneous										\$1,500			\$100	\$1,600
2. Report Printing										\$2,000			\$0	\$2,000
TOTAL DIRECT COSTS										\$3,500			\$100	\$3,600
TOTAL LSA TEAM BUDGET														
TOTAL COST										\$157,165			\$27,310	\$184,475
RECOMMENDED CONTINGENCY														
CONTINGENCY AT 5 PERCENT														\$9,224
TOTAL LSA TEAM BUDGET WITH 5 PERCENT CONTINGENCY														
TOTAL COST WITH CONTINGENCY														\$193,699

STEVEN D. ROSS

ASSOCIATE / SENIOR ENVIRONMENTAL PLANNER

LSA



EXPERTISE

Environmental Planning and Permitting

CEQA/NEPA Compliance and Project Management

Urban Planning and Development Review

Municipal Planning Services

EDUCATION

Master of Urban and Regional Planning, 1995, California State Polytechnic University, Pomona, CA

B.A., Urban Studies and Planning, 1988, University of California San Diego, San Diego, CA

PROFESSIONAL AFFILIATIONS

California Association of Environmental Professionals

American Planning Association

SPUR

American Institute of Certified Planners
(1995 - 2009)

PROFESSIONAL RESPONSIBILITIES

Steven Ross is a senior environmental and urban planner with over 25 years of experience managing projects and staff in both the public and private sectors. As a consultant he manages and prepares California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents for private and public sector clients. Projects include a diverse array of project- and program- level analyses for institutional facilities, commercial, residential, and mixed-use housing developments, and transportation and utility infrastructure. Mr. Ross' public sector experience includes twelve years as a city planner at local jurisdictions and four years with the National Park Service as an outdoor recreation planner. In addition, he serves as a consultant to local planning offices, and has served temporary appointments on a local planning commission.

PROJECT EXPERIENCE

Mr. Ross has managed and prepared environmental studies for a wide variety of projects throughout California, some of which are listed below.

COMMERCIAL, RESIDENTIAL AND MIXED-USE DEVELOPMENT

- *University Village and Albany/Northwest Berkeley Properties Master Plan Amendment Subsequent EIR* for the University of California, Berkeley
- *Sherwin-Williams Development Plan EIR* for the City of Emeryville
- *Trader Joe's Mixed Use Project IS/MND* for the City of Berkeley
- *Embarcadero Cove EIR* for the City of Oakland
- *Home Depot EIR for the City of Vista*
- *Kohl's Department Store IS/MND for the City of Costa Mesa*
- *Sycamore Glen and Mountain Vista EIR* for the City of Chico
- *Headlands Development and Conservation Plan EIR* for the City of Dana Point
- *David Brower Center and Oxford Plaza EA* for the City of Berkeley Housing Department
- *Prince Hall Arms Senior Housing EA* for the City of Berkeley Housing Department

RESORT / RECREATION

- *Newport Dunes Resort EIR* for the City of Newport Beach
- *Lake Isabella Hot Springs Resort EIR* for the Lake Isabella Hot Springs Resort, Inc.

PROFESSIONAL EXPERIENCE

Associate/ Senior Environmental Planner, LSA Associates, Inc., June 1998 to May 2005, September 2014 - current

Senior Environmental Planner, URS Corporation, CA, October 2013 to August 2014

Outdoor Recreation Planner, National Park Service, CA and AZ October 2009 to October 2013

Principal Planner, City of Berkeley, CA May 2005 to October 2009

Community Planner, City of Long Beach, CA September 1996 to June 1998

Associate Planner, Willdan Associates, CA July 1995 to September 1996

Assistant Planner City of Rancho Cucamonga, CA May 1989 to January 1994 and June 1995 to July 1995

SPECIALIZED TRAINING

2015 Advanced CEQA Workshop

2014 Caltrans Training Course: Nuts and Bolts of Reviewing Environmental Documents

2013 NEPA Environmental Compliance

2013 Group Facilitation

2011 Bureau of Land Management Visual Resource Management

PROJECT EXPERIENCE (CONTINUED)

INFRASTRUCTURE

- *Shattuck Avenue Reconfiguration and Pedestrian Safety Project EIR Addendum* for the City of Berkeley
- *California High-Speed Rail Project EIR/EIS*, Fresno to Bakersfield and Bakersfield to Palmdale Segments for the California High-Speed Rail Authority
- *Addendum to Dam Maintenance Program EIR* for the Santa Clara Valley Water District
- *Rancho California Water District Reservoir and Pipeline IS/MND* for Kennedy-Jenks Consultants
- *North American Electrical Reliability Corporation (NERC) Transmission Alert Program- Project Management and Environmental Compliance* for Pacific Gas & Electric

INSTITUTIONAL/EDUCATIONAL

- *Addendum to the Menlo School Enrollment Increase Project IS/MND* for the Town of Atherton
- *Santa Rosa Junior College Parking Structure EIR* for the Sonoma County Community College District
- *Campus Master Plan Projects IS/MNDs* for the Contra Costa Community College District
- *Blossom Valley Middle School EIR* for the Cajon Valley Union School District
- *School Site Acquisition and Construction EIRs* for the San Bernardino City Unified School District
- *Ocean View School District Gymnasium / Auditorium Facilities EIR* for the Ocean View School District

MUNICIPAL PLANNING SERVICES

In addition to managing and preparing environmental studies, Mr. Ross provides planning services to municipal clients, due to his substantial experience as a city planner.

- *On-call contract planning services to the City of Berkeley Land Use Planning Division: Under LSA's on-call contract, Mr. Ross provides contract planning services to the City for a variety of land use applications. Recent projects include: Center Street Parking Garage Replacement Project, mixed-use projects, new single family hillside homes, and wireless facilities.*
- *General Plan Policy Revisions and Existing General Plan Elements Evaluation for the Town of Yountville*

LAURA J. LAFLER
PRINCIPAL
ENVIRONMENTAL PLANNER

LSA



EXPERTISE

Site Assessment and Use Feasibility
Environmental Planning and Analysis
Open Space, Resource Management and Recreation Planning
Local Planning and Entitlements

EDUCATION

University of California, Berkeley, California. M.L.A., Landscape Architecture/Environmental Planning, 1980
University of California, Los Angeles, California. B.A., Geography / Environmental Studies, 1976

PROFESSIONAL AFFILIATIONS

American Planning Association
Land Trust Alliance
Association of Environmental Professionals
Board Member, The Olompali People, Olompali State Historic Park 2001-2014

PROFESSIONAL RESPONSIBILITIES

Ms. Lafler is an environmental planner with 37 years of professional experience in environmental and land use planning. Her projects include site feasibility studies, resource management plans, infrastructure improvement projects, and related environmental documentation.

PROJECT EXPERIENCE

Martinez Waterfront Park Renovation Project, Martinez.

Principal Planner providing oversight and review of Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed renovation of an existing park in northern Martinez.

S.F. Bay Trail: Lone Tree Point, Hercules.

Principal LSA Planner to assess biological and cultural resources and local plans/policies that constrain or guide a proposed trail to connect the Bay Trail in Hercules to the East Bay Regional Park District's San Pablo Bay Regional Shoreline staging area at Lone Tree Point.

Marsh Creek Road Bridge Replacement, Contra Costa County.

Project Manager for NEPA documentation for bridge replacement including: a Natural Environmental Study (NES), a Summary Biological Assessment (SBA), a Historic Property Survey Report (HPSR), an Archaeological Survey Report (ASR), and a Historic Resource Evaluation Report (HRER).

Monument Corridor Shared Use Trail Project, Concord.

Project Manager, as a subconsultant to engineering prime, to prepare NEPA CE and CEQA CE and associated technical studies for proposed trail project.

S.F. Bay Trail: George Miller Regional Trail, Contra Costa County.

Principal Planner and Project Manager for CEQA/NEPA of 1.7 mile multi-use trail between Martinez and Crockett for East Bay Regional Park District. LSA prepared technical reports for NEPA documentation and relevant permit applications. LSA is performing construction monitoring in 2013 and 2014.

S.F. Bay Trail: Pinole Shores to Bayfront Park EIR, Pinole.

Project Manager for EIR (certified 2012) for the proposed Pinole Shores to Bayfront Park segment of the San Francisco Bay Trail for EBRPD, with 800-foot bridge crossing of railroad tracks. LSA prepared technical reports for NEPA documentation and permit applications for regulatory agencies.

Richmond Urban Greening Master Plan, Richmond.

Principal LSA Planner to prepare an IS/MND for plan that will guide development and enhancement of the City's urban forest. The IS/MND evaluated the potential environmental impacts of implementing the proposed Plan.

Richmond Unity Park, Richmond.

Principal LSA Planner to prepare an addendum to the May 2004 Initial Study/Mitigated Negative Declaration prepared for the Richmond Greenway Project. LSA evaluated the potential environmental impacts with construction of a community park along the greenway.

Richmond Wet Weather Storage Project IS/MND, Richmond.

Project Manager for CEQA documentation of proposed improvements to the City's sewer collection system within the City's existing Water Pollution Control Plant in order to reduce wet weather overflows. The City adopted the IS/MND in January 2014 and project is under construction in 2015.



EXPERTISE

CEQA/NEPA Compliance
Environmental Planning
Environmental Impact
Reports/Statements

EDUCATION

California Polytechnic
State University, San Luis
Obispo, California, B.S.,
Environmental
Management & Protection,
Honors, 2013.

**PROFESSIONAL
ORGANIZATIONS/
MEMBERSHIPS**

Association of
Environmental
Professionals

**PROFESSIONAL
EXPERIENCE**

Research Assistant, LSA
Associates, Inc., June
2012- June 2013

Assistant Environmental
Planner, LSA Associates, Inc.,
July 2013-present.

PROFESSIONAL RESPONSIBILITIES

Ms. Lillis contributes to the preparation of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents, including Initial Studies (ISs), Negative Declarations (NDs), Mitigated Negative Declarations (MNDs), Environmental Assessments (EA), Environmental Impact Reports (EIR), and Environmental Impact Statements (EIS). Additionally, Ms. Lillis assists with preparing Water Quality Assessment Reports (WQARs).

PROJECT EXPERIENCE

Kaiser Permanente Baldwin Park Medical Center Parking Structure Expansion and Medical Office Building Project, Baldwin Park

The proposed project consists of the expansion of the existing parking structure and construction and operation of a new medical office building. Ms. Lillis is serving as Assistant Project Manager and is the primary author of the IS/MND.

Tamien Station Parking Structure Project, Santa Clara County

Ms. Lillis served as Assistant Project Manager on the Tamien Station Parking Structure Project and was the primary author of the IS/MND. The proposed project will construct a four- or five-level parking structure at the Tamien Station to replace an existing surface level parking lot.

52 Discovery Zone Change Master Plan Project, Irvine

The 52 Discovery Zone Change Master Plan Project is a proposed zone change to increase the trip cap in accordance with Irvine Zoning Ordinance. Ms. Lillis is serving as Assistant Project Manager and is the primary author of the IS/MND.

Rancho California Water District Solar Power RES-BCT Project, Murrieta

Rancho California Water District (RCWD) proposes to construct/install, operate and maintain a 5.1-megawatt solar power photo-voltaic generating facility within a 45-acre portion of a 60-acre site owned by RCWD within the City of Murrieta. Ms. Lillis served as Assistant Project Manager and assisted in the preparation of the IS/MND.

Castroville Bicycle/Pedestrian Path and Railroad Crossing Project, Castroville

The proposed project will construct a new Class I bicycle and pedestrian facility in north Monterey County, northeast of the community of Castroville. Ms. Lillis assisted with the preparation of the IS/MND.

Moss Landing Segment, Monterey Bay Sanctuary Scenic Trail, Monterey County

LSA is preparing the environmental technical reports and CEQA/NEPA documentation for the Moss Landing Segment of the Monterey Bay Sanctuary Scenic Trail (MBSST). Ms. Lillis is assisting with the preparation of the IS/MND.

Mid Valley Bike Path Project, Palm Desert

The proposed project will construct a 6.5 mile multi-use path in the City of Palm Desert. Ms. Lillis is assisting in the preparation of the IS/MND.

Avenue 44 Low-Flow Crossing Replacement Project, Indio

The proposed project consists of removing an existing low-water crossing where Avenue 44 crosses the Coachella Valley Storm Water Channel and replacing it with a permanent, all-weather bridge. Ms. Lillis is assisting in the preparation of

CERTIFICATIONS

Caltrans On-line Training Courses:

- FHWA Transportation Conformity (January 2015)
- Introductory Course on Purpose and Need (January 2015)
- Introduction to NEPA and Transportation Decisionmaking (January 2015)

the IS/MND.

Newhall Ranch Road Bridge Widening Project, Santa Clarita

The Newhall Ranch Road Bridge Widening Project would widen the existing Newhall Ranch Road Bridge over San Francisquito Creek from six to eight lanes. Ms. Lillis assisted in the preparation of the IS/MND and WQAR.

State Route 68/Corral de Tierra Intersection Improvement Project, Monterey County

The proposed project includes widening SR-68 to accommodate one additional left-turn pocket along westbound SR-68. Ms. Lillis is assisting with the preparation of the IS/MND.

In-N-Out Burger Drive-Through Restaurant EIR, Seaside

The City of Seaside retained LSA's services to prepare updated technical analyses, as needed, and a Modified Initial Study/Addendum to the previously certified EIR. Ms. Lillis is assisting with preparation of the Modified Initial Study/Addendum as well as the preparation of a Local Coastal Program (LCP) consistency analysis.

Santa Ana College Facilities Master Plan, Santa Ana

The proposed project includes demolition of existing multifamily housing and a church with ancillary activities, closure of a public street to local traffic, and construction of approximately 136,000 additional assignable square feet of campus facilities, and a three-level parking structure. The EIR was certified and the Facilities Master Plan approved in September 2005. Ms. Lillis assisted in the preparation of an Addendum to the 2005 certified EIR.

Midway City Storm Drain and Street Improvement Project, County of Orange

LSA prepared an Addendum to a previous IS/MND for the Midway City Storm Drain and Street Improvement Project. Ms. Lillis assisted with the preparation of the Addendum to the IS/MND.

Talbert Valley Channel System Flood Control Improvements, County of Orange

LSA prepared an Addendum to a previous Programmatic EIR for Talbert Valley Channel System Flood Control Improvements, for the Huntington Beach Channel (D01) & Talbert Channel (D02) Debris Booms Projects. Ms. Lillis assisted in the preparation of the Addendum to the EIR.

Davis Road Bridge Replacement and Road Widening Project, Monterey County

LSA is under contract with the County of Monterey Public Works Department to prepare the environmental technical reports and CEQA/NEPA documentation for proposed project. Ms. Lillis prepared the Notice of Preparation and the IS, the Farmlands Analysis, and WQAR. In addition, Ms. Lillis is assisting with preparation of the EIR/EA.

Pier 1 North Drydock, Associated Real Estate Agreements, and Removal of Cooling Tunnels Project, San Diego County

LSA is preparing a Draft EIR to analyze proposed improvements to BAE Systems' San Diego Ship Repair Facility. Ms. Lillis is assisting with the preparation of the EIR for this project.



EXPERTISE

CEQA/NEPA

Air Quality Analysis

Greenhouse Gas 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

CERTIFICATIONS

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

PROFESSIONAL RESPONSIBILITIES

With 16 years of experience, Amy Fischer serves as a senior air quality specialist qualified to conduct air quality evaluations for Caltrans and other federally- funded projects. As a Principal at LSA, Ms. Fischer is the technical lead on air quality, climate change and noise impact analyses documents and oversees the research, and preparation of technical reports. She is skilled in air quality assessment models including: The California Emissions Estimator Model (CalEEMod), Emission Factor models (EMFAC/OFFROAD), Road Construction Estimator Model (RoadMod) and Line Dispersion Models (CALINE).

PROJECT EXPERIENCE

Some of her Caltrans and federally -funded projects include:

- *I-5 Widening Project Environmental Documentation* for the City of Stockton, as a subconsultant to Rajappan & Meyer
- *I-5/Louise Avenue Interchange Improvements Project* for the City of Lathrop, as a subconsultant to Mark Thomas and Company
- *Capitol Avenue Extension Project Noise and Air Quality Technical Studies* for the City of Fremont
- *Pelandale Avenue/SR 99 Interchange Improvements Project* for the City of Modesto, as a subconsultant to Dokken Engineering
- *Navy Drive Bridge Replacement Project* for the Port of Stockton as a subconsultant to Parsons
- *Sir Francis Drake Boulevard Improvements Project Environmental Documentation* for Marin County Department of Public Works
- *I-205 Auxiliary Lanes Project Environmental Documentation* for the City of Tracy/San Joaquin Council of Governments

For the latter project, Caltrans in coordination with the City of Tracy and the San Joaquin Council of Governments proposed to improve I-205 by construction of auxiliary, acceleration, and deceleration lanes. Ms. Fischer managed the Air Quality Analysis that provided a discussion of the proposed project, the physical setting of the project area, climate change/greenhouse gases and the regulatory framework for air quality. The analysis provided data on existing air quality, evaluated potential air quality impacts associated with the proposed project, and identified control measures. Ms. Fischer managed the coordination of the Interagency Consultation Partners, including FHWA, EPA, and Caltrans, on the PM₁₀ and PM_{2.5} Hot Spot Conformity Assessment in order to establish that the project was not a Project of Air Quality Concern (POAQC).

For the Capitol Avenue Extension Project, the City of Fremont proposed to construct a 950-foot extension of Capitol Avenue from the intersection of State Street/Capitol Avenue to Fremont Boulevard. Ms. Fischer prepared an Air Quality Conformity Analysis.

PROFESSIONAL EXPERIENCE

Principal
LSA Associates, Inc.
July 2005-present

Transportation Planner
VRPA Technologies
2002-2005

Planning Coordinator
Council of Fresno County Governments
2000-2002

Air Quality Planner
San Joaquin Valley Air Pollution Control District
1999-2000

PRESENTATIONS

GIS Day 2001, Fresno State University, *GIS in Traffic Forecast Modeling*
Fresno, California

Association of Environmental Professionals. 2012. *Health Risk Assessments in CEQA*
Fresno, California

PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals (AEP) - VP of Programs, Central Valley Chapter, 2011-present

American Planning Association (APA)

PROJECT EXPERIENCE (CONTINUED)

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

Using the California Emissions Estimator Model (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 *Aetna Springs Resort* for Criswell Radovan, LLC, Napa County; the *Stone Fire Mixed-Use Project* for the City of Berkeley; and the *North San Pedro Apartments Project Initial Study/Addendum* for the City of San Jose.

Projects that Ms. Fischer has been involved with include commercial development, residential subdivisions, road improvements and program-level plans. She has managed and prepared technical reports for the following projects:

- *Noise Reduction Screening Program* for the Santa Clara Valley Transportation Authority
- *enXco Kern Valley Solar Project Technical Studies (Air Quality)* for enXco Development Group
- *Dorris Eaton School Health Risk Assessment, San Ramon*, for Kava Massih Architects
- *Bloomington Business Center Air Quality Analysis, San Bernardino County*, for Translutions, Inc.
- *211 Airport Boulevard Pinefino Apartment Project Health Risk Assessment, South San Francisco*, for Concord Design Group
- *Encinal Terminal Project Air Quality Study, Alameda*, for Tim Lewis Communities
- *The Shops at Austin Creek Development Air Quality Analysis* for DRG Builders, Inc.
- *800 University Avenue Residential Project* for the City of Berkeley
- *Air Quality Impact Analysis for Parcel P Residential Project, San Francisco*, for Avalon Bay Communities
- *South Fremont Warm Springs Health Risk Assessment* for the City of Fremont

Her experience includes permitting with the air pollution control districts throughout California, and other regulatory agencies. She assists developers within the San Joaquin Valley to prepare and file applications required by the District's Indirect Source Review (ISR), Rule 9510, which went into effect in March 2006. She is also certified to prepare Dust Control Plans in compliance with the District's Regulation VIII.

CORISSA LYNN BELLIS, EIT

LEED GREEN ASSOCIATE
NOISE/AIR QUALITY SPECIALIST

LSA



EXPERTISE

Noise Analysis

Air Quality Analysis

Greenhouse Gas Emission Analysis

CEQA Document Preparation

EDUCATION

B.S., Environmental Engineering
California Polytechnic State
University, San Luis Obispo, 2013

PROFESSIONAL CERTIFICATIONS

Registered Engineer In Training,
No. 150681

LEED Green Associate, Green
Building Certification Institute
No. 10967508, April 1, 2015

PROFESSIONAL AFFILIATIONS

Association of Environmental
Professionals (AEP)

PROFESSIONAL RESPONSIBILITIES

Corissa Bellis is an environmental engineer and a key member of LSA's environmental technical staff. Ms. Bellis is primarily responsible for the measurement, analysis, and reporting of noise and air quality impacts for a variety of projects.

She is proficient with the use of the FHWA Highway Traffic Noise Prediction Model (FHWA RD-77-108), SoundPlan noise model, and FHWA Traffic Noise Model (TNM) 2.5. She is responsible for conducting field noise measurements with Type 1 sound level meters in compliance with FHWA, FTA, and HUD standards. She also is proficient in air quality models including the California Emissions Estimator Model (CalEEMod) and the Roadway Emissions Estimator Model (RoadMod).

PROJECT EXPERIENCE

Projects that Ms. Bellis has been involved with include commercial development, residential, road improvements and program-level plans, including:

- *California High-Speed Rail Project Bakersfield to Palmdale Section Air Quality and Global Climate Change Technical Report* for the California High-Speed Rail Authority (Authority). LSA is preparing an air pollutant emission analysis for the section between Bakersfield and Palmdale. The proposed project traverses three different air districts: the San Joaquin Valley Air Pollution Control District, the Eastern Kern Air Pollution Control District, and the Antelope Valley Air Quality Management District. The technical report will include analysis of the project's consistency with each air district. Air quality emission analysis will be conducted using the California Emissions Estimator Model version 2013.2.2 (CalEEMod). Construction and operational related emissions will be analyzed. Based on the results of the analysis, LSA will include mitigation measures where necessary. The report will be prepared in accordance with the Authority's template.
- *Bay Trail to Lake Merritt Bicycle Pedestrian Bridge Project Technical Noise Memorandum* for the City of Oakland, as a subconsultant to Moffat & Nichol. LSA is preparing a Technical Noise Memorandum for the proposed bicycle and pedestrian bridge connecting the Bay Trail to Lake Merritt. Ms. Bellis is part of the environmental team evaluating the potential construction noise impacts of the overcrossing.
- *Half Moon Bay High School Track and Field Improvement Project Noise Impact Analysis Technical Report* for the Cabrillo Unified School District. LSA is preparing a Noise Impact Report for the proposed improvements on the Half Moon Bay High School track to allow for track and field meets. In close proximity to residential neighborhoods, the potential for noise levels generated by the track and field meets to exceed acceptable noise levels at these homes is evaluated in the report. Ms. Bellis conducted on-site noise measurements and is part of the environmental team evaluating the potential track and field noise impacts.

CORISSA LYNN BELLIS, EIT

LEED GREEN ASSOCIATE
NOISE/AIR QUALITY SPECIALIST

LSA

PROFESSIONAL EXPERIENCE

Noise/Air Quality Specialist
LSA Associates, Inc.
Fresno, CA
February 2015-present

Assistant Engineer
Blair, Church & Flynn
Clovis, CA
June 2014 – January 2015

Environmental Engineer
E2C Remediation, Inc.
Roseville, CA
February 2014 – June 2014

Intern, Engineering
Wastewater and Process
E&J Gallo Winery
Fresno, CA
June 2013 – September 2013
June 2012 – November 2012

Intern, Global Monitoring Division
NOAA
Boulder, CO
March 2012 – June 2012

PROFESSIONAL EXPERIENCE (CONTINUED)

- *California High-Speed Rail Project Fresno to Bakersfield Section Air Quality and Global Climate Change Technical Report* for the California High-Speed Rail Authority (Authority). LSA is preparing an air pollutant emission analysis for alternative routes of the California High Speed Rail Section between Fresno to Bakersfield. The proposed segment is located entirely within the San Joaquin Valley Air Pollution Control District. The technical report will include analysis of the project's consistency with the air district. Air quality emission analysis will be conducted using the California Emissions Estimator Model version 2013.2.2 (CalEEMod). Construction and operational related emissions will be analyzed. Based on the results of the analysis, LSA will include mitigation measures where necessary. Ms. Bellis will compare the air quality impacts for multiple station locations in a Technical Report and Supplemental EIR. The reports will be prepared in accordance with the Authority's template.
- *Kirker Pass Road Truck Lanes Project for Contra Costa Transportation Authority*. Kirker Pass Road is an interregional route between Central and East Contra Costa County. The addition of truck lanes is intended to reduce congestion and improve safety. Ms. Bellis is part of the environmental team evaluating the potential environmental impacts of the proposed improvements. She is contributing to the Caltrans Air Quality Conformity Analysis.
- *Emerald Views Residential Development EIR for the City of Oakland*. LSA is preparing an EIR for the proposed development of a 42-story residential tower with 370 units and five levels of below-grade parking on a site adjacent to Snow Park, and in close proximity to Lake Merritt. Ms. Bellis is preparing an air quality analysis memo to address regional and localized health effects associated with air quality impacts of the proposed project.

Ms. Bellis has contributed to the following CEQA documents, often conducting the monitoring, modeling, and preparing the CEQA analysis:

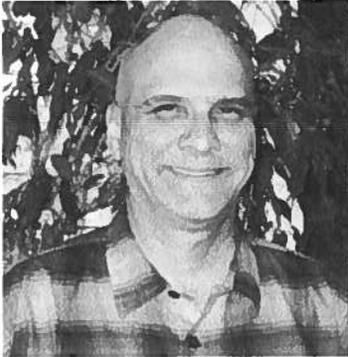
- *Sherwin-Williams Development Project EIR* for the City of Emeryville
- *Stanford Avenue Staging Area Expansion Project at Mission Peak Focused EIR* for the East Bay Regional Park District
- *Albany General Plan EIR* for the City of Albany
- *Martinez Waterfront Park IS/MND* for the City of Martinez, as a subconsultant to Dillingham Associates

Prior to joining LSA, Ms. Bellis worked for the engineering firm of Blair, Church & Flynn. She conducted feasibility studies and prepared Schematic Design Reports for civil infrastructure projects. She assisted with the design of drainage culverts and groundwater recharge basins, and drafted plans and profile drawings using AutoCAD for pipelines and roadways. Other responsibilities included preparation of cost estimates and permit applications.

NEAL KAPTAIN

ASSOCIATE/CULTURAL RESOURCES MANAGER
REGISTERED PROFESSIONAL ARCHAEOLOGIST
ARCHITECTURAL HISTORIAN

LSA



EXPERTISE

Cultural Resources Management
California Department of
Transportation Cultural
Resources Studies
Historical and Prehistoric
Archaeology
Architectural History
HABS/HAER Photography

EDUCATION

University of Leicester, England
M.A., with Distinction,
Archaeology and Heritage, 2010
University of California, Los
Angeles, California. B.A., with
Honors. Anthropology, 1991

PROFESSIONAL AFFILIATIONS

Society of Architectural
Historians
Society for California
Archaeology
Society for Historical
Archaeology
California Council for the
Promotion of History
California Mission Studies
Association

PROFESSIONAL RESPONSIBILITIES

Mr. Kaptain is an Associate Cultural Resources Manager and conducts cultural resources management research, fieldwork, and administration. He has 16 years of experience in survey, excavation, historical research, report writing, photography, site mapping, and artifact illustration. He conducts California and National register cultural resource evaluations of archaeological and built environment resources. Mr. Kaptain is LSA Point Richmond's coordinator for Caltrans local assistance projects and has served as principal or contributing author on more than 300 Caltrans cultural resources documents.

PROJECT EXPERIENCE

Fremont Boulevard Widening Project, Fremont, Alameda County, California

Mr. Kaptain was the cultural resources project manager on this City of Fremont road widening project. Mr. Kaptain conducted background research, field survey, consultation with interested parties, and prepared a cultural resources report to address requirements of Section 106 of the National Historic Preservation Act, Section 404 of the Clean Water Act, and the California Environmental Quality Act. **Personnel:** Andrew Pulcheon, Principal; Neal Kaptain, Project Manager and Archaeologist

Cultural resources studies completion date: January 2015

Marsh Creek Road Bridge Replacement Project, Contra Costa County, California

Mr. Kaptain was the cultural resources project manager on this Contra Costa County/Caltrans local assistance bridge replacement project. Mr. Kaptain conducted cultural resources studies to prepare a Historic Property Survey Report and Archeological Survey Report. Mr. Kaptain conducted background research, field survey, consultation with interested parties, and prepared a Historic Property Survey Report and Archeological Survey Report to address requirements of Section 106 of the National Historic Preservation Act, the Caltrans 2004 Programmatic Agreement, and the California Environmental Quality Act.

Personnel: Andrew Pulcheon, Principal; Neal Kaptain, Project Manager and Archaeologist

Cultural resources studies completion date: 2014

South Main Street and Soda Bay Road Widening and Bike Lanes Project Lakeport, California

Mr. Kaptain was the cultural resources project manager on this Lake County/Caltrans local assistance road widening project. Under Mr. Kaptain's direction, LSA has conducted cultural resources studies to prepare a Historic Property Survey Report, Archeological Survey

NEAL KAPTAIN

ASSOCIATE/CULTURAL RESOURCES MANAGER
REGISTERED PROFESSIONAL ARCHAEOLOGIST
ARCHITECTURAL HISTORIAN

LSA

PROFESSIONAL EXPERIENCE

Associate/Cultural Resources Manager
LSA, Point Richmond, CA
April 2001-present

Construction Administrator
J.D. Group, Inc.,
Los Angeles, CA
1996-2000

Field Technician
H.E.A.R.T. (Robert Wlodarski),
Calabasas, CA
1989-1995. Archaeological survey and excavation.

Staff Technician
Greenwood and Associates,
Pacific Palisades, CA 1989-1992.
Archaeological survey, monitoring, excavation, mapping, cataloging, analysis, photography, graphics, report writing, and report editing. Experience on historical and prehistoric sites throughout Southern California.

Research Assistant
Department of Anthropology,
University of California,
Los Angeles, CA, 1991

Library research and literature review in psychological anthropology.
Librarian

Department of Anthropology,
University of California,
Los Angeles, CA, 1990

Field Technician
Chester King, Consulting
Archaeologist, Topanga, CA 1990

Field Technician
The Irvine Companies,
Irvine, CA, 1989

CERTIFICATIONS

2010, Registered Professional
Archaeologist #3799700.
Register of Professional
Archaeologists, Baltimore,
Maryland.

Trench Excavation Competent
Person

PROJECT EXPERIENCE (CONTINUED)

Report, Historical Resources Evaluation Report, Extended Phase I Report, Archaeological Evaluation Report, Memorandum of Agreement, and Historic Property Treatment Plan. Mr. Kaptain directed field studies that included geoarchaeological coring, archaeological presence/absence and National Register of Historic Places evaluation excavations for this 1.25-mile long Area of Potential Effects with seven prehistoric archaeological sites.

Personnel: Andrew Pulcheon, Principal; Neal Kaptain, Project Manager and Archaeologist

Cultural resources studies completion date: Studies are ongoing

Capitol Avenue Extension Project Fremont, Alameda County, California

Mr. Kaptain was the cultural resources project manager on this City of Fremont/Caltrans local assistance road construction project.

Mr. Kaptain conducted cultural resources studies to prepare a Historic Property Survey Report and Archeological Survey Report. Mr. Kaptain conducted background research, field survey, consultation with interested parties, and prepared a Historic Property Survey Report and Archeological Survey Report to address requirements of Section 106 of the National Historic Preservation Act, the Caltrans 2004 Programmatic Agreement, and the California Environmental Quality Act.

Personnel: Christian Gerike, Principal; Neal Kaptain, Project Manager and Archaeologist

Cultural resources studies completion date: December 2013



TIMOTHY MILLIKEN
BOTANIST
CERTIFIED ARBORIST WE-5539A
BRYOLOGIST/LICHENOLOGIST

LSA

EXPERTISE

Moss and Lichen Ecology
Rare Plant/Botanical Surveys
and Taxonomy
Vegetation Ecology, Restoration,
and Management
Biological Impact
Analysis/CEQA
Wetland and Riparian Mitigation
Design, Monitoring, and
Permitting
Arboriculture and Epiphyte
Ecology

EDUCATION

University of California,
Berkeley, California.
UC Berkeley Extension,
· Environmental
Management & Engineering
· Landscape Architecture
· Technical Communication
Humboldt State University,
Arcata, California.
· Postgraduate, Botany,
1997 -1998
· B.A., Botany, Minor in
Biology and Art, 1996

PROFESSIONAL AFFILIATIONS

American Bryological and
Lichenological Society
California Botanical Society
California Lichen Society
California Native Plant
Society
Friends of the Jepson
Herbarium
International Society of
Arboriculture

PROFESSIONAL RESPONSIBILITIES

Mr. Milliken serves both as an arborist and botanist with LSA Associates. He conducts botanical surveys for rare and special-status plant species, noxious weeds, wetland plants, and trees. His work entails analyzing impacts of construction to vegetation and sensitive plant communities.

Mr. Milliken serves as an International Society of Arboriculture (ISA) Certified Arborist with LSA Associates. With over 15 years of experience as a certified arborist he has worked on a variety of tree jobs and special projects. Mr. Milliken has consulted with a wide range of clients regarding tree issues in several California Counties. He has consulted on PG&E's Vegetation Management and has experience and knowledge related to tree protection, pruning, growth regulators, herbicides, and pesticides. Mr. Milliken is familiar with local tree ordinances, and has conducted tree surveys for arborist reports in Alameda, Contra Costa, Riverside, Los Angeles, Marin, San Francisco, Santa Clara, and Sonoma Counties. LSA's arborist reports typically include a tree survey, an evaluation of tree health and structure, and guidance for tree protection during construction.

Mr. Milliken held a Qualified Applicator License (QAL) with the State of California Department of Pesticide Regulation until 2010. Although he is familiar with the laws and regulations related to pesticides, he is currently undergoing training for to re-certify his QAL.

PROJECT EXPERIENCE

Sir Francis Drake Boulevard Rehabilitation Project **Client: Marin County, California.**

Mr. Milliken provided on site monitoring and certified arborist services necessary to protect coast redwood and other trees from impacts related to road and retaining wall construction in Phase I of the project. Assistance was provided in the form of advice and recommendations for branch pruning, root pruning, hand digging around large tree roots, and avoidance of damaging trees with heavy equipment. Mr. Milliken also verified correct installation of protective tree fencing, California red-legged frog exclusion fencing, and made daily checks of the storm water pollution prevention plan elements.

Watson Park Remedial Action Plan and Master Plan IS/MND **Client: City of San Jose, California.**

As an integral part of the approval and implementation of a Remedial Action Plan by the Department of Toxic Substances Control, Mr. Milliken analyzed, inventoried and mapped 432 trees within Watson Park, San Jose, California. In addition to the arborist report, the City requested a plan to save a heritage oak tree that would be surrounded by

TIMOTHY MILLIKEN

BOTANIST/CERTIFIED ARBORIST WE-5539A
LICHENOLOGIST

LSA

PROFESSIONAL EXPERIENCE

Botanist/Certified Arborist
LSA, Point Richmond, CA
June 2002-present

Vegetation Management
Consultant
ACRT, Inc., Lodi, CA
July 1999-June 2002

Western Environmental
Oakland, CA
May 1998-July 1999

CERTIFICATIONS/ SPECIALIZED TRAININGS

Certified Arborist, International
Society of Arboriculture

Basic Wetlands Delineation (40
hours), Richard Chin Wetland
Training

Regional Supplement Training
(8 hours), Richard Chin Wetland
Training

California Qualified Applicator
License (pending renewal)

Graduate Studies in Lichen and
Bryophyte Ecology, Humboldt
State University, Arcata, CA.

four feet of fill. Mr. Milliken researched root aeration techniques and provided the City with cross sectional renderings that illustrated the tree's finished appearance in the landscape. The arborist report and presentations were part of a large volume of documentation needed to support the environmental analysis.

Downtown Family Development Project

Client: City of Mountain View, California.

LSA's arborist report for this project recognized unavoidable impacts to the roots of a large coast live oak tree. Mr. Milliken provided methodologies in the report that addressed treatments used to minimize damage to the tree's roots. Some of the methodologies included root pruning prior to grading, use of retaining walls with discontinuous footings situated to avoid large structural roots, the use of paving sections that require a minimum amount of excavation, root aeration systems, and the use of air and water pervious pavement.

Laguna Bridge Tree Survey Report

Client: CH2M HILL/Caltrans.

Mr. Milliken prepared a tree survey report as part of the Natural Environment Study (NES) for the Laguna Bridge replacement project in Sonoma County, California. Within the project's Environmental Footprint the location of all trees were identified to species, measured, and mapped with GPS. Trees were categorized based upon the impact type specified in the conceptual plan: permanent impact, temporary impact, or no impact.

Mokelumne River Weed Mapping Project

Client: Pacific Gas and Electric Company.

As lead botanist/arborist, Mr. Milliken mapped invasive trees and weeds along PG&E's fee title right-of-ways in El Dorado and Alpine Counties in California. a Vegetation management plan was published and included the resulting maps and weed control recommendations and documentation.

Urban Greening Plan

Client: City of Berkeley, California.

Mr. Milliken assisted in the preparation of a city-wide tree inventory. By walking city streets and visiting every tree encountered, he collected a variety of tree attributes, including species, condition, diameter, height, and geographic location. This data provided information that city crews could use to keep track of the urban forest resource including: tracking hazardous trees, tree maintenance, and new tree locations.

APPENDIX B

Baseline Environmental Consultants Firm Profile and Resumes

CEQA QUALIFICATIONS

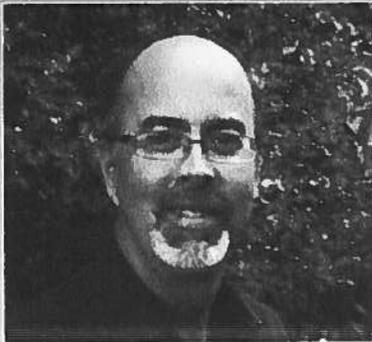
BASELINE is an Emeryville-based multi-disciplinary environmental consulting firm that was established in 1985. We provide our private and public sector clients with a range of services, including CEQA environmental impact assessment and compliance, permitting, and hazardous materials management. Our core philosophy focuses on advancing our client's long-term interests and objectives by doing quality work in a timely and responsive way. Maintaining this philosophy and practice for over 30 years has resulted in many long-lasting collaborative client relationships.

As a subconsultant for CEQA projects, BASELINE offers a broad range of technical expertise, including air quality and greenhouse gas, noise and vibration, hydrology and water quality, geology and soils, and hazards and hazardous materials analyses. Our staff of geologists, hydrogeologists, engineers and environmental scientists, most of whom have certifications and/or registrations in their respective technical fields, has extensive expertise and experience preparing technical sections for IS/MNDs and EIRs. BASELINE has contributed to over 300 CEQA documents, with projects including general plan updates, high-density residential and mixed-use urban infill, new schools, new hotels, hospital expansions, landfills, petroleum refinery retrofit, wastewater treatment plant upgrades, dredging projects, major highway projects, new trails, aggregate mining, new underground pipelines, new and upgraded industrial facilities, regional park fire management plans, new town centers, new parks, and new corporate campuses.

Bruce Abelli-Amen, P.G., C.Hg.

Principal Certified Hydrogeologist

M.S., Environmental Systems, Applied
Geology, Humboldt State University, 1988
B.A., Geological Sciences, UC Santa Barbara
40-hour OSHA training, 1985
Certified Hydrogeologist No. 96, 1995
Professional Geologist No. 5593, 1993
25 years of experience



Recent Projects

- Yolo County Central Landfill Soil Borrow Site EIR, Project Manager
- New Irvington Tunnel EIR, Hetch Hetchy Water Conveyance System, SFPUC, EIR and Groundwater Project Manager
- Port of San Francisco, Municipal Stormwater Program Manager
- SFPUC Westside Groundwater Basin Monitoring Program Manager
- City Place EIR, Santa Clara, Project Manager for Geology, Groundwater Hydrology and Water Quality, and Hazardous Materials sections.
- Doyle Drive Replacement Project, San Francisco, Technical Lead on Hydrology and Water Quality and Groundwater Monitoring
- Apple Campus EIR, Cupertino, Project Manager for Geology, Hazards, and Hydrology EIR sections

Bruce Abelli-Amen is a Principal, Certified Hydrogeologist, 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 conveyance infrastructure projects.

He also has experience with construction management and permitting, which provides useful insights into the development of feasible and practical mitigation measures for identified significant CEQA impacts. He is currently leading the Groundwater Management Program during construction of the SFPUC's New Irvington Tunnel between Sunol Valley and Fremont.

He is also currently assisting the Port of San Francisco with their NPDES compliance programs (both the Industrial General Permit and the Phase II MS4 General Permit). Under this program, BASELINE collects stormwater runoff samples, updates the Port's website with current content, assists with education and outreach, and completes annual reports.

He 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. He has experience managing large-scale soil and groundwater remediation projects. He has supervised soil excavation, bioremediation, and backfill operations.

What Our 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

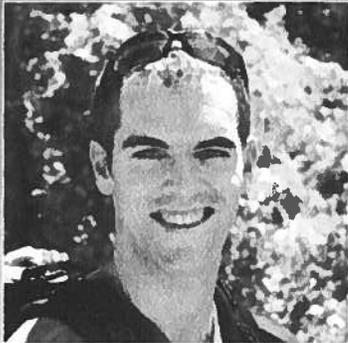
Patrick Sutton

Environmental Engineer

M.S., Civil and Environmental Engineering,
University of California – Davis

B.S., Environmental Science,
Dickinson College

10 years of experience



Recent Projects

- I-680 Northbound HOV/Express Lane Project, Manager for the Caltrans Initial Site Assessment and Preliminary Geological Assessment.
- Yolo County Central Landfill Soil Borrow Site EIR, Technical Lead for Air Quality, Climate Change, Geology, Hazardous Materials, Hydrology, Mineral Resources, and Paleontology.
- Mountain View General Plan EIR, Technical Lead for Hazardous Materials.
- New Irvington Tunnel Project, Water Resource Database Manager for over 40 domestic water supply wells.

Recent Publications

- Sutton, P.T. and T.R Ginn, 2014. Sustainable in-well vapor stripping: A design, analytical model, and pilot study for groundwater remediation. *Journal of Contaminant Hydrology*. 171 32-41.
- ASTM D6771-15 (Under Review), Standard Practice Low-Flow Purging and Sampling for Wells Used for Groundwater Quality Investigations. ASTM International.

Patrick Sutton is an environmental engineer. He has prepared numerous CEQA evaluations for air quality, climate change, geology, paleontology, hazardous materials, and water quality related to residential, commercial, and industrial projects, as well as large infrastructure developments. Mr. Sutton has also prepared many Phase I Environmental Site Assessments in accordance with ASTM standards and Initial Site Assessments and Preliminary Site Investigations in accordance with Caltrans requirements. His proficiency in a wide range of technical software (Microsoft Access, GIS, air quality and groundwater models, and graphics design) allows him to thoroughly and efficiently assess and mitigate environmental concerns.

Mr. Sutton has worked as a field technician for hazardous waste sites, and managed state-funded and privately-financed soil and groundwater remediation projects. Remediation projects have included service stations, landfills, drycleaners, railroads, and other commercial properties impacted by hazardous materials releases. As a current member of ASTM, Mr. Sutton is revising the standard for low-flow purging and sampling commonly applied during environmental investigations to improve estimates of contaminant concentrations in groundwater.

In 2014, Mr. Sutton designed and modeled a sustainable in-well vapor stripping system to remove chlorinated solvents from groundwater, and to provide an affordable alternative to conventional remediation technologies. In cooperation with the Central Valley Regional Water Quality Control Board, a successful pilot test of the technology was implemented at a dry cleaner site in Sonora, California. Mr. Sutton has also supervised the installation and maintenance of a variety of remediation systems, such as air sparge and soil vapor extraction, enhanced bioremediation, permanganate injection, and groundwater extraction. Through his work associated with assessing, investigating, and remediating hazardous materials in the subsurface, he has developed an excellent perspective on how to satisfy both regulatory and technical requirements to properly manage hazardous material concerns.

Todd Taylor

Environmental Associate

M.S., Applied Geosciences, University of Pennsylvania (candidate – graduation 2015)

B.A., English, Northwestern University, Evanston, Illinois

40-hour OSHA training, 1995

8-hour OSHA supervisor training, 2002

19 years of experience



Recent Projects

- SFMTA Transit Effectiveness Project Initial Study, Technical Lead on Geology, Hydrology, and Hazards
- City of Fremont Washington Street Redevelopment Project, Technical Lead for site investigations and remediation for USTs and railroad right-away-areas.
- Doyle Drive Replacement Project EIR/EIS, San Francisco, Technical Lead on Hazardous Materials Analysis
- San Francisco General Hospital Rebuild Program EIR, Public Health and Safety analysis
- Apple Campus EIR, Cupertino, Technical Lead for Hydrology EIR analysis

Todd Taylor has experience in hazardous materials management associated with site investigations and remediation. He has also prepared hazardous materials, geology, and hydrology technical reports and impact evaluations for more than one hundred CEQA and NEPA documents. His experience with hydrogeologic analyses, NPDES regulatory requirements, and hazardous materials issues has provided clients with thorough and legally defensible analyses for complex projects. He routinely obtains applicable permits for various hazardous materials sites and assist clients in proper waste management.

Mr. Taylor has also served as project manager for more than two hundred Phase I and Phase II environmental site assessments, including underground tank sites, for public and private clients throughout California. Many of these were prepared under as-needed environmental services contracts BASELINE has held with San Francisco Department of Public Works.

Mr. Taylor is also experienced in using CAD, GIS systems, and hydrologic modeling software in complex projects requiring the efficient management and interpretation of large amounts of environmental data. He assisted in the development of an environmental GIS system for the San Francisco International Airport, designed to provide quick access to data from environmental investigations performed by airport staff, tenants, and regulatory agencies.

Mr. Taylor is thoroughly familiar with standard industry practice and current ASTM standards and EPA AAI guidances for Phase I and II reports, which he has used in the preparation of numerous third-party reviews of environmental documentation prepared by other firms.

Mr. Taylor is experienced in the use of computer statistics packages and relational databases. He has used his skills in computer statistical analysis and database management to manage large data sets for projects such as hazardous waste reclassification applications and health risk assessments.

Monika Krupa

Environmental Scientist II

M.S., Soils and Biogeochemistry, University of California, Davis

B.A., Environmental Sciences, Biological Emphasis, University of California, Berkeley

5 years of experience



Recent Projects

- New Irvington Tunnel Project. Database Management and Quarterly Monitoring and Reporting. 2012 to present.
- Doyle Drive Bluff Monitoring Project. Database Management, Quarterly Monitoring, and Annual Reporting. 2013 to present.
- Bayer HealthCare Quality Control Testing Facility ISMND. Manager for Phase I Environmental Site Assessment and for Hydrology, Hazards, Air Quality, and Greenhouse Gas analyses. Technical lead for Noise. 2014.
- Yolo County Central Landfill Soil Borrow Site EIR. Technical Lead for Noise. 2014.
- Rocketship Redwood Academy ISMND. Technical lead for Geology and Hydrology. 2014.
- Warm Springs South Fremont Community Plan. Manager for Phase I Environmental Site Assessment. Technical Lead for Hydrology. 2013.

Monika Krupa has prepared numerous Initial Study and Environmental Impact Report analyses for residential, mixed-use, commercial, industrial, mining, and infrastructure projects throughout Northern California. She is specialized in the assessment and mitigation of impacts related to noise and vibration, geology and soils, hazards and hazardous materials, and hydrology and water quality. Ms. Krupa leverages her experience with NPDES regulatory requirements, hazardous materials investigations, and environmental oversight of construction projects, to develop feasible and practical mitigation measures for identified significant impacts.

Ms. Krupa has participated in numerous hazardous materials investigations and remediation projects. Her field experience includes groundwater level monitoring, soil and groundwater sampling, soil vapor sampling, and groundwater aquifer testing. She has worked at a variety of hazardous materials sites impacted with lead, asbestos, petroleum hydrocarbons, and chlorinated solvents, including: service stations, landfills, railroads alignments, petroleum refineries, and power plants. Ms. Krupa is also experienced in carrying out Phase I Environmental Site Assessments in accordance with standard industry practice and current ASTM standards and EPA All Appropriate Inquiry regulations for Phase I reports.

Ms. Krupa is skilled in database management and in the statistical analysis of environmental data. She has performed these tasks for multiple long-term groundwater monitoring and investigation projects. Ms. Krupa is adept at presenting the complex data sets that often result from these projects in concise and understandable graphics and tables. Additionally, Ms. Krupa has three years of experience as a soil and water quality researcher at UC Davis. Her work involved the design, implementation, and management of long-term, multifaceted surface water quality studies in agricultural and forested areas.