

## FIRM OVERVIEW

Urban Planning Partners is a planning firm located in Downtown Oakland and is 100-percent woman owned. Our key services include land use planning policy development and analysis, environmental review and analyses, community outreach and engagement, entitlement assistance and project management, contract planning, and grant writing.

Trust, objectivity, and insight are the foundations of our work. Our dedication, strong communication skills, and diverse range of experience enable successful partnerships with our clients. We collaborate with our clients and the communities in which we work to achieve approval and implementation of policies and projects that make better urban environments.

**Contact Information:**

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## PEOPLE

Urban Planning Partners is led by Lynette Dias who has over 25 years of urban planning experience. She began her planning career in the public sector and later transitioned into consulting, where she has spent most of her career working for public agencies and private developers throughout California.

Lynette works closely with Urban Planning Partners staff that includes a diverse team of planners and other professionals. Our planners have extensive experience and expertise in several disciplines, including urban planning, architecture and urban design, environmental planning, public policy, and project management. Our team also includes graphic designers, web designers, and document production experts to support our production of high quality products. Resumes of key staff are included at the end of this document.



## KEY STRENGTHS

The Urban Planning Partners team is recognized for their high-quality work and commitment to, and success at, getting the job done. Some of our key strengths are:

- ♦ **Senior Staff involvement.** Urban Planning Partners is committed to having senior staff involved with projects on a daily basis.
- ♦ **Proactive Project Management.** Urban Planning Partners' success in managing projects stems from our comprehensive and forward-thinking approach.
- ♦ **Experience and Expertise.** Our team has prepared over 200 CEQA documents, including many for legally-contentious and controversial projects.
- ♦ **Commitment to Schedules.** Urban Planning Partners is known for our commitment to project schedules.
- ♦ **Collaboration.** Experience has taught us that collaboration is important to a successful process.
- ♦ **Staying Current.** As policies and environmental processes continue to shift and evolve, we pride ourselves on staying current with statute and guideline amendments, case law, policy trends, and innovations in our field.

# LAND USE POLICY

Urban Planning Partners provides land use policy services including preparing Specific Plans, Master Plans, Neighborhood and Downtown Plans, and implementing policies and development standards. Urban Planning Partners believes in a collaborative approach to land use policy planning. Experience has taught us that collaboration is important to a successful process. We know that developers and public agencies sometimes feel that the planning process is arduous and overly complicated, so it is important to keep all team members engaged.

Our approach to land use policy projects has led to the successful completion of Master Plans, Specific Plans and other policy documents and development regulations that have helped communities resolve complex issues, including providing land use flexibility and streamlining subsequent site development review procedures through innovative approaches to crafting development regulations; defining the character of new development in relationship to the surrounding community; addressing interim uses and transition of existing land uses to different uses over time; blending vision with market realities in a manner that achieves community goals; and establishing environmental performance standards to ensure mitigation of project impacts.





## **SELECT LAND USE POLICY PROJECTS**

Urban Planning Partners staff managed or made significant contributions to the following projects:

- ♦ *Irvington BART Station Area Plan and Station Site Plan for the City of Fremont*
- ♦ *Downtown Specific Plan and EIR for the City of Oakland (subconsultant)*
- ♦ *Iron Horse Trail Feasibility Study for the City of Dublin/Alameda County Transportation Commission (subconsultant)*
- ♦ *Truckee Railyard Master Plan for Holliday Development/Town of Truckee*
- ♦ *Alameda Point Main Street Specific Plan for the City of Alameda*
- ♦ *Recology Modernization and Expansion Specific Plan for Recology*
- ♦ *Fort Bragg G-P Mill Site Specific Plan and Community Outreach for Georgia Pacific, LLC*
- ♦ *MacArthur Transit Village PUD for Bridge Housing & McGrath Properties/City of Oakland/BART*
- ♦ *Lodi Greenbelt Community Separator Advance Planning Services for the City of Lodi*
- ♦ *Pacific Pipe Zoning Assistance for K. S. Properties, LLC*
- ♦ *Assistance with Oakland Zoning Ordinance Update Editing for the City of Oakland*
- ♦ *Chevron Richmond Properties Land Use Study for Chevron Business and Real Estate Services*
- ♦ *Truckee Design Charrette for Heritage Partners*
- ♦ *Northern Alameda Waterfront Specific Plan for the City of Alameda*
- ♦ *District-wide Space Needs Study for East Bay Municipal Utility District (EBMUD)*
- ♦ *Oakport Master Plan for East Bay Municipal Utility District (EBMUD)*
- ♦ *San Francisco 10th and Market Design Alternatives for Bank of America*
- ♦ *Land Use Feasibility Study for Bank of America*
- ♦ *Port 'O Call Shopping Center Reuse Study for the City of Foster City*
- ♦ *Marlin Cove Shopping Center Reuse Study for the City of Foster City*
- ♦ *Oakland Produce Distribution Center Feasibility Study for the City of Oakland*
- ♦ *High Speed Ground Transportation Economic Impacts Analysis for Caltrans, as subconsultants to Economics Research Associates*
- ♦ *Kiernan Business Park Specific Plan and EIR for the City of Modesto*
- ♦ *Alice Street Park and Waterfront Promenade for the Port of Oakland*
- ♦ *Land Use and Circulation Element Background Studies Report for the City of Foster City*

# ENVIRONMENTAL REVIEW

Urban Planning Partners provides environmental review services in compliance with California Environmental Quality Act (CEQA), including preparation of Environmental Impact Reports (EIRs), Mitigated Negative Declarations (MNDs), Initial Studies (ISs), and necessary documentation to support Categorical Exemptions (CEs) and other CEQA documents. Our experience includes conducting CEQA analysis at both the program and project level for a variety of project types and sizes including general plan updates, rezonings, specific plans, development regulations, industrial reuse projects, downtown mixed-use redevelopment, research & development complexes, residential annexations, coastal mixed-use development, public buildings, and small residential infill projects.

Urban Planning Partners' approach to preparing CEQA documents pays careful attention to defining the project for the purposes of CEQA, establishing baseline and the criteria for evaluating impacts, the methods for evaluating the impacts, and establishing appropriate mitigation measures to ensure the evaluation is objective and consistent with applicable agency requirements. At the program level, and even sometimes at the project level, our clients can be challenged by defining the project for the purposes of CEQA and in a way that will maximize the level of CEQA review while also allowing flexibility for the plan or project to evolve. Urban Planning Partners works closely with our clients to determine the best approach and framework for defining and evaluating a plan or project to ensure it is comprehensively evaluated and the desired level of CEQA review is achieved. The comprehensiveness and understandability of our CEQA documents allow the project debate, if any, to focus on the project's or plan's merits and not the findings or scope of the environmental analysis.



We are skilled at working on politically challenging projects that involve divergent viewpoints from community groups and within lead and responsible agencies. With this experience comes the ability to recognize patterns, foresee potentially challenging issues, and advise clients on the best response given the situation. We are experienced in working with attorneys on legally contentious projects and understand the necessity of well-balanced and defensible planning and CEQA documents.

Ensuring compliance with State, federal, and local environmental regulations is often one of the most challenging aspects of a development project. As policies and environmental processes continue to shift and evolve, we pride ourselves on staying current with statute and guideline amendments, case law, policy trends, and innovations in our field. Our conscientious tracking of new developments in the field allows us to pinpoint opportunities during the environmental review process and advise our clients on any challenges that we foresee. By staying current, we are also in a better position to develop and implement out-of-the-box solutions when feasible.

## SELECT ENVIRONMENTAL REVIEW PROJECTS

The following projects were directed or managed by Urban Planning Partners staff:

### Mixed-use Projects

- ♦ *FC 15-acre Town Center Development EIR for the City of Foster City*
- ♦ *MacArthur Transit Village EIR for MTCP/City of Oakland/BART*
- ♦ *Pilgrim-Triton Master Plan EIR for the City of Foster City*
- ♦ *Marketplace Expansion EIR for the City of Emeryville*
- ♦ *Truckee Railyard Master Plan EIR for the Town of Truckee*
- ♦ *1300 El Camino Real Mixed-Use Project EIR for the City of Menlo Park*
- ♦ *El Cerrito Del Norte Mixed-Use Project IS/MND for The Olson Company*
- ♦ *Second and Harrison Streets Mixed-Use Project CEQA Review for The Olson Company*
- ♦ *Sherwin-Williams Development Plan EIR for the City of Emeryville*
- ♦ *North Main Street Development Projects EIR for the City of Milpitas*
- ♦ *Mirabella Senior Housing and Parkview Plaza EIR for the City of Foster City*
- ♦ *Derry Lane Mixed-Use Development EIR for the City of Menlo Park*
- ♦ *Harbor Walk/Olson Company Mixed-Use Project CEQA Documentation for the City of Benicia*
- ♦ *221 First Street IS/MND for the City of Benicia*
- ♦ *Uptown/Forest City Mixed-Use Residential Project EIR for Forest City Residential West, Oakland*
- ♦ *Ford Building Reuse EIR for the City of Richmond*
- ♦ *Downtown Campbell Mixed-Use Development IS for the City of Campbell*
- ♦ *Fleet Industrial Supply Center/Catellus Mixed-Use Development EIR for the City of Alameda*
- ♦ *Foster/Woodstock Mixed-Use Project EIR for the City of Foster City*
- ♦ *Wavecrest Village EIR for the City of Half Moon Bay*

### Residential

- ♦ *6701 Shellmound Street Initial Study for the City of Emeryville*
- ♦ *101 Polk Street Mitigated Negative Declaration for the City of San Francisco, Emerald Fund*
- ♦ *San Francisco Overlook Residential Development Final EIR for the City of San Francisco/Overlook Development LLC*
- ♦ *Hunter Property Residential Subdivision Project EIR for the City of St. Helena*
- ♦ *High & MacArthur Focused EIR for the City of Oakland*
- ♦ *Alhambra Highlands EIR for the City of Martinez*
- ♦ *Sunnybrae Initial Study for City of San Mateo*
- ♦ *2555 Pulgas Avenue Live/Work Project EIR for the City of East Palo Alto*
- ♦ *1439 Alice Street Residential Project Environmental Review Services for Mark Borsuk, Inc.*
- ♦ *Tassafaronga Village Revitalization Project CEQA/NEPA for the City of Oakland*
- ♦ *Lincoln and Mission Residential Condominiums Project EIR for the City of San Rafael*
- ♦ *Westside and Southwest Gateway Annexations and Development Projects EIR for the City of Lodi*
- ♦ *Clarke & Weeks Townhomes Project IS/MND for the City of East Palo Alto*
- ♦ *Bockman Road Residential IS/MND for The Olson Company, San Lorenzo*

## *Environmental Review*

### Residential (continued)

- ♦ *Seacliff Marina Project EIR for the City of Richmond*
- ♦ *Treetop Apartments Redevelopment IS/MND for the City of San Bruno*
- ♦ *West Campbell Avenue Water Supply Wells and Housing Project IS/MND for the City of Campbell*
- ♦ *Skycrest Development Project IS/MND for the City of San Bruno*
- ♦ *Circle S Residential Project IS/MND for the City of San Pablo*
- ♦ *Cypress Walk Residential Project EIR for the City of Pacifica*
- ♦ *Point Richmond Shores Development EIR for the City of Richmond*
- ♦ *Old Ranch Residential Development EIR for the City of San Ramon*
- ♦ *Thomas L. Berkley Square EIR for Alameda County Community Development Agency*
- ♦ *Ocean Colony Lots 24/25-33 Subdivision EIR for the City of Half Moon Bay*
- ♦ *Magnolia Place IS/MND for the City of Half Moon Bay*
- ♦ *Roddy Ranch EIR for the City of Antioch*
- ♦ *Stanford University/Escondido Village Graduate Student Housing MND for Santa Clara County*
- ♦ *Nina Court Planned Development IS for the Town of Los Gatos*
- ♦ *Fletcher/Wong Residential EIR for the City of Livermore*
- ♦ *Henry Ranch Residential Development EIR for the City of San Ramon*
- ♦ *634 North Santa Cruz Avenue Expanded IS for the Town of Los Gatos*
- ♦ *Signature Properties EIR for the City of Livermore*
- ♦ *Newport Coast Development Phases IV-3 & IV-4 EIR for the Irvine Co. Development Corp.*
- ♦ *15827 Los Gatos Boulevard IS/ND for the Town of Los Gatos*
- ♦ *Circle E Ranch EIR for the City of San Ramon*
- ♦ *Brookside Meadows MND for the City of Novato*
- ♦ *Clark Road Residential EIR for the City of Richmond*
- ♦ *Old Ranch Estates II Residential Development EIR for the City of San Ramon*
- ♦ *Hilltop West Environmental Analysis for the City of Richmond*

### Commercial

- ♦ *Lincoln Centre Life Sciences Research Campus Project EIR for the City of Foster City*
- ♦ *Berkeley Iceland Adaptive Reuse EIR for the City of Berkeley*
- ♦ *Pixar Master Plan Environmental Review for the City of Emeryville*
- ♦ *Pixar Phases 1 and 2 Environmental Review for the City of Emeryville*
- ♦ *Fox Theater Rehabilitation Project IS/MND for California Commercial Investments*
- ♦ *Alameda County Auto Auction EIR for the City of Livermore*
- ♦ *Livermore Valley Center EIR Addendum for the City of Livermore*
- ♦ *Spieker Properties Tower Environmental Review for Spieker Properties*
- ♦ *Corinthian Yacht Club Negative Declaration for the Town of Tiburon*
- ♦ *Trammel Crow Office Complex Entitlements & CEQA Documentation for the City of Foster City*
- ♦ *EFI/Vintage Park CEQA Documentation for the City of Foster City*
- ♦ *Dyer Street Triangle EIR for the City of Union City*

### Industrial

- ♦ *Bayer Healthcare Product Testing Facility Initial Study for the City of Berkeley*
- ♦ *East Oakland International Distribution Center EIR for the City of Oakland/Dreisbach Enterprises*
- ♦ *Chevron Revised Renewal Project EIR for the City of Richmond*
- ♦ *Vanden High School Renovation IS for the Travis Unified School District*
- ♦ *Material Recovery Facility Feasibility Studies for Brown Vence Associates*
- ♦ *Jieffer Landfill Project Industrial Engineering Report CH2M Hill for Sacramento County*

## *Environmental Review*

### Institutional

- ♦ *Burke Property Acquisition Environmental Review for the Travis Unified School District*
- ♦ *Windrush School Master Plan IS/MND for the City of El Cerrito*
- ♦ *Multiple Environmental Review Projects for the San Ramon Valley Unified School District*
- ♦ *Santa Rosa Junior College Parking Structure EIR for the Sonoma County Junior College District*
- ♦ *On-Call Environmental Services for the Contra Costa Community College District*
- ♦ *New Alameda Free Library EIR for the City of Alameda*
- ♦ *Central Library Restoration and Expansion Project for the Berkeley Public Library*
- ♦ *California Maritime Academy Master Plan EIR for California State University, Maritime Academy, Vallejo*
- ♦ *Dwyer Hall Remodeling and Expansion Project IS for California Maritime Academy, Vallejo*
- ♦ *ValleyCare Medical Center EIR for the City of Livermore*

### Plans/Policy

- ♦ *Measure DD Projects EIR for the City of Oakland*
- ♦ *Downtown Martinez Specific Plan EIR for the City of Martinez*
- ♦ *San José Downtown Strategy EIR for the Redevelopment Agency of San José*
- ♦ *Mclver Hill Specific Plan EIR for the Town of Truckee*
- ♦ *Alameda Point General Plan Amendment EIR for the City of Alameda*
- ♦ *Campbell General Plan EIR for the City of Campbell*
- ♦ *Strong Neighborhoods Initiative Program EIR for the Redevelopment Agency of San José*
- ♦ *Naval Air Station and Fleet Industrial Supply Center Disposal and Reuse EIR for the City of Alameda*
- ♦ *Richmond Redevelopment Areas EIR for the City of Richmond*
- ♦ *Foster City Redevelopment Area/Shopping Center EIR for the City of Foster City*

### Infrastructure

- ♦ *BART to Livermore Extension EIR for BART*
- ♦ *Lake Madigan Seismic Improvements Project IS/MND for the City of Vallejo*
- ♦ *Arroyo Mocho Bicycle Trail Preliminary Design and CEQA Review for the City of Livermore*
- ♦ *Alameda Point Improvement Project EIR for the City of Alameda*

### Miscellaneous

- ♦ *Billboard Relocation Project IS/MND for the City of Martinez*
- ♦ *Terminal One Site Remediation Environmental Review for the City of Richmond*
- ♦ *Sea Cloud Park Phase II Dredging Project EIR for the City of Foster City*
- ♦ *Windemere Alternatives Analysis for Windemere Partners*



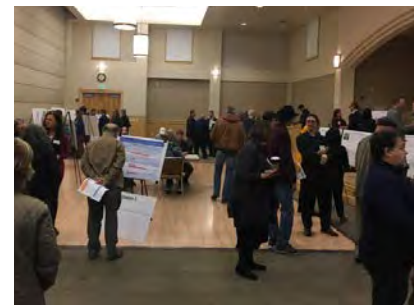
# COMMUNITY ENGAGEMENT

Urban Planning Partners provides a range of community engagement services. Given people have different ideas, values, and sensitivities, a successful community engagement process is critical to the success of almost any planning project or plan. At Urban Planning Partners, we prepare a truly customized community engagement strategy for each project/client. Key elements we consider for each effort include:

- ♦ Outreach—to who, how, and when?
- ♦ Engage, Listen, Learn, and Educate—how and when?
- ♦ Build Consensus—how? with who?

We employ many techniques—from simple to highly innovative—and are always considering new ways to find new and improved ways to cultivate effective dialogue. Our services may include preparing customized detailed engagement plans and schedules; leading focus groups, educational sessions, and stakeholder facilitation meetings in a variety of formats and with varied content; hosting community workshops and open houses; and managing outreach communications including drafting project messaging, preparing frequently asked questions and responses, and hosting a project website; drafting and conducting surveys and evaluating and summarizing the results; and utilizing other online engagement tools.

We work with our clients to help ensure the approach is appropriately balanced to the community and considers a mix of on-line and off-line elements, multiple languages, and varied meeting formats to engage to a representative cross-section of the community. Some strategies may have a strong emphasis on youth engagement, while others may target certain ethnicities or interest group.



## **SELECT COMMUNITY ENGAGEMENT PROJECTS**

Urban Planning Partners staff managed or made significant contributions to the following projects:

- ♦ *BART MacArthur BART Lighting Project for BART as subconsultant to Arup*
- ♦ *Irvington BART Station Site Plan and Area Plan for City of Fremont and BART*
- ♦ *Truckee Railyard Master Plan for Holliday Development and the Town of Truckee*
- ♦ *Chevron Refinery Modernization for the City of Richmond*
- ♦ *Santa Cruz Cliff & Bay Mixed Use Development for Ensemble Development*
- ♦ *Alameda Point Main Street Specific Plan for City of Alameda*
- ♦ *Ironhorse Trail Dublin Crossing for Fehr & Peers*
- ♦ *Downtown Oakland Specific Plan as subconsultant to Dover, Kohl & Partners*
- ♦ *Recology Brisbane Specific Plan for Recology*
- ♦ *Multiple Recurrent Energy Projects throughout California for Recurrent Energy*
- ♦ *Martinez Downtown Specific Plan for City of Martinez*
- ♦ *Fort Bragg Mill Site Specific Plan for Georgia Pacific*

# ENTITLEMENT ASSISTANCE

Urban Planning Partners provides policy and research assistance to developers, property owners, and interest groups through all stages of the land use approval process.

Urban Planning Partners is a firm of dedicated planning professionals with experience working in California for the past 25 years. Our passion for good planning includes an interest in local and regional development policy and politics. Our experience, together with our passion, allows us to assist developers, property owners, and public interest groups with due diligence, research and analysis of development challenges, probabilities, and strategy for managing potential issues that may arise throughout the process.

Urban Planning Partners' success in assisting applicants in the development process stems from our comprehensive and forward thinking approach. We diligently scope out potential project challenges that we can identify at the onset, but recognize the process needs to be iterative and pay careful attention to quickly recognize and address challenges that will likely arise throughout the entitlement process. Typical services include mapping out a schedule and strategy for the overall application process, completing necessary application paperwork, coordinating subconsultants, organizing community meetings, and reviewing and editing reports and narratives for submittal to necessary agencies to ensure consistency with local requirements and regulations.

## SELECT ENTITLEMENT ASSISTANCE CLIENTS



- ◆ City Ventures
- ◆ East Bay Municipal Utility District (EBMUD)
- ◆ EcoPlexus
- ◆ Ensemble Investments
- ◆ First Solar
- ◆ Georgia-Pacific, LLC
- ◆ Holliday Development
- ◆ Intracorp
- ◆ Lane Partners
- ◆ McGrath Properties
- ◆ Mill Creek Residential
- ◆ Pacific Bell
- ◆ Panoramic Interests
- ◆ Recurrent Energy
- ◆ ReThink Development
- ◆ RREEF
- ◆ Strategic Urban Development Alliance, LLC (SUDA)
- ◆ Sares-Regis
- ◆ Spieker Properties
- ◆ The Olson Company

# CONTRACT PLANNING

Urban Planning Partners assists municipal governments with project management, policy and research analysis, land use and development regulations, negotiating development agreements, and updating General Plans, and Specific Plans. Our contract planning services include both on-site staffing and project-based assignments.

Urban Planning Partners takes on contract planning assignments with a fresh perspective. We understand the nuances of public agencies, and we are diligent at quickly getting a good understanding of the different codes, policies, and politics of all the agencies in which we work. As contract planners, we provide cost-efficient solutions to interim staff vacancies, technical expertise for special projects, and management of fluctuating workloads. Many of our planners have a background in public sector planning, which provides us with an excellent understanding of the inter-workings of public agencies, and a great appreciation for the demands placed upon agency staff.



## CONTRACT PLANNING CLIENTS

Urban Planning Partners' staff have complete contract planning services for the following clients:

- ♦ Albany
- ♦ Berkeley
- ♦ Concord
- ♦ East Palo Alto
- ♦ El Cerrito
- ♦ Foster City
- ♦ Lodi
- ♦ Martinez
- ♦ Novato
- ♦ Oakland
- ♦ San Pablo
- ♦ San Carlos
- ♦ Vallejo



# GRANT WRITING

Urban Planning Partners provides grant writing services for local, State, and federal Grant programs.

Urban Planning Partners is skilled at managing multiple components of a project, over various agencies and team members, on a tight timeline, and all the while ensuring the end product is adequate and complete. These skills are critical to successful management of grant applications. We have developed relationships with staff working in various State grant programs and we actively track grant programs for funding opportunities which we share with our current clients as potential sources of construction or operational funding.

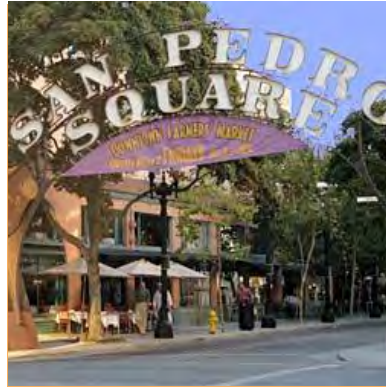
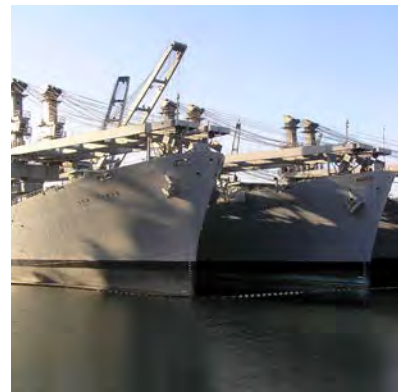


## SELECT GRANT WRITING CLIENTS

- ♦ MacArthur Transit Community Partners
- ♦ Bridge Housing
- ♦ Holliday Development
- ♦ City of San Jose Redevelopment Agency

# SELECT PROJECT EXPERIENCE

Select projects that demonstrate the breadth and depth of Urban Planning Partners' qualifications are highlighted below.





# MacArthur BART Transit Village EIR and Contract Planning

City of Oakland and MacArthur Transit  
Community Partners, LLC



The City of Oakland Redevelopment Agency—in collaboration with MacArthur Transit Community Partners, LLC (a partnership composed of two development firms: BRIDGE Housing Corporation and McGrath Properties, Inc.) and BART—proposed the development of 8 acres immediately adjacent to the MacArthur BART station with a mixed-use, transit-oriented development (TOD). The MacArthur Transit Village project site is located within the Broadway/MacArthur/San Pablo Redevelopment project area. Serving as the central point of Alameda County transportation, the MacArthur BART station is served by three out of five BART system lines, eight AC Transit bus routes, and multiple shuttle services. The transit village has 624 units of high-density housing, approximately 42,500 square feet of ground-floor neighborhood-serving retail, and 5,000 square feet of community space planned. Additional open space, street, and streetscape improvements would provide a significant opportunity for an automobile-free environment.

Lynette Dias served as Principal-in-Charge this project. Her work on this project was initiated while she was at LSA associates and then continued at RRM Design Group and Urban Planning Partners. The resultant EIR considers the environmental benefits of TODs, including lower automobile commute rates, enhanced walkability, and efficient utilization of land. Some of the key issues associated with this project included transportation infrastructure constraints, multi-agency involvement, and community opposition. Urban Planning Partners continues to work on the specific development proposals that the City is now processing for each phase.

*"Working with Lynette and Urban Planning Partners staff on the MacArthur Transit Village Project EIR and Contract Planning has been remarkable. Their ability to facilitate project review and processing within our complex structure of development partners exceeded my expectations. Plus they were on schedule and within budget!"*

- Joseph McCarthy,  
Project Manager,  
MacArthur Transit  
Community Partners

# Truckee Railyard Mixed-Use Development Master Plan and EIR

## Town of Truckee and Holiday Development



Urban Planning Partners is currently leading the update of the Truckee Railyard Mixed-Use Development Master Plan. While at RRM Design Group, Lynette Dias assisted in preparing the Master Plan and was the lead in preparing the EIR for the Master Plan, which were unanimously approved and certified by Town Council in June 2009. The purpose of the Master Plan is to capture and describe the Town's vision for the Railyard and guide its future development.

Consistent with the Town's General Plan, the Master Plan envisions a mixed-use development that complements and supports historic Downtown Truckee through a diversity of uses and intensity of activities. Three distinct Districts would guide and shape development of the 75- acre Master Plan area: the Downtown Extension, Industrial Heritage and Trout Creek districts. The Master Plan established Maximum Allowable Development (MAD) for each of the three Districts. The EIR analyzed potential environmental impacts that would result from implementation of the MAD.

The 2015 update of the Master Plan accommodates a new site layout for the Master Plan area while maintaining the integrity of the three development districts and embracing key policies and concepts from the 2009 Master Plan. Lynette Dias serves as Project Manager.

*"The Town of Truckee selected Lynette to work on Truckee's Railyard Master Plan and EIR due to her expertise and strategic approach. Where others were looking solely to put their name on a finished plan, Lynette offered to work cooperatively with the Town through a communicative process. This approach has proved to be invaluable and has led to significant trust by the Town Council, Planning Commission, and community-at-large. Urban Planning Partners showed commitment to good design and planning, worked well with deadlines, and exceeded the Town's expectations."*

*- Danyelle Nishimori  
Town of Truckee*



# Chevron Refinery Modernization Project EIR

City of Richmond, Subconsultant to ENVIRON



Urban Planning Partners recently completed the Chevron Modernization Project EIR for the City of Richmond. In 2008, the City of Richmond certified the Original Environmental Impact Report (EIR) for the Chevron Renewal Project and issued permits for the project. In 2010, a court ordered that the Original EIR be set aside. Partnering with ENVIRON, Urban Planning Partners drafted a Revised Environmental Impact Report that responds to the court's findings as published in *Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 98-101 [108 Cal.Rptr.3d 478].

The Revised EIR has a high level of legal, political and technical complexity that required an extremely proactive project management approach. In addition, there was a great deal of longstanding community interest and organized opposition that created the need for an exceptional community outreach and education component.

Urban Planning Partners led the community outreach for the project. Apart from environmental review hearings that are typically part of the decision-making process, Urban Planning Partners conducted four workshops and educational meetings on technical topics such as greenhouse gas emissions, health risk assessments and CEQA prior to the release of the Draft Revised EIR. Urban Planning Partners conducted outreach to neighborhood organizations and schools, and created and managed a website for the project. Prior to certification of the EIR, Urban Planning Partners aided the City in conducting two workshops to receive recommendations from the public for proposed Chevron-funded health and community benefit initiatives in Richmond.

In responding to the writ, the most significant issues for the Revised EIR concern air quality and greenhouse gas emissions. In recent years, these issues are the subject of evolving CEQA regulations, intense public scrutiny and litigation. Working with ENVIRON as a partner on this project, Urban Planning Partners gained a great deal of knowledge on this increasingly critical topic as it relates to CEQA.

# Lincoln Centre Life Sciences Research Campus Project EIR and Contract Planning

City of Foster City



Urban Planning Partners prepared the Lincoln Centre Life Sciences Research Campus Project EIR for a biomedical and life sciences research facility in a campus-like development on a 20-acre site in Foster City. The project includes the redevelopment of a site with approximately 595,000 sq. ft. of new office and laboratory development space. Lynette Dias served as Project Manager providing senior oversight. Carla Violet was the Project Planner providing day-to-day support for project-related concerns.

In addition to the EIR, several other applications were required to implement the project including a General Plan Amendment, Rezoning/General Development Plan, and partial street vacation of Lincoln Centre Drive. Carla Violet is currently managing the contract planning for the project, for which she prepares notices, staff reports, conditions of approval, and resolutions; and presents to decision-makers.



## Emeryville Marketplace EIR

City of Emeryville



TMG Partners proposed a Master Plan for the redevelopment of the City of Emeryville's Marketplace and Public Market. The Marketplace is an existing office and retail project that consists of retail space in a rehabilitated brick warehouse, a 10-screen movie theater, and an 8-story office building with 100,000 square feet of office space, and an additional 20,000 square feet of retail space. Under the Reduced Main Street alternative, the 15-acre project site would be substantially redeveloped to replace surface level parking, realign Shellmound Street directly in front of the Marketplace Tower and Public Market buildings, add two new street segments with on-street parking (63rd and 62nd Streets), add nine new buildings within the site, and enlarge the City park. The new development would result in 674 dwelling units, 300,000 square feet of retail, 225,000 square feet of office, and is anticipated to build out over a 25-year period.

Lynette worked closely with both the City of Emeryville and the project applicant in preparing a comprehensive EIR to evaluate this complex project and its multiple alternatives in order to provide several feasible entitlement options. Lynette also facilitated discussions between the City and the project applicant to strategize about opportunities to improve the project and develop a Main Street alternative, which significantly changed the project design and resulted in a superior project that was adopted by the City Council. Lynette initiated work on this project while at LSA Associates and completed the project while at RRM Design Group.

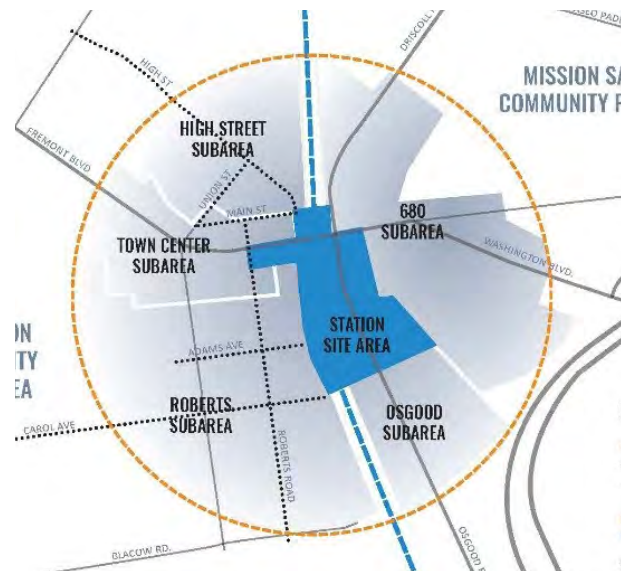
# Irvington BART Station Site Plan, Station Area Plan, and Environmental Review

BART and the City of Fremont

Urban Planning Partners is currently leading a team of consultants on the development of a Station Site Plan and Station Area Plan for the new Irvington BART Station. Working with a large team and two different clients on a controversial project has required a proactive project management approach and robust community outreach. Because the Irvington BART Station Project has had a long and complicated history since its original approval in 2003, clear and robust messaging has been essential to gather community input, gain support for the project, and correct misinformation.

The outreach strategy for Irvington BART Project has included message development, targeted stakeholder engagement, and public outreach. Targeted stakeholder outreach has included focus groups with the Irvington Business Association, Washington Township Historical Society, and property owners and developers with property interests near the station. Involving these groups early in the planning process in a transparent and collaborative manner has allowed the project team to gain a diverse group of supportive stakeholders. Urban Planning Partners also organized and led classroom presentations to approximately 150 students at Irvington High School, spoke to over 100 people while tabling at the Irvington Farmer's Market, developed an online survey that garnered 290 responses, and led 3 community workshops that attracted between 60-100 participants each.

Leading the development of the Station Area Plan, Urban Planning Partners is working with Urban Field Studio to guide future development in the area surrounding Irvington Station and stitch the new station into the existing community. Crafting a Station Area Plan that is useful and easily readable for planners and developers is a priority. The Irvington neighborhood is subject to the regulations and guidelines of six different, sometimes conflicting policy documents. Piecing the desired policies together and filling the gaps to create one clear guide for development will help the City achieve its General Plan vision. The plan will include development standards, design guidelines, and recommended access and circulation improvements. City policy, market analyses, and community feedback are informing the plan.





## BART to Livermore Extension EIR

### BART



Urban Planning Partners prepared the Project EIR for the proposed BART extension to the City of Livermore, as a subconsultant to Arup. The project would connect the existing Dublin/Pleasanton Station to one or more points in Livermore in order to provide an affordable and effective inter-regional and inter-modal link from the existing BART system to rail service and Priority Development Areas in Livermore. The project included evaluation of a nearly 5-mile extension of BART along Interstate-580, along with several alternative alignments and modes, including express bus, enhanced local bus with transportation systems management, and other fixed rail alternatives. Urban Planning Partners was responsible for project management of the EIR, subconsultant management, and document production, as well as for preparing several EIR sections.

Urban Planning Partners also partnered with BART to host a number of community meetings following the release of the Draft EIR. Their work included assistance with coordinating two open houses and preparing the presentation boards and handouts.

Urban Planning Partners successfully published the Draft EIR in July 2017, achieving an aggressive schedule for the client and completed the Final EIR document in May 2018. Lynette Dias was the Principal-in-Charge and Julian Bobilev, Associate Planner, was the Project Manager.

# Downtown Oakland Specific Plan and EIR

City of Oakland

Urban Planning Partners is working with Dover Kohl & Partners on the Downtown Oakland Specific Plan and EIR. In addition to management of the EIR, their work on the Specific Plan includes public outreach and preparation of Specific Plan policies and development standards. This project represents a unique opportunity to reinvigorate the central business district in concert with adjacent planning efforts, such as the Lake Merritt Area Plan and the Broadway-Valdez Specific Plan.



The consultant team is working together with the City to develop a Specific Plan and EIR that will enhance the downtown through balancing Oakland's diversity and uniqueness with economic growth and the increased presence of creative and technology-based industries. Public meetings for the Specific Plan began in September 2015, and the public outreach component of the process involved a week-long open studio-style charrette. The Plan Alternatives Report was published in April of 2016, and selection of a preferred alternative is anticipated in early 2017.

The Specific Plan EIR will be one of the first in the City of Oakland to use Vehicle Miles Traveled (VMT) analysis for evaluation of transportation impacts, and will be the first specific plan in the City to use VMT.

## 2100 Telegraph - Eastline Project EIR and Entitlements

City of Oakland, Lane Partners, and Strategic  
Urban Development Alliance (SUDA)

Lane Partners and SUDA are proposing the redevelopment of an approximately 3 acre-site covering a full city block with five underutilized parcels within one block of the 19th Street BART Station. The applicant applied for a Planned Unit Development/Preliminary Development Plan (PUD/PDP) for a development scenario to guide and regulate redevelopment of the site with up to 2.8 million square feet. Four illustrative development scenarios are programmed in the PUD/PDP: a maximum residential scenario, a maximum office scenario, an office and residential scenario, and an all office scenario. One of the parcels is currently a city-owned, two-level parking garage.



Urban Planning Partners, with Lynette Dias as Principal-in-Charge and Carla Violet as Project Manager, worked closely with both the City of Oakland and the project applicants in preparing a comprehensive EIR to evaluate this project and its multiple development scenarios.

In addition to management of the EIR, their work on the entitlements process included overseeing the performance deadlines for the Exclusive Negotiating Agreement (ENA) between the applicant and the City. This project represents a unique opportunity to strengthen and revitalize the urban fabric of Downtown and the Uptown District, improve public safety, and activate the connection between Broadway and Telegraph Avenue.

# CLIENTS

In our years of practice, Urban Planning Partners staff have worked with a broad range of clients, including public and private and large and small. We enjoy balancing our work load with a mix of client and project types. The clients our staff have worked with over the years are listed below.

## CITIES AND TOWNS

Alameda	Fort Bragg	Pacifica	Truckee
Albany	Foster City	Richmond	Union City
American Canyon	Half Moon Bay	San Bruno	Vallejo
Anaheim	Lafayette	San Francisco	
Antioch	Larkspur	San José	
Benicia	Livermore	San Luis Obispo	
Berkeley	Lodi	San Pablo	
Brentwood	Los Gatos	San Rafael	
Campbell	Martinez	San Ramon	
Concord	Menlo Park	Saratoga	
Cupertino	Milpitas	Sonoma	
Dublin	Modesto	South San Francisco	
East Palo Alto	Morgan Hill	St. Helena	
El Cerrito	Novato	Suisun City	
Emeryville	Oakland	Tiburon	
Fairfield	Orinda	Tracy	

## COUNTIES

Alameda	Santa Cruz
San Luis Obispo	Sonoma



## *Clients*

# TRANSPORTATION AND MISCELLANEOUS AGENCIES

Bay Area Rapid Transit District (BART)  
California Maritime Academy, Vallejo  
East Bay Municipal Utility District (EBMUD)  
Livermore Amador Valley Transit Authority (LAVTA)  
Port of Oakland  
San Francisco Public Utilities Commission  
Santa Clara Valley Transportation Authority

# EDUCATION

California State University  
Contra Costa Community College District  
Cupertino Unified School District  
San Ramon Unified School District

Sonoma County Junior College District  
Travis Unified School District  
University of California, Berkeley

# PRIVATE SECTOR

Bank of America  
Bridge Housing  
BUILD  
California Commercial Investments  
Chevron  
EcoPlexus  
First Solar, Inc.  
Forest City Residential West  
Georgia Pacific, LLC.  
Holliday Development, Inc.

Intracorp  
Irvine Co. Development Corp.  
Mark Borsuk, Inc.  
McGrath Properties (Aegis Realty)  
The Olson Company  
Pacific Bell  
Recurrent Energy  
RREEF  
Sares-Regis  
Spieker Properties



# CONTACT AND RESUMES

## CONTACT

**LYNETTE DIAS**

*[ldias@up-partners.com](mailto:ldias@up-partners.com)*

URBAN PLANNING PARTNERS, INC.

388 17<sup>TH</sup> STREET, SUITE 230,

OAKLAND CA 94612

510.251.8210

[WWW.UP-PARTNERS.COM](http://WWW.UP-PARTNERS.COM)

## EXPERIENCE

Lynette has over 20 years of planning experience working for both public agencies and private landowners and developers. The majority of Lynette's work focuses on planning policy, environmental review, community engagement, and project strategy and management for complex and challenging urban projects. Some key CEQA projects she is currently directing include the BART to Livermore Extension Project EIR, Downtown Oakland Specific Plan EIR, and the environmental review for the Irvington BART Station Site Plan and Area Plan in the City of Fremont. Recently, she led the Levee Protection Planning and Improvements Project EIR and Lincoln Centre Life Sciences Research Campus Project EIR for the City of Foster City. Lynette is recognized by colleagues and clients for her strengths in working on complex projects, preparing comprehensive yet clear documents, effectively presenting projects and findings to a diverse audience, and identifying and solving project challenges.

Preparing planning policy and assisting municipal governments in developing land and development regulations, managing projects, negotiating development agreements, and updating general plans, specific plans, and zoning codes are also strong practice areas for Lynette.

## PROJECT EXPERIENCE HIGHLIGHTS

- ♦ Irvington BART Station Area Plan, Station Site Plan, and Environmental Review, Fremont, CA
- ♦ Downtown Oakland Specific Plan and EIR, Oakland, CA
- ♦ BART to Livermore Extension Project EIR, Livermore, CA
- ♦ Levee Protection Planning and Improvements Project EIR, Foster City, CA
- ♦ Jack London District 4th and Madison EIR, Oakland, CA
- ♦ Lincoln Centre Life Sciences Research Campus Project EIR, Foster City, CA
- ♦ Truckee Mill Site/Railyard Master Plan and EIR, Truckee, CA
- ♦ Chevron Refinery Modernization Project EIR, Richmond, CA
- ♦ MacArthur BART Transit Village EIR and Contract Planning, Oakland, CA
- ♦ Overlook Residential Development EIR, San Francisco, CA
- ♦ Downtown Martinez Specific Plan and EIR, Martinez, CA

## CAREER

RRM Design Group	Principal	2007 - 2009
LSA Associates, Inc.	Principal / Associate	2000 - 2007 / 1995 - 2000
City of Saratoga	Planner	1992 - 1995
City of Campbell	Planner	1991 - 1992
RRM Design Group	Planner	1988 - 1991

## EDUCATION

Bachelor of Science, City and Regional Planning, California Polytechnic State University



## EXPERIENCE

Carla has a range of policy and project management experience in land use planning, environmental review, urban design, and affordable housing. She has experience managing and writing various types of environmental review documents, including EIRs, addenda to EIRs, and IS/MNDs. Carla has also served as a contract planner for the City of Foster City, City of Berkeley, and City of Novato with project responsibilities ranging from permit approvals to writing staff reports, findings, and resolutions.

Carla is currently Deputy Project Manager for the Irvington BART Station Site Plan and Area Plan in Fremont. Concurrently she is managing the CEQA process for the California College of Arts Oakland Campus Redevelopment project. Other recent projects include the Eastline Project – 2100 Telegraph Avenue EIR and the Foster City Levee Protection Planning and Improvements Project EIR. Her past work has included demographic and market analyses, plan and report writing, preparing graphics for planning and policy documents, and facilitating community outreach events. She has performed graduate-level research on affordable transit-oriented developments and brownfield revitalization in Oakland, CA and Austin, TX.

## RECENT PROJECT EXPERIENCE

- ♦ Irvington BART Station Site Plan, Area Plan, and Environmental Review, Fremont, CA
- ♦ California College of Arts Oakland Campus Redevelopment Environmental Review, Oakland, CA
- ♦ Eastline Project – 2100 Telegraph Avenue EIR, Oakland, CA
- ♦ Levee Protection Planning and Improvements Project EIR, Foster City, CA
- ♦ Lincoln Centre Life Sciences Research Campus Project EIR and Contract Planning, Foster City, CA
- ♦ Main Gate Road and “C” Street Project Environmental Review and Contract Planning, Novato, CA
- ♦ Chevron Refinery Modernization Project EIR and Outreach, Richmond, CA
- ♦ Bayer HealthCare South Properties Environmental Review, Berkeley, CA
- ♦ Foster Square MidPen Senior Housing Initial Study, Foster City, CA
- ♦ Gilead Sciences Integrated Corporate Campus Master Plan Initial Study/Addendum, Foster City, CA
- ♦ Pierce Street Park Environmental Review, Albany, CA

## WORK HISTORY

Houseal Lavigne Associates	Associate Intern
Texas Low Income Housing Information Services	Policy Analyst Intern
Self-Help Federal Credit Union	Executive Intern
Energy Solutions	Contracts Manager

## EDUCATION

Master of Science, Community and Regional Planning, University of Texas at Austin  
Bachelor of Bachelor of Arts, Sociology, University of California, Davis

## EXPERIENCE

Kelly has over 4 years of experience in environmental planning, land use planning, and GIS analysis. Her environmental planning experience includes contributing to and overseeing IS/MNDs and EIRs for development, infrastructure, and energy projects throughout California. Kelly also has expertise in entitlement assistance, and she has guided developers through the land use approval process in both Oakland and San Francisco. With a background GIS and graphic design, Kelly is adept at performing complex spatial analysis and creates clear and compelling graphics for projects using ArcGIS, Adobe Illustrator, and Adobe InDesign.

Kelly's recent project responsibilities include serving as project manager for the Claremont Hotel EIR, the 2580 Bancroft Street EIR, preparing sections for various environmental documents, and overseeing the entitlement process for a 1,000-unit transit-oriented residential development in West Oakland.

## PROJECT EXPERIENCE HIGHLIGHTS

- ♦ 500 Kirkham Street Entitlements Assistance for Panoramic Interests, Oakland, CA
- ♦ Dream Inn Entitlements Assistance for Ensemble, Santa Cruz, CA
- ♦ Tasman Corridor Entitlements Assistance for Ensemble/REthink Development, Santa Clara, CA
- ♦ Claremont Hotel Expansion and Residential Project EIR, Oakland, CA
- ♦ 2580 Bancroft Mixed-Use Project EIR, Berkeley, CA
- ♦ Irvington BART Station Area Plan and EIR, Fremont, CA
- ♦ BART to Livermore Extension Project EIR, Livermore, CA
- ♦ 1055 Market Street IS/MND, San Francisco, CA\*
- ♦ 1500 15th Street Entitlements Assistance, San Francisco, CA\*
- ♦ Fulton to Fitch Mountain Reconductoring Project IS/MND, Sonoma County, CA\*
- ♦ TL 695 and TL 6971 Reconductor Project Project IS/MND, San Diego County and Orange County, CA\*

## WORK HISTORY

Panorama Environmental	Environmental Planner	2016-2017
Open Space Institute	GIS Analyst	2013-2016
PS&S	Environmental Planning Intern	Summer 2014

## EDUCATION

Master of City and Regional Planning, Rutgers, The State University of New Jersey  
Bachelor of Arts, English, Davidson College, Cum Laude

\* Work with previous employer

## EXPERIENCE

Julian has a wide range of experience in environmental review and land use planning including preparing both CEQA and NEPA documents for urban infill, flood control, transportation, and infrastructure projects. He has worked with agencies including the San Francisco, Berkeley, and Oakland planning departments, Bay Area Rapid Transit District, National Park Service, Federal Emergency Management Agency, and the U.S. Coast Guard.

Julian is currently serving as project manager for the BART to Livermore Extension Project EIR. He previously served as deputy project manager for the BART to Livermore Extension Project EIR, where he balanced writing the Land Use, Population and Housing, and Visual Quality sections; reviewing technical sections; and undertaking project management tasks. He was previously project manager for the Dublin/Pleasanton BART Station Hybrid Parking Strategy and the 1740 San Pablo Avenue IS-MND. He has also prepared and presented staff reports for the City of Berkeley Planning Commission and Zoning Adjustments Board. Julian has a strong track record of integrating various regulations into the environmental review process, including compliance with the California Coastal Act, McAteer-Petris Act, Executive Orders 11990 and 11988, and the National Historic Preservation Act of 1966.

## PROJECT EXPERIENCE HIGHLIGHTS

- ♦ BART to Livermore Extension Project EIR, Livermore, CA
- ♦ Dublin/Pleasanton BART Station Hybrid Parking Strategy, Entitlements and Environmental Review, Dublin, CA
- ♦ 1740 San Pablo Avenue, Initial Study and Mitigated Negative Declaration, Berkeley, CA
- ♦ 24th and Harrison Streets Project CEQA Exemption/Addendum Checklist, Oakland, CA
- ♦ 1979 Mission Mixed-Use Project, Community Plan Exemption Checklist and Focused EIR, San Francisco, CA\*
- ♦ 1546 - 1564 Market Street, Community Plan Exemption Checklist and Focused EIR, San Francisco, CA\*
- ♦ 2315 Valdez Street/2330 Webster Street, CEQA Exemption/Addendum Checklist, Oakland, CA

## CAREER

URS Corporation / AECOM  
City of Berkeley Planning Department  
Rails-to-Trails Conservancy  
Baykeeper

Environmental Planner  
Planning Commission Intern  
Intern  
Intern

## EDUCATION

Bachelor of Arts, Urban Planning, San Francisco State University

*\*Work with previous employer*



## EXPERIENCE

Emilie has a diverse background in policy and community engagement projects covering open space and park planning, public participation, and environmental education. She has a strong background in public outreach, having worked as a program coordinator and environmental educator throughout California with a range of non-profit entities. Her experience also includes preparing programmatic and project-specific environmental documents, and developing existing condition reports and technical memorandum. In addition, Emilie has also contributed to citywide urban agriculture plans, as well as parks and trail assessments and parks master plans for municipalities and counties across the state.

Emilie's recent project responsibilities include authoring background reports and memoranda to inform development strategies, performing research to ensure entitlement compliance, supporting engagement efforts, and authoring chapters for environmental documents. Emilie also has experience in project management, client interactions, and graphics development. Emilie is currently managing the Panoramic West Oakland Project focused on both entitlements assistance and Environmental Review, as well as the 2580 Bancroft Mixed-Use Project Environmental Review, and the Signature Claremont Hotel EIR project. Emilie managed the MacArthur BART Lighting Project for Urban Planning Partners in collaboration with Arup. Emilie currently serves on the Parks and Recreation Advisory Commission for the City of Oakland.

## PROJECT EXPERIENCE HIGHLIGHTS

- ♦ Downtown Oakland Specific Plan, Community Engagement and EIR, Oakland CA
- ♦ MacArthur BART Lighting Project, Community Engagement, Oakland, CA
- ♦ Ensemble Santa Cruz Dream Inn, Community Engagement, Santa Cruz, CA
- ♦ Los Angeles County Parks Needs Assessment, Los Angeles, CA
- ♦ Master Plan for Sustainable Parks, Los Angeles, CA
- ♦ Eastline Project @ 2100 Telegraph Avenue Entitlements and EIR, Oakland, CA
- ♦ Panoramic West Oakland 500 Kirkham, Entitlements Assistance and Addendum, Oakland, CA
- ♦ Signature Claremont Hotel EIR, Oakland CA
- ♦ 2580 Bancroft Mixed-Use Project EIR, Berkeley, CA
- ♦ Phoenix Supportive Housing Entitlements Assistance, Oakland, CA

## CAREER

PlaceWorks	Planner
Trust for Public Land	Parks for People Intern
UC California, Berkeley	Teaching Assistant, City Planning
Institute at the Golden Gate	Health Consultant
San Francisco Recreation and Parks	Program Coordinator
National Park Service	Interpretive Ranger

## EDUCATION

Bachelor of Science, Environmental Science and Policy, University of Maryland  
Masters of City and Regional Planning, University of California, Berkeley

## EXPERIENCE

Meredith has a diverse background in policy analysis, advocacy, and community outreach in the subjects of urban resilience, smart growth, and open space planning. She has worked as an evaluator, outreach specialist, and consultant on planning projects for non-profit organizations and cities in the San Francisco Bay Area and Central Coast. Her previous experience has been focused on affordable housing and economic development.

Meredith's strong writing skills, research background, and community outreach experience position her to support projects along all levels of development. Meredith is currently managing the Phoenix Supportive Housing Project where she is effectively navigating the entitlement process with both Holliday Development and the City of Oakland. As an intern at Greenbelt Alliance, Meredith authored fact sheets and policy briefs and planned community events to promote sustainable, equitable development in the South Bay. Her recent project responsibilities include supporting community engagement efforts, authoring reports to inform property development strategies, and performing research to ensure entitlement compliance. Meredith has also assisted in graphics development, project management, and California Environmental Quality Act (CEQA) compliance analysis. Meredith currently serves on the Oakland Committee of East Bay Housing Organizations (EBHO).

## PROJECT EXPERIENCE HIGHLIGHTS

- ♦ Irvington BART Station Site Plan, Area Plan, and Environmental Review, Fremont, CA
- ♦ Panoramic West Oakland 500 Kirkham Street, Entitlements Assistance, Oakland, CA
- ♦ Phoenix Supportive Housing Entitlements Assistance, Oakland, CA
- ♦ BART to Livermore Extension Project EIR, Livermore, CA
- ♦ Ensemble Santa Cruz Dream Inn, Community Engagement and Entitlements Assistance, Santa Cruz, CA
- ♦ 2580 Bancroft Way Mixed-Use Project EIR, Berkeley, CA
- ♦ Ensemble Santa Clara Planning, Entitlements Assistance, Santa Clara, CA
- ♦ 1001 42nd Street Infill Exemption, Oakland, CA

## CAREER

Greenbelt Alliance  
Middlebury Institute META Lab  
City of Monterey

South Bay Campaigns Intern  
Lead Research Coordinator  
Community Development Consultant

## EDUCATION

Master of Arts, International Policy and Development, Middlebury Institute of International Studies  
Certificate in International Development and Social Change  
Bachelor of Science, Linguistics, Truman State University

URBAN  
PLANNING  
PARTNERS  
INC.



STATEMENT OF QUALIFICATIONS

**ON-CALL PLANNING AND  
ENVIRONMENTAL REVIEW SERVICES**

For  
CITY OF EMERYVILLE  
Planning Department  
1333 Park Avenue  
Emeryville, CA 94608

November 14, 2018





November 14, 2018  
18091-00

Ms. Miroo Desai  
Senior Planner  
City of Emeryville  
Planning Department  
1333 Park Avenue  
Emeryville, CA 94608

*sent via email*

**Subject: Statement of Qualifications for Environmental Review and Technical Services for the City of Emeryville**

Dear Miroo:

Thank you for requesting this Statement of Qualifications from Baseline Environmental Consulting (Baseline) to provide Environmental Review and Technical Services for the City of Emeryville. Located in the City of Emeryville, Baseline has consistently demonstrated its ability to successfully prepare and complete CEQA and NEPA analysis of projects as well as environmental technical analyses in the fields of hazardous materials; geology and soils; hydrology and water quality; air quality; greenhouse gas emissions, and noise. As you know, I am a senior CEQA/NEPA project manager with over 30 years of experience, and I recently joined Baseline, an environmental consulting firm that has been in business for over 30 years providing CEQA/NEPA assessments and technical services. Much of my previous work (while a Principal at LSA) and Baseline's ongoing work has been performed under on-call environmental contracts. My colleague, Bruce Abelli-Amen is the Principal at Baseline, has also been a prime consultant for many contracts, and acted as a technical subconsultant for many of the CEQA documents managed by me over the past 23 years. In Emeryville, projects on which we worked together include the Emeryville Center for Community Life (ECCL) Initial Study/Mitigated Negative Declaration and subsequent hazardous materials remediation and monitoring and the Sherwin-Williams Development Project EIR.

Baseline works with and has on-call contracts with numerous public agencies, including the San Francisco Department of Public Works, Port of San Francisco, Port of Oakland, and the San Francisco Public Utilities Commission. Over the years, I have managed and been Principal-in-Charge for hundreds of projects in all parts of the Bay Area. I have managed on-call environmental consulting contract(s) with Berkeley, Milpitas, Redwood City, San Francisco, San Carlos, Fremont. Our responsiveness and performance as managers of on-call contracts has been demonstrated by successive awards of on-call contracts with these agencies.

For this Statement of Qualifications, I will serve as the point of contact, and can be reached at 510-420-8686 or [judith@baseline-env.com](mailto:judith@baseline-env.com). In general, I am known for quickly responding to clients, being a "hands on" project manager who engages with staff and the project team on both a quality control/oversight level to keep on schedule and on budget and a technical level, as well.

Ms. Miroo Desai  
November 14, 2018  
Page 2

We are confident that we have the essential project management, strategic thinking skills, multi-disciplinary technical knowledge to efficiently and effectively prepare high-quality environmental documents (under both CEQA and NEPA) and technical reports, and to advise the City on CEQA issues. Our key qualifications for conducting this work are: (1) our experienced project managers who have worked on a wide range of CEQA projects throughout the Bay Area for over 30 years; (2) our broad spectrum of in-house technical specialists; and (3) our awareness of local issues that are important to the residents of Emeryville, and the ability to customize our environmental analyses accordingly.

**What Our Clients Say:**

*An excellent consultant at a fair price ...  
highly recommended ... a great team  
player ... a must have consultant.*

- Stanley DeSouza, SF DPW

Our specific approach to addressing and completing tasks assigned under this on-call contract would focus on responsiveness, assignment of the most qualified staff, and technical excellence. Responsiveness is key to efficiency and the reduction of stress for City staff. The Baseline team has demonstrated the highest level of responsiveness working under current and past on-call contracts. We encourage you

to ask our references at other agencies about my and Baseline's responsiveness and project management abilities.

We look forward to the opportunity of continuing our productive and successful working relationship with the City. Should you have any additional questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads 'Judith H. Malamut'.

Judith H. Malamut, AICP  
Planning Associate

A handwritten signature in blue ink that reads 'Bruce'.

Bruce Abelli-Amen, PG, CHG  
Principal

JM:BAA:km



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## ATTACHMENT

A: Resumes

## 1. CONTRACTOR IDENTIFICATION

**Firm Name:** Baseline Environmental Consulting

**Address:** 5900 Hollis Street, Suite D  
Emeryville, CA 94608

**Contact:** Judith Malamut  
Judith@baseline-env.com

**Phone:** (510) 420-8686, Ext. 150

**Company Tax ID:** 94-3107150

## 2. SERVICES TO BE PROVIDED

Baseline is responding to the City of Emeryville's Request for Qualifications (RFQ) to establish a list of qualified consultants and wishes to be considered for an agreement to provide the following services on an on-call basis:

- Prime consultant for the preparation of CEQA/NEPA documents, including but not limited to Categorical Exemptions, Initial Studies, Mitigated/Negative Declarations, Project and Program Environmental Impact Reports, Mitigation Monitoring and Reporting Plans, Draft Findings, Statements of Overriding Considerations, Addendums, Statutory Worksheets and Environmental Assessments, and peer review of CEQA documents prepared by others.
- Preparation of environmental technical analyses for the following topics:
  - o Hazards and Hazardous Materials
  - o Air Quality and Health Risk Assessments
  - o Greenhouse Gas Emissions and Energy
  - o Noise and Vibration
  - o Geology and Soils
  - o Hydrology and Water Quality
  - o Visual/Aesthetics

Baseline is proposing as a prime consultant and has not identified specific subconsultants to address issues such as traffic/circulation/parking, cultural resources, and biological resources. While Baseline can address all the environmental topics listed above with in-house specialists; should a particular project require the services of a technical or local specialist, we would contract with subconsultants as approved by the City. Judith Malamut, the primary contact for this Statement of Qualifications, is skilled at leading multi-disciplinary teams and has strong relationships with subconsultants who can provide necessary services including:

- Fehr & Peers, transportation, mobility, parking
- Kittelson & Associates, transportation, mobility, parking
- Hexagon, transportation, circulation, parking
- Page & Turnbull, cultural and historic resources
- Basin Research Associates, cultural resources
- Holman & Associates, cultural resources consultants
- LSA, cultural resources

- Jim Martin, biological resources
- Andrew McNichol, visual simulations
- Environmental Vision, visual simulations and shadow studies

## **Environmental Planning Services Approach and Understanding of Issues**

Judith Malamut, a senior CEQA/NEPA project manager with over 30 years of experience, recently joined Baseline who has been in business also providing CEQA/NEPA assessment and technical services for over 30 years. Together, our approach to preparing CEQA and NEPA documents is based on our commitment to providing individualized and strategic project management services, high quality and substantive assessments of technical topics, on-time and on-budget delivery of products, and proven communication and presentation abilities. We strive to prepare environmental documents that provide legally sound yet clear and reader-friendly information. Our documents include the technical and substantive analysis that enables the public, agencies, and the City's decision-makers to understand the potential environmental consequences of a project and make effective decisions.

An issue and concern prior to undertaking CEQA review for any project, is the need to collaboratively consider the local, environmental, and regulatory setting and potential level of controversy of the project prior to determining the most appropriate, legally-sound and cost effective ways of complying with CEQA. Over the years, multiple agencies, clients and attorneys have valued Ms. Malamut's ability to strategize with project teams and provide recommendations for approaches to environmental review that may include tiering off a program or project EIR, evaluating minor modifications to a project per an addendum, providing streamlined review per CEQA Guidelines 15183.3, using a Categorical Exemption, or preparing an EIR or IS/MND. Recent examples include preparation of: 1) the eighth Addendum to the Apple Campus 2 Project EIR for the City of Cupertino; 2) an Addendum to the EIR for the Downtown Specific Plan Amendments for the City of Livermore; and 3) a finding of qualification for use of CEQA Exemption Class 32 Infill Development Project for a senior housing project for Brisbane. Ms. Malamut has been working with the City of Emeryville to evaluate projects and programs since 1995 and knows the importance of maintaining responsive, thoughtful and collaborative relationships with City staff and City Attorneys to allow for successful outcomes.

Unlike many CEQA specialists who may my focus solely on project-level environmental analysis, Baseline staff have a long-term practice in the successful completion of Program EIRs (often including project-level analysis for individual project components) on General Plans, Housing Elements, Mobility Plans, Master Plans and Area and Specific Plans. Having prepared general plans and resource management plans, Ms. Malamut's training as a planner and understanding of policy implications and issues for all environmental topics ensure that substantive impact analyses is provided and mitigatory policies and specific mitigation measures, as necessary, address significant impacts. Senior level review and preparation of the Response to Comments Document, Mitigation Monitoring and Reporting Program, Draft Findings and Statement of Overriding Considerations is also an important consideration to ensure that Program EIRs are technically sound documents to allow for tiering of future CEQA documents as individual projects are proposed. Recent program EIRs for which Judith was the Principal-in-Charge and the Project Manager and for which Baseline contributed hazardous materials, geology and seismicity, and hydrology and water quality sections include the General Plan EIR for the City of Albany, the North Downtown Specific Plan EIR for the City of Walnut Creek, and the California State University Maritime Academy Master Plan Update EIR for the California State University system.



Another important consideration for preparation of environmental documents is to monitor, understand the implications of, and integrate as necessary, changes to CEQA, such as AB 52 tribal consultation; SB 743 concerning the evaluation of transportation impacts, and proposed changes to Appendix G Environmental Checklist Form and topical questions. Keeping abreast of changing case law is also necessary for successful practice. Baseline staff regularly review technical advisories, attend CEQA update workshops and land use law lectures and conferences, and coordinate with land use law attorneys on specific legal issues and approaches relative to individual projects.

Senior Baseline staff also are available and qualified to perform peer reviews of CEQA documents and technical reports prepared by others in our respective technical disciplines.

Over the past 30 years, Baseline has demonstrated responsiveness, reliability and consistency in preparing thorough scopes and cost-effective budgets. A hallmark of our project management style has been the ability to keep teams on schedule and on budget through the use of tools including informative and frequent communication with the team, use of a daily updated budget management accounting system, maintenance of the schedule for the project, and scheduling ongoing meetings or calls with the City and applicant (as necessary). We invite you to contact our references about our ability to meet schedules and budgets.

## **Technical Planning Services Approach and Issues**

The following sections provide a discussion of Baseline's approach to the technical services we provide as well as relevant issues.

### ***Hazards and Hazardous Materials***

Emeryville has a long history of industrial land uses. Many underutilized properties in Emeryville have had historic commercial or industrial land uses that may have resulted in contamination of the subsurface with hazardous materials and groundwater contamination. Many redevelopment projects have the potential to encounter and disturb subsurface contamination which can result in impacts to the public and environment if contaminated soil and/or ground are not appropriately managed. Other hazardous materials issues related to projects commonly include the use of hazardous materials during the construction period and demolition of existing structures that may contain hazardous building materials.

Baseline has the technical staff who can evaluate potential impacts related to hazards and hazardous materials that may result during construction or operation of proposed projects. Baseline regularly describes the existing conditions at project sites based on the findings of Phase I/II Environmental Site Assessments (ESAs) if available. Baseline also reviews the State Water Resources Control Board's Geotracker database and the Department of Toxic Substances Control's (DTSC's) Envirostor database to evaluate whether hazardous materials release sites could affect projects. We also typically include a summary of the existing regulatory framework for hazards and hazardous materials that are applicable to proposed projects. In many cases, potential impacts can be adequately addressed with implementation of existing regulations and requirements and the City's Conditions of Approval (COAs). Mitigation measures may also be developed, if necessary, to reduce impacts to levels of less than significant.

### ***Phase I and II Environmental Assessments***

Baseline has prepared over 300 Phase I Environmental Site Assessment (ESAs) for sites in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-13 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.” The scope of work for Phase I ESAs would include the following activities:

- Access and review the latest information from federal, State, local, and tribal environmental databases to identify details regarding the project site and any nearby hazardous materials sites that could potentially affect the project site. Tasks include review of the DTSC’s Envirostor database, the State Water Resources Control Board’s Geotracker database, and environmental database information compiled by Environmental Data Resources (EDR);
- Review available land use records, including historic fire insurance (Sanborn) maps, historic topographic maps and aerial photographs to identify any potential historic land uses associated with hazardous materials at or adjacent to the project site;
- Conduct a field reconnaissance of the project parcel site and adjoining areas to identify any potential hazardous materials concerns at or near the project site;
- Conduct an interview and fill out an ASTM User Questionnaire with a person knowledgeable about the site, if such person is available; and
- Prepare the Phase I ESA Report; in accordance with ASTM Standard E1527-13, the report would identify recognized environmental conditions (including current and/or former underground storage tanks [USTs] and groundwater monitoring wells) and provide an opinion regarding further action warranted at the project site, if any.

Baseline may recommend performing Phase II ESAs involving sampling of soil, soil gas, and groundwater to evaluate potential environmental concerns identified in Phase I ESAs. Baseline would document the activities and findings of Phase II ESAs in reports which would include data summary tables, comparison of analytical results to applicable environmental screening levels, and recommendations for further action, if warranted.

Based on the findings of Phase II ESAs, Baseline may recommend engaging with a regulatory agency to provide oversight of investigation and remediation of project sites. Baseline typically uses a risk-based approach to develop remediation plans, if necessary, and achieve site closures from applicable regulatory agencies. We work extensively with public agencies on the characterization, remediation, and redevelopment of contaminated sites.

### ***Air Quality and Health Risk Assessments***

Baseline provides evaluations of potential air quality impacts associated with the implementation of a proposed project in accordance with the Bay Area Air Quality Management District’s (BAAQMD’s) CEQA Air Quality Guidelines. Because the City of Emeryville would anticipate a variety of development and infrastructure improvement projects, a major air quality concern will likely be related to the emissions of criteria air pollutants during construction and/or operation of large-scale projects. Because the City of Emeryville is mainly characterized by dense urban landscape with a mix of residential, commercial, industrial, and recreational land uses, another primary air quality concern would be related to the exposure of existing and future sensitive receptors to emissions of toxic air contaminants (TACs), such as

diesel particulate matter (DPM), during construction and/or operation of infill projects. Baseline will estimate a project's emissions of criteria air pollutants using the most current version of the California Emissions Estimator Model (CalEEMod), and incorporate project-specific designs and project-generated traffic in the assessment, as necessary. Baseline will also use pollutant dispersion modelling and Risk Assessment Guidelines from the Office of Environmental Health Hazard Assessment to evaluate the health impacts due to project emissions of TACs on nearby sensitive receptors. The City of Emeryville's COAs will be considered during air quality evaluations. If the adherence to the COAs is not sufficient to ensure the air quality impacts of the project are less than significant, Baseline will prepare mitigation measures, as appropriate, to reduce any significant air quality impact to a less-than-significant level, if feasible.

### ***Greenhouse Gas Emissions and Energy***

For evaluating the topics of greenhouse gas emissions and energy, Baseline quantifies greenhouse gas (GHG) emissions from construction and operation of proposed projects using the most current version of CalEEMod, in accordance with the BAAQMD's CEQA Air Quality Guidelines. Baseline will consider the project-specific energy and water saving measures and the project-generated traffic in the assessment. If an emergency diesel generator or other stationary equipment is proposed for project operation, Baseline will also estimate the GHG emissions from these sources. The evaluation will take into account the City's relevant COAs, and the CEQA streamlining provisions under Senate Bill 375, if applicable to the project. The project's total GHG emissions and GHG emissions per capita of service population will be compared to the CEQA Air Quality Guidelines' recommended thresholds of significance. If the project GHG emissions exceed the thresholds of significance, Baseline will prepare mitigation measures, as appropriate, to reduce GHG emissions to below the thresholds, if feasible. Baseline will also determine the significance of impacts related to the project's consistency with the applicable plans and regulations, such as the BAAQMD 2017 Clean Air Plan and the City's Climate Action Plan.

Energy is a topic that has recently come to the fore in regards to the analysis and review of projects. In accordance with CEQA Guidelines, Appendix F, Baseline can provide, as necessary, a discussion of the potential energy impacts of a proposed project. Based on the project's size and design features, Baseline will determine whether the discussion could be qualitative or quantitative, or a mix of both. If a quantitative analysis is appropriate, Baseline will evaluate the project's energy consumption including the use of vehicle and equipment fuels, electricity, and natural gas, using the most current version of CalEEMod. If the project proposes on-site renewable energy generation such as solar or geothermal power, Baseline will also incorporate these features in the calculation of energy consumption. In addition, Baseline will provide a qualitative analysis of the project's energy-saving design such as those required by the City's COAs and any additional design features, if available, and evaluate whether the project would meet the goal of wise and efficient use of energy.

### ***Noise and Vibration***

Baseline's technical specialists evaluate noise and vibration impacts associated with implementation of a proposed project. For each new project, Baseline will review the City of Emeryville's General Plan, Municipal Code and all available data to determine whether noise and vibration monitoring and measurements would be required to characterize ambient noise and vibration environment. Based on the ambient noise and vibration conditions, Baseline will determine whether a proposed project would expose current and future residents to excessive noise and vibration levels leading to a significant impact. As part of the analysis, Baseline will analyze project-generated traffic noise based on the results of the traffic study (assumes project and cumulative traffic data will be provided). Based on the project

characteristics and taking into consideration applicable regulations and City COAs (if any), Baseline will develop mitigation measures, as appropriate, to reduce identified impacts to a less-than-significant level, if feasible.

### ***Geology and Soils***

Baseline will assess potential impacts related to geology, soils, and seismicity that may result under development of proposed projects. Available geotechnical, seismic, and soil reports will be reviewed to describe existing conditions on project sites, including proximity to active faults, the presence of seismically-induced landslide and liquefaction hazard zones, and the potential presence of expansive or unstable soils. Existing laws and regulations related to geology, soils, and seismicity that are applicable to the proposed projects will be discussed. In many cases, potential impacts can be adequately addressed with implementation of existing building code regulations and requirements and the City's COAs. Mitigation measures will be prepared, as needed, to reduce any impacts to levels of less than significant.

### ***Hydrology and Water Quality***

Baseline regularly evaluates potential hydrology and water quality impacts associated with proposed projects. Hydrology and water quality issues for projects in Emeryville may be related to stormwater runoff (quality and rate/volume of discharge) and flooding hazard including storm related flooding and coastal flooding (e.g., tsunamis and sea level rise). The existing regulatory framework for stormwater management and flooding that would be applicable to proposed projects will be described. In many cases, potential impacts can be adequately addressed with implementation of existing regulations and requirements and the City's COAs. Mitigation measures will be prepared, as needed, to reduce impacts to levels of less than significant.

### ***Visual/Aesthetic***

Evaluation of visual and aesthetic resources is often under consideration for proposed projects in Emeryville. Baseline can provide an analysis of these topics and can bring in subconsultants (see list above) to prepare computerized visual simulations and shadow studies if required. However, for each project Baseline would take into consideration whether such an analysis of visual resources is necessary given that Public Resources Code Section 21099(d), effective January 1, 2014, provides that among other items "aesthetic...impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." As many of the development projects within Emeryville are infill, residential or employment centers and would be located within a transit priority area given the potential proximity of bus lines and the rail line, it is possible that this topic can be scoped out. Baseline would also make it clear in the CEQA document that project elements that relate to changes in aesthetic conditions at a site and in vicinity, such as proposed building heights, architecture, effects of new light and glare will be



### 3. QUALIFICATIONS AND EXPERIENCE

#### Firm Overview

Baseline is an Emeryville-based multi-disciplinary environmental consulting firm, established in 1985. We provide our private and public sector clients with a range of services, including environmental impact assessments under CEQA and NEPA, and compliance and hazardous materials management, geology and soils, hydrology and water quality, air quality, greenhouse gas emissions, and noise and vibration technical evaluations. 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.

Baseline prepares CEQA and NEPA documents for public agencies on large and small projects including urban infill and redevelopment, greenfield, open space, brownfield, industrial, and infrastructure projects, and has completed Initial Studies, Mitigated Negative Declarations, and EIRs. Additionally, Baseline's staff of CEQA specialists, 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 on projects including general plans and specific plans, high-density residential and mixed-use urban infill, school master plans and expansions, hotels, hospital expansions, landfills, petroleum refinery retrofits, wastewater treatment plant upgrades, dredging projects, major highway projects, new trails, aggregate mining, new underground pipelines, new and upgraded industrial facilities, regional fire management plans, new town centers, new parks, and new corporate campuses.

Our hazardous materials management practice includes the preparation of Phase I/II Environmental Site Assessments, Caltrans Initial Site Assessments, and Preliminary Site Assessments. We conduct soil and groundwater contamination investigations and, as required, associated cleanup. We typically use a risk-based approach to achieve site closures from applicable regulatory agencies. We work extensively with public agencies in developing general guidelines for development of contaminated urban sites. We have managed numerous waste classifications for major infrastructure and transportation projects; for these projects we classify soils prior to excavation to allow for the most cost-effective handling and disposal.

#### Project Manager(s)

**Judith Malamut, AICP** will be the point of contact for on-call services requests as well as the Project Manager for environmental planning services for CEQA and NEPA projects. **Bruce Abelli-Amen PG, CHG** will be the Project Manager for technical analysis projects.



*Years of experience: 32*

**Judith Malamut, AICP, Associate Planner**, has been conducting CEQA and planning services primarily in the Bay Area for the past 30 years. During that time she has been a Project Manager and/or Principal-in-Charge (at her previous firm of LSA) on numerous CEQA projects and responsible for quality assurance, review of all deliverables before submittal, oversight of the team, scope, budget and schedule and presentations at meetings and hearings. Judith's particular areas of expertise include preparation of CEQA-related EIRs, IS/MNDs, Addendums, Categorical Exemptions and NEPA-related environmental impact statements, assessments and technical studies on a full range of land use and development projects including mixed-use, in-fill, housing, commercial, redevelopment of brownfields, park, trail and recreation projects. She is practiced in the successful completion of Program EIRs (often including project-level analysis for individual project components) on General Plans, Housing Elements, Mobility Plans, and Area and Specific Plans. For the past few years, Judith had served as the on-call contact and Project Manager or Principal-in-Charge for environmental services for the cities of Berkeley, Milpitas, San Francisco, Redwood City and Fremont.



*Years of experience: 29*

**Bruce Abelli-Amen, PG, CHg, Principal and Senior Hydrogeologist**, brings a unique perspective to environmental review projects. He is a Professional Geologist and technical specialist in the areas of geology, hydrology, hazards, noise, and air quality and a CEQA project manager. His technical background and experience ensures that the work products are scientifically sound and legally defensible. Mr. Abelli-Amen has successfully managed more than 100 hazardous materials site investigations. He has conducted numerous Phase I/II environmental site assessments and designed and implemented groundwater aquifer tests and remediation systems for the cleanup of contaminated shallow groundwater aquifers. Mr. Abelli-Amen also manages EIRs and Negative Declarations (including an EIR for aggregate mining along Cache Creek in Yolo County, and the SFPUC Channel Tunnel, Irvington Tunnel, and Alameda Siphons projects) and has analyzed and contributed EIR sections for technical topics, including those relating to hydrology and water quality, geology and soils, noise and vibration, and hazardous materials. Recently he was the project manager for preparation of technical CEQA sections for 600 Addison Street Research Facility Initial Study, Bayer Healthcare Site South Properties Project Initial Study, and the Claremont Hotel redevelopment project EIR.

## Key Technical Personnel

The following Baseline staff would assist in the preparation of CEQA and NEPA documents and would also provide technical analysis.



*Years of experience: 11*

**Cem Atabek, Environmental Engineer III**, prepares technical content for CEQA documents including Initial Studies/Mitigated Negative Declarations (IS/MNDs), and Environmental Impact Reports (EIRs). He has worked on CEQA projects for school districts, landfills, transit projects, remediation projects, proposed biomedical facilities/campuses, and urban infill/mixed-use developments. His technical experience includes hazardous materials management, site characterization, development and implementation of remedial actions, and soil gas mitigation for city, county, port, transit agency, commercial/industrial, and school district clients.



*Years of experience:*

**Monika Krupa, Environmental Scientist**, has more than six years of experience preparing CEQA technical sections (noise and vibration, hydrology and water quality) and managing CEQA projects with large multi-disciplinary teams. She is currently the Deputy Project Manager for preparation of an EIR for a major San Francisco Public Utilities Commission infrastructure project (the Channel Tunnel project). Other recent projects include the completion of a noise analysis for the Santa Margarita Quarry EIR in San Luis Obispo County (a hard rock quarry that included blasting as part of the mining process) and the completion of a Phase I Environmental Site Assessment and a hydrologic analysis for the Fremont Warm Spring Community Plan EIR.



*Years of experience: 15*

**Redgy Ramirez, PE**, conducts Phase I Environmental Site Assessments, Phase II soil and groundwater investigations, and associated remediation. He has developed workplans for collection and analysis of soil, groundwater, and air samples for a variety of contaminants and prepared site-specific health and safety plans for protection of workers from potential exposure to known site contaminants. He has completed the California Stormwater Quality Association training for a **Qualified Storm Water Pollution Prevention Plan (SWPPP) Developer (QSD)**, a **Qualified SWPPP Practitioner (QSP)**, and a **Qualified Industrial Stormwater Practitioner (QISP)**. Mr. Ramirez has also completed 24 hours of training on SWPPP development in accordance with Caltrans training requirements.



*Years of experience: 34*

**William K. Scott, PG, CHG, CEG, Senior Field Geologist**, conducts field work including sampling for a wide range of chemical compounds requiring specialized sampling equipment and sampling procedures. He has sampled soil, soil vapor and groundwater in a variety of geologic environments in accordance with the requirements of state and local regulatory agencies. He is thoroughly familiar with state and federal regulatory requirements for site investigation, sample collection, storage, and handling. Mr. Scott has conducted Phase I site assessments in accordance with the ASTM Standards and performed Phase II environmental site assessments to identify potential hazardous materials issues in soil, soil gas, or groundwater. His recent environmental oversight experience includes the North Point Facility Outfall Rehabilitation Project at the Port of San Francisco. Mr. Scott is also an FAA-licensed drone pilot. He has used imagery taken from the drone to document construction site progress and document site conditions.



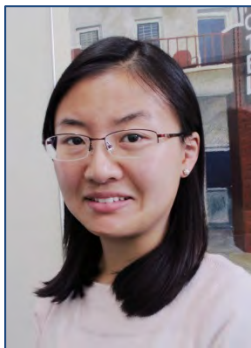
*Years of experience: 14*

**Patrick Sutton, Environmental Engineer**, specializes in the assessment, investigation, and remediation of hazardous materials released into the environment, geological and seismic hazards, and air and groundwater contaminant modeling. Mr. Sutton has prepared impact evaluations for air quality, climate change, geology, hazardous materials, and water quality sections of CEQA documents for residential, commercial, and industrial projects, as well as community colleges, community parks, and highway improvements projects. He has performed numerous Phase I environmental site assessments, and he has also prepared Initial Site Assessments and Preliminary Site Investigations in accordance with Caltrans requirements for major transportation projects. His proficiency in a wide range of technical software (Microsoft Access, GIS, air quality and groundwater models, and graphics design) allow him to thoroughly and efficiently assess and mitigate environmental concerns.



*Years of experience: 7*

**Ivy Tao, Environmental Engineer, Air Quality Specialist** prepares technical analyses and studies concerning air quality, greenhouse gas emissions, noise, geology, and hazards and contributes to CEQA documents. She is familiar with the State and local regulations and guidelines that are applicable to CEQA review, such as the air districts' screening criteria and thresholds of significance. Ivy has expertise in air pollution models such as CalEEMod, AERMOD, CALINE and CMAQ, as well as geospatial analysis in GIS. Recently she has worked on several infill development projects including offices and residential mixed-use, infrastructure improvement projects for San Francisco and Caltrans, and an area plan update for a mining and reclamation area.



*Years of experience: 3*

**Mengzhu (Lisa) Luo, Environmental Engineer**, prepares general and technical sections of CEQA documents; and her technical specialty is the preparation of noise and vibration technical studies and CEQA document sections. She is familiar with local municipal noise standards and requirements and has prepared thorough and legally defensible noise analyses. She is experienced in conducting noise field studies and quantifying potential noise increases associated with increased traffic by using Federal Highway Administration Traffic Noise Model to predict increased project-related noise on nearby roadways. Recently, she was the noise technical lead for the *Foster City Lagoon Intake Dredging Project IS/MND* and for the *Eastline Project-2100 Telegraph, EIR*, a mixed-use project in City of Oakland.

## Relevant Experience

### ***On-Call Environmental Services for the City of Milpitas***

Judith Malamut, while at LSA, was the point of contact, Principal-in-Charge for all work, and Project Manager for selected projects for on-call environmental services for the City of Milpitas since 2013. During that time, Judith oversaw the evaluation (per use of an Addendum or CEQA exemption supported by an Initial Study Checklist) for multiple residential projects tiering off the Milpitas Transit Area Specific Plan (TASP) EIR, certified in 2008. Judith was also the “go to” CEQA specialist for the evaluation of other proposed projects. The following highlights projects for which Ms. Malamut was the Project Manager.

### *1380-1400 South Main Street Multi-Use Project Addendum to the TASP EIR*

Ms. Malamut was the Project Manager and primary author for preparation of an Addendum to the Final TASP EIR per CEQA Section 15164 for the 1380-1400 South Main Street Multi-Use Project. The proposed project consisted of demolishing two existing buildings and constructing a seven-story residential building that would include 220 dwelling units and 478 square feet of commercial space and parking on the ground floor. An Addendum was required as the project required a rezone and was comprised of two sites, 1380 South Main Street in the TASP planning area and 1400 South Main Street in the Midtown Specific Plan planning area, and both plans and the General Plan needed to be amended to combine the sites into the TASP planning area. The Addendum, supported by an environmental checklist (CEQA Appendix G), demonstrated that the project was included and the potential impacts were identified, evaluated and mitigated as part of the TASP EIR.

### *The District at Milpitas Project Addendum to the TASP EIR*

For The District project, the project applicant was proposing construction of a master planned mixed-use project on 26.6 acres in the southwestern portion of the City of Milpitas. The applicant requested minor changes to the project, approval of a General Plan Amendment, Specific Plan Amendment, Rezone, Site Development Permit and Tentative Maps for portions of the project. Ms. Malamut was the Project Manager and primary author for preparation of an Addendum to the Final TASP EIR for the District at Milpitas Project. The Addendum provided CEQA clearance for the modifications to the project and proposed approvals through preparation of a memorandum, project description, and an environmental checklist that demonstrated that all potential impacts associated with the modifications and approvals were identified, evaluated and mitigated for all environmental topics as part of the TASP EIR.

### *Element Aloft Hotels IS/MND*

Ms. Malamut was the Project Manager for preparation of an IS/MND to evaluate the construction of two hotels on a vacant site adjacent to I-880 and a VTA light rail line in the City of Milpitas. Major issues that were examined in the IS/MND included land use and planning; transportation and circulation; air quality; and noise.

### *Industrial Area General Plan Text and Zoning Code Amendments and 372-374 Turquoise Street Project IS/MND*

For preparation of an IS/MND that evaluated the potential environmental effects of changing the City's land use and zoning regulations to allow places of assembly within the industrial areas as a conditional use, Ms. Malamut was the Principal-in-Charge. She provided oversight of the scope, budget and schedule as well as substantive review of all documents prior to submittal. Potential impacts related to this change that would allow a specific project (a mosque at 372-374 Turquoise Street in an industrial building) were also evaluated and mitigations provided within the CEQA document. Baseline was a subconsultant on this project for the evaluation of hazardous materials.

**Reference:** [Michael Fossati, Senior Planner, City of Milpitas, 408-586-3274](mailto:mfossati@ci.milpitas.ca.gov)  
[mfossati@ci.milpitas.ca.gov](mailto:mfossati@ci.milpitas.ca.gov)

### ***City of Berkeley Projects***

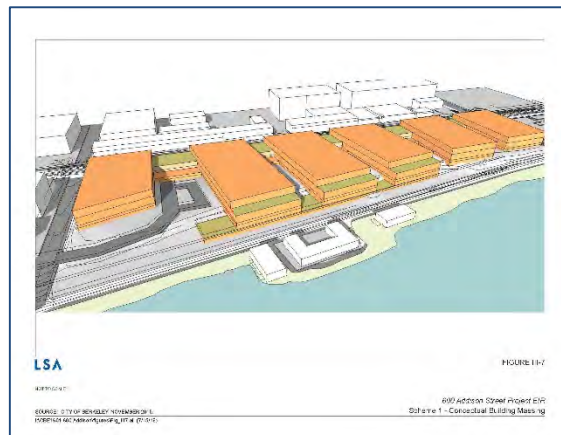
Judith Malamut has a 23-year history as a Project Manager and/or Principal-in-Charge working for the City of Berkeley (and multiple City planners), evaluating programs (e.g., General Plan and Southside Plan) and projects, and preparing a full range of CEQA documents. As Principal-in-Charge, Ms. Malamut



Charge provides senior-level CEQA expertise and consultation, oversight of scopes, budgets and schedules and substantive review of all documents prior to submittal. Recent notable projects for which she was Principal-in-Charge included preparation of a **Focused EIR for the 2201 Dwight Way Residential Project**, a **Public Review Draft EIR for the 1900 Fourth Street Mixed-Use Project** (on which Baseline was a technical consultant), an Initial Study for **600 Addison Street Research Facility Project** (described below), and **1110 University Avenue Mixed-Use Project IS/MND** (for which Baseline was a technical consultant for hazardous materials).

#### *600 Addison Street Research Facility Initial Study, Berkeley*

Baseline prepared the geology, hydrology, and hazards sections of the Initial Study for the 600 Addison Street project. The proposed project involved demolition of all the existing buildings, pavements, and other structures on the project site and the development of mixed-use buildings. Potentially significant impacts identified included violent ground shaking, liquefaction, lateral spreading, surface settlement, consolidation, and expansive soils. Because final grading, foundation, and building plans must be designed in accordance with the 2013 California Building Code and mitigation measures in a site-specific geotechnical investigation and/or geotechnical report required by Seismic Hazards Mapping Act and City of Berkeley General Plan, potential impacts associated with the proposed project would be reduced to a less-than-significant level.

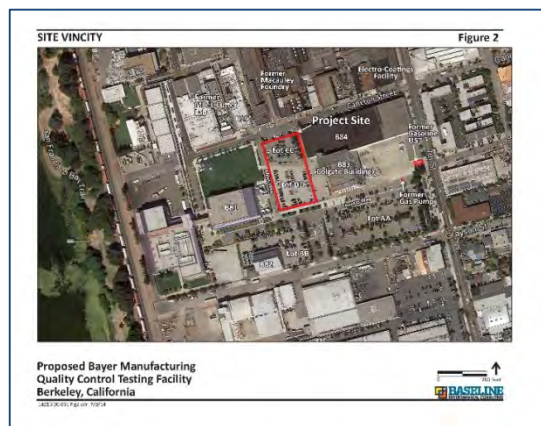


Potentially significant impacts also included soil erosion. Baseline found that compliance with the Construction General Permit including the preparation and implementation of Stormwater Pollution Prevention Plan would reduce the potential impacts related to soil erosion to a less-than-significant level.

#### *Bayer Healthcare Site South Properties Project Initial Study, Berkeley*

Baseline prepared the hydrology, hazards, noise, air quality, and greenhouse gas sections of the Initial Study/Mitigated Negative Declaration for the Bayer Healthcare Site South Properties Project. The project consisted of demolition of two existing buildings, the repurposing of one existing building, and construction of one new building.

Artisan, industrial, commercial, and residential land uses surrounded the project site. In addition, the Southern Pacific Railroad right-of-way formed the westerly site boundary, separating the site from Berkeley's Aquatic Park and the Interstate-80 highway located west of the project site. Potentially significant impacts included the generation of noise during construction that could disturb residents adjacent to the project, and the potential presence of elevated metals in the soil and volatile organic compounds (VOCs) in the soil gas and groundwater at the location



of the new building that could result in the exposure of construction workers and future workers at the new building to these hazardous materials. In particular, future workers at the buildings could be exposed to elevated VOCs that have the potential to migrate from the soil and/or groundwater and accumulate in the indoor air of the building. Baseline developed mitigation measures to reduce all potentially significant impacts to less-than-significant levels.

Baseline also prepared a Phase I Environmental Site Assessment (“ESA”) in accordance with ASTM standards for the proposed Bayer Manufacturing Quality Control Testing Facility in Berkeley. Issues of concern were historic industrial uses of the site that caused shallow soil contamination, and hazardous materials releases from surrounding properties that caused contamination of groundwater in the site vicinity with hexavalent chromium and chlorinated solvents. Based on the results of the Phase I ESA, Baseline recommended that soil vapor sampling be performed to evaluate potential vapor intrusion concerns for the site, and preparation of a Soil and Groundwater Management Plan to provide guidelines for handling of potentially impacted soil and groundwater that may be generated during construction activities.

### *1500 San Pablo Avenue EIR, Berkeley*

Baseline prepared the air quality, noise, and water quality sections of the CEQA Exemption Checklist as a Class 32 urban infill development for the 1500 San Pablo Avenue project in the City of Berkeley. Baseline also prepared the hazards section of the Exceptions Categorical Exemptions Checklist to assess whether any of the exceptions to qualifying for the Class 32 categorical exemption for an Infill Project are present.



to

The proposed project involved the development of a mixed-use building. Potentially significant impacts identified included generation of noise and vibration during construction that could disturb nearby receptors and damage nearby buildings, and the exposure of future occupants of the completed project to a normally unacceptable and conditionally acceptable noise environment.

Baseline found that the implementation of the City of Berkeley Standard Conditions of Approval would reduce all potentially significant impacts to a less-than-significant level.

### *2580 Bancroft CEQA Review, Berkeley*

The proposed project would be located on an opportunity site identified in the City of Berkeley’s Southside Plan, and would demolish the existing buildings to construct an eight-story, mixed-use building that would provide 122 dwelling units. Baseline prepared addendum sections for Geology, Hydrology, Hazards, Air Quality, Greenhouse Gases, and Noise. A major challenge for the CEQA analysis for the project is the site’s vicinity to existing buildings and sensitive receptors. In the analysis for air quality and noise, Baseline incorporated the City of Berkeley’s conditions of approval to assess the potential impacts due to project construction and operation. The relevant conditions of approval require a project-specific construction noise reduction plan, notice of construction, compliance with interior noise limits, implementation of fugitive dust control measures, and using Tier 2 or higher construction

equipment engines and the most effective Verified Diesel Emission Control Strategies. Baseline showed that compliance with these applicable conditions of approval would ensure that the air quality and noise impacts related to project construction would be less than significant.

### *Claremont Hotel Club Expansion and Residential Project EIR*

The proposed project includes the expansion and improvement of portions of the iconic Claremont Hotel property (located in Oakland on Berkeley's border) and development of new separate residential units.

Baseline prepared the noise and vibration, geology and soils, hazardous materials, and hydrology and water quality sections of the EIR for this controversial project. The project site is surrounded by residential and neighborhood commercial development. The proposed outdoor recreational uses could elevate the existing noise levels and exceed the operational noise standards. Portions of the project site have very steep slopes, and therefore may be subject to landslides or other slope stability hazards. The preliminary geotechnical exploration for the residential portion of the project identified a number of geotechnical constraints for construction, including excavation, shoring, and dewatering. The hazards analysis reviewed the potential hazards and hazardous materials impacts associated with implementation of the proposed project. The hydrology analysis focused on potential stormwater quality impacts, both during construction and operation of the residential and recreational uses.

Baseline incorporated language from the City of Oakland's Standard Conditions of Approval, to the extent possible, in order to make sure the mitigations were consistent with those for other development projects in the City and to streamline the review and approval of the EIR by City planning staff. For noise and vibration and geology and soils sections, Baseline drafted mitigation measures to reduce identified impacts to a less-than-significant level.

### ***On-Call Environmental Services for the City of Redwood City***

Redwood City established a list of pre-qualified environmental consultants in 2014, and Judith Malamut, while at LSA, was the primary contact person and Principal-in-Charge providing senior-level CEQA expertise and consultation, oversight of scopes, budgets and schedules and substantive review of all documents prior to submittal. As projects requiring consultant assistance came up, the City issued a request for services and consultants responded with a scope of work and a budget. Two projects are highlighted below that were awarded under this contract.

### ***1548 Maple Street Residential Project EIR***

Judith Malamut was Principal-in-Charge for preparation of an EIR on the 1548 Maple Street Residential Project. Ms. Malamut became the Project Manager for preparation of the Response to Comments Document, Draft Findings, and MMRP and attendance at final hearings when the previous Project Manager took a leave of absence. The project site is located on the waterfront of the San Francisco Bay



and the applicant is proposing construction of 131 three-story townhomes at a density of 17 units per acre, as well as associated open space, circulation and parking, infrastructure, and grading improvements. A variety of private and public open space opportunities would be included, along with 262 parking spaces. Baseline, as a subconsultant, was a critical part of the team in identifying, evaluating and mitigating significant impacts associated with hazardous materials underlying the site; hydrology and water quality issues concerning fill, potential sea level rise, and storm drainage; and geology and seismic issues associated with grading, groundshaking, and liquefaction.

#### *Rocketship Charter School IS/MND*

A controversial project for which Judith Malamut was Principal-in-Charge and Baseline played a substantive role in evaluating hazardous materials, interfacing with the State Department of Toxic Substances Control (DTSC), and evaluating geotechnical and hydrological issues, was the preparation of an IS/MND for construction and operation of a charter Rocketship Elementary School in an industrial area. Because the project site was comprised of two parcels, one in Redwood City and the other in unincorporated San Mateo County, Redwood City was the lead agency, however approval was also required from the County. The site is currently developed with an approximately 23,200-square-foot, one-story warehouse structure; the applicant proposed an addition to the building to allow for a maximum enrollment of 600 students. Mitigation measures to reduce significant effects to a less-than-significant level were recommended as appropriate. Although the project was determined not to have a significant adverse effect on the environment, the City did not approve the project.

**Reference:** [Lisa Costa-Sanders, Contract Planner, City of Redwood City, 650-780-7363](mailto:lcostasanders@redwoodcity.org)  
[lcostasanders@redwoodcity.org](mailto:lcostasanders@redwoodcity.org)

#### *City of Brisbane Projects*

Judith Malamut was the Principal-in-Charge and Project Manager, while at LSA, for preparation of CEQA documentation for multiple projects for the City of Brisbane. She was the Project Manager for preparation of an EIR for the **One Quarry Road Residential Project**, which involved remediation of a quarry and proposed development of townhomes within the quarry. She was also the Project Manager/Principal-in-Charge for preparation of an Initial Study and EIR Addendum on the highly controversial final portion of the **Northeast Ridge Residential Development Project** within the San Bruno Mountain Habitat Conservation Plan Area where the special-status species of concern for the project was the callippe silverspot butterfly. She also managed preparation of an EIR for the **Sierra Point Biotech Campus Project** (on which Baseline was a subconsultant for technical studies) located on a portion of the San Francisco Bay that was filled in the 1960s.

#### *Sierra Point Opus Office IS/MND and Addendum*

In 2008, Judith Malamut was the Principal-in-Charge and Project Manager, while at LSA, for preparation of an IS/MND on the Opus Office Center Project at Sierra Point. As the project site was located adjacent to the San Francisco Bay on a former landfill, Baseline was a subconsultant for the evaluation and mitigation of hazardous materials located within the landfill; hydrology and water quality issues associated with stormwater drainage from the site to the Bay, and geotechnical and seismic issues related to differential settlement, severe groundshaking and potential liquefaction. Potential effects on biological resources, including special-status species, was also an issue evaluated in the IS/MND. As the site had not been developed and minor revisions to the project (including a revised Development Agreement and a land swap with the City) were necessary, in 2016, the City engaged Ms. Malamut to prepare an Addendum to the 2008 IS/MND that met the requirements of CEQA Section 15164 and



provided substantial evidence that none of the conditions described in Section 15162 have occurred. In 2018, the project applicant had changed and a Water Supply Assessment as well as evaluation of further modifications to the project were needed. Ms. Malamut, as Project Manager, began preparation of an Initial Study (with Baseline as a subconsultant) to evaluate the changes in the project and circumstances and determine what terminal CEQA document would be required (either another Addendum or a Subsequent Focused EIR).

### *36-50 San Bruno Avenue Senior Housing Project, CEQA Analysis*

Judith Malamut was the Principal-in-Charge and Project Manager while at LSA for the preparation of an environmental assessment and exemption per Section 15332 (Class 32 Exemption for Infill Development Projects) for the 36-50 San Bruno Avenue Senior Housing Project. The exemption was supported by preparation of a technical memorandum that briefly described the project and compliance of the project with the conditions listed in Section 15332.

*Reference: John Swiecki, Community Development Director, City of Brisbane, 415-508-2120*  
[jswiecki@ci.brisbane.ca.us](mailto:jswiecki@ci.brisbane.ca.us)

### *City of San Francisco*

Baseline has a history of working for the City of San Francisco preparing CEQA documents and undertaking technical analyses (see projects described below), as does Judith Malamut as a Principal-in-Charge for multiple projects (and Project Manager as staffing necessitated) when at LSA. Ms. Malamut was the Principal-in-Charge for the preparation of two Focused EIRs, one for the **500 Turk Street Affordable Housing Project** and one for the **150 Eureka Street Residential Project**, as well as comprehensive EIRs for the **5M Mixed-Use Project** and the **1601 Mariposa Street Residential Project**. Ms. Malamut was also the Principal-in-Charge and Project Manager, for a period, for preparation of an Initial Study and Community Plan Evaluation for the **598 Brannan Street Mixed-Use Project** in the Central SoMa Plan Area.

### *Doyle Drive Replacement Project, San Francisco*

Baseline was an integral member of the Doyle Drive Replacement Project (DDRP) consultant team since 2000. Our role included both CEQA/NEPA environmental analysis and assistance with pre-construction monitoring and data collection. Baseline was also retained to continue on the project through the construction period to assist with spoils and dewatering effluent characterization and management.

The DDRP upgraded approximately 1.8 miles of Doyle Drive (State Highway 101), which connects the Golden Gate Bridge to the rest of San Francisco. Doyle Drive traverses the Presidio, an environmentally- and aesthetically-sensitive historic military base, now part of the National Park system. Starting in 2000, Baseline performed preliminary evaluations of hazardous materials and hydrogeologic conditions to identify potential significant impacts for the design alternatives, and assisted in preparation of the technical reports and the Draft and Final Environmental Impact Statement/Report, which were approved in December 2008. The Presidio Trust, Caltrans, National Park Service, and Federal Highway Administration were participating agencies in the environmental review.

Hazardous materials issues included the presence of petroleum hydrocarbons and other chemicals from former land uses at the base, aerially-deposited lead from vehicle exhaust, and naturally-occurring asbestos. Baseline conducted an extensive soil and groundwater investigation within the project footprint before construction, to develop soil and groundwater reuse and disposal options, appropriate



worker health and safety measures, and management procedures for excavated material to be implemented during project construction. Potential reuse of soil within the Presidio was evaluated by comparison with the Presidio Trust's detailed site-specific reuse criteria. Off-site reuse options were evaluated by comparison with local agency requirements. Extensive chemical data were managed and evaluated against comparison criteria using an Access database. Using innovative soil pre-characterization methods and sophisticated statistical and database management techniques to determine how to maximize on-site soil reuse and minimize soil handling, Baseline saved the project sponsors hundreds of thousands of dollars in spoils handling, hauling, and disposal costs.

### *Groundwater Management Program, New Irvington Tunnel*

The Groundwater Management Program for the New Irvington Tunnel project consisted of the construction of a 3.5-mile long, 8.5- to 10.5-foot-diameter water supply tunnel between Sunol Valley and Fremont in an unincorporated area of Alameda County and the City of Fremont. During the construction of the original Irvington Tunnel in the 1930s, severe groundwater inflows and impacts to surrounding groundwater resources were documented. It was anticipated that dewatering during construction of the new tunnel would also impact the surrounding groundwater levels; and therefore would impact property owners relying on groundwater resources. Baseline worked closely with the San Francisco Public Utilities Commission (SFPUC) to coordinate with potentially affected property owners and enroll the property owners in a Groundwater Management Program (GMP). Baseline began implementation of the GMP before tunneling was initiated to identify and monitor resources dependent on groundwater near the tunnel alignment and document pre-construction water supply conditions. The resources dependent on groundwater included over a hundred water supply wells, springs, and ponds that were used for domestic, biological and/or agricultural purposes. Baseline developed and implemented Groundwater Management Plans for each affected property to ensure that impacts to water resources would be mitigated through retrofitting water supply wells, providing additional water storage tanks and pumps, delivering potable water to properties, and piping dewatering effluent to properties for irrigation use.

The tunnel construction coincided with a severe drought period, and impacts to groundwater levels were more significant and widespread than expected. Ultimately new wells and water treatments systems were installed at several properties where the water supply did not readily return to pre-construction conditions. Baseline's dedicated staff worked closely with property owners and SFPUC's contractors to ensure that water supplies were consistently maintained for the surrounding properties, which helped SFPUC greatly in gaining the trust of property owners and avoiding litigation.

**Reference:** *Timothy Johnston, Acting Principal Planner, City and County of San Francisco, 415-575-9035*  
[timothy.johnston@sfgov.org](mailto:timothy.johnston@sfgov.org)

**Reference:** *Joy Navarette, Principal Environmental Planner, City and County of San Francisco, 415-575-9040* [joy.navarette@sfgov.org](mailto:joy.navarette@sfgov.org)

## 4. CLIENT REFERENCES

We encourage you to contact our references to confirm that Baseline performs high-quality work that is completed on time and on budget. Some of the projects identified below are described more fully under Section 3 of this Statement of Qualifications.

<p><b>Michael Fossati</b> Senior Planner City of Milpitas 455 E Calaveras Blvd. Milpitas, CA 95035 Phone: (408) 586-3274 Email: <a href="mailto:mfossati@ci.milpitas.ca.gov">mfossati@ci.milpitas.ca.gov</a></p> <p>Projects: Element Aloft Hotels IS/MND Multiple Residential Development CEs and Addendums tied off the Milpitas Transit Area Specific Plan Al-Hilaal Mosque and Industrial Rezoning IS/MND</p>	<p><b>Lisa Costa-Sanders</b> Senior Planner City of Redwood City 1017 Middlefield Road Redwood City, CA 94064 Phone: (650) 333-0248 Email: <a href="mailto:lcostasanders@redwoodcity.org">lcostasanders@redwoodcity.org</a></p> <p>Projects: Rocketship Charter School IS/MND 1548 Maple Street Residential Project EIR</p>
<p><b>John Swiecki</b> Community Development Director City of Brisbane 50 Park Place Brisbane, CA 94005 Phone: (415) 508-2120 Email: <a href="mailto:jswiecki@ci.brisbane.ca.us">jswiecki@ci.brisbane.ca.us</a></p> <p>Projects: Sierra Point Biotech Campus EIR Opus Office IS/MND Opus Office IS/MND Addendum</p>	<p><b>Timothy Johnston, MP</b> Acting Principal Planner City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103 Phone: (415) 575-9035 Email: <a href="mailto:Timothy.Johnston@sfgov.org">Timothy.Johnston@sfgov.org</a></p> <p>Projects: New Irvington Tunnel EIR (part of the Hetch Hetchy water system) SFPUC Channel Tunnel EIR</p>
<p><b>Stanley DeSouza</b> Section Manager Site Assessment &amp; Remediation (SAR) Building Design and Construction San Francisco Public Works Phone: (415) 558-4538 Email: <a href="mailto:Stanley.desouza@sfdpw.org">Stanley.desouza@sfdpw.org</a></p> <p>Projects: Second Street Improvement Project, air quality analysis Mariposa Pump Station Phase II Site Assessment Transbay Park Project, Phase I/II Site Assessment</p>	<p><b>Joy Navarette</b> Principal Environmental Planner City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103 Phone: (415) 575-9040 Email: <a href="mailto:joy.navarrete@sfgov.org">joy.navarrete@sfgov.org</a></p> <p>Projects: 5M Project EIR 1601 Mariposa Street Project EIR 150 Eureka Street Project Focused EIR 500 Turk Street Focused EIR</p>

**ATTACHMENT**

## RESUMES

# Judith H. Malamut, AICP

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## Planning Associate

Master of City and Regional Planning.  
University of Pennsylvania, Philadelphia, 1987  
B.S., Conservation and Resource Studies,  
University of California, Berkeley, 1983  
American Institute of Certified Planners  
American Planning Association  
Association of Environmental Professionals  
UC Berkeley College of Natural Resources Alumni  
Board



### Recent Projects

- Apple Campus 2 EIR and 8 Addendums, Cupertino, Principal-in-Charge and Project Manager
- Lakehouse Commons Affordable Housing Environmental Assessment, Oakland, Principal-in-Charge and Project Manager
- Fremont Unified School District, Walters Jr High School Improvements EIR, Fremont, Principal-in-Charge and Project Manager
- North Downtown Specific Plan Program EIR, Walnut Creek, Principal-in-Charge and Project Manager
- 598 Brannan Street Community Plan Evaluation, San Francisco, Principal-in-Charge and Project Manager
- Burton Highlands Parks Field Lighting EIR, San Carlos, Principal-in-Charge and Project Manager

Judith H. Malamut, AICP, is a highly skilled environmental, city and regional planner with over 30 years of experience providing project management of multi-disciplinary teams to complete CEQA and NEPA documents on large and small-scale projects throughout the San Francisco Bay Area. Prior to joining Baseline in 2018, Judy worked at LSA Associates Inc. for 23 years. Her particular areas of expertise include preparation of CEQA-related EIRs, IS/MNDs, Addendums, Categorical Exemptions and NEPA-related environmental impact statements, assessments and technical studies on a full range of land use and development projects including mixed-use, in-fill, housing, commercial, redevelopment of brownfields, park, trail and recreation projects. She is practiced in the successful completion of Program EIRs (often including project-level analysis for individual project components) on General Plans, Housing Elements, Mobility Plans, and Area and Specific Plans.

As an environmental planner, she has prepared wildfire risk reduction and resource management plans as well as the environmental analysis on those plans. Judy is known for her thoughtful approach to problem-solving and substantive involvement with each project as a means of assuring high quality, on-time products and professional consultation as well as her ability to guide clients through the environmental process.

In addition to the listed recent projects, she is currently serving as the Project Manager for preparation of an EIR for the GE Remediation and Redevelopment Project at 5441 International Blvd, Oakland. As Principal-in-Charge and Project Manager, she recently completed an EIR on the Master Plan for the California State University Maritime Academy in Vallejo. Judy was also the “go to” environmental consultant for the City of Milpitas and completed multiple Addendums and Categorical Exemptions tiered off the Transit Area Specific Plan (TASP) EIR as well as individual projects including an Initial Study/Mitigated Negative Declaration for the Element Aloft Hotels Project.



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

## Principal Certified Hydrogeologist

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

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

40-hour OSHA training, 1985

Certified Hydrogeologist No. 96, 1995

Professional Geologist No. 5593, 1993

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

# Cem Atabek

## Environmental Engineer III

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

40-hour OSHA training

11 years of experience



### Recent Projects

- Port of Oakland/Former Oakland Army Base, soil and groundwater investigations and remediation, 2007-2017.
- Former Potrero Power Plant, Offshore Sediment Remediation Project, IS/MND, 2016-2017.
- Sonoma Marin Area Rail Transit, Mira Monte Marina Wetlands Restoration, Soil and Characterization and Remediation, 2014-2015.
- San Francisco Public Utilities Commission, Pacific Rod & Gun Club Remediation Air Monitoring, 2015.
- Sherwin-Williams Site, Emeryville, Proposed Mixed-Use Development, EIR, 2015-2016.
- Foster City Levee Improvements, EIR, 2016.
- Lincoln Center Life Sciences Research Campus, EIR, Foster City, 2014-2015.
- Emeryville Center of Community Life, Soil Gas Mitigation System design and RAW, 2014.
- Oakland Unified School District, La Escuelita Education Center, Phase I ESA, PEA, SSIs, and RAWs, Project Manager, 2008-2014.
- Altamont Corridor Express (*ACEforward*) Railroad Improvements and Expansion, EIR, 2015-2016.
- Former Manufactured Gas Plant, Madera County, remediation oversight, air monitoring, and post remediation soil gas sampling, 2012-2013.

Cem Atabek is an Environmental Engineer with over 11 years of environmental consulting experience. He has managed and worked on projects related to hazardous materials management, site characterization, development and implementation of remedial actions, and soil gas mitigation for city, county, port, commercial/industrial, and school district clients. He also has experience in preparation of technical content for CEQA documents including Initial Studies/Mitigated Negative Declarations (IS/MNDs), and Environmental Impact Reports (EIRs). He has worked on CEQA documents for school districts, utility districts, remediation projects, transportation/rail projects, dredging projects, levee projects, landfills, biomedical facilities/campuses, residential and mixed-use developments.

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

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

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

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

Through his work, he has developed a thorough understanding of regulatory requirements and established working relationships with regulatory agency staff on the state and local levels. He routinely works with the Regional Water Quality Control Board, DTSC, and local agency staff to develop and implement plans for site investigation and remediation.

# Monika Krupa

Environmental Scientist

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

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

6 years of experience



## Recent Projects

- Central Bayside System Improvement Project EIR. Deputy Environmental Project Manager. 2016-present.
- Fire Station 35 Project Initial Study/Mitigated Negative Declaration. Deputy Environmental Project Manager. 2016-present.
- North Point Facility Outfall System Rehabilitation Project Categorical Exemption, Environmental Compliance Sampling and Monitoring. Deputy Environmental Project Manager. 2015-present.
- Headworks Facility Project. Deputy Environmental Project Manager for the SFPUC Bureau of Environmental Management. 2015-2016.
- Westside Basin Groundwater Monitoring Program. Semi-Annual Groundwater Sampling (2012-2014). Database Management and Annual Reporting (2015-present).
- San Rafael High School Master Facilities Improvement Plan. Technical lead on Noise and Vibration. 2016.

Monika Krupa has prepared numerous environmental analyses under CEQA for residential, mixed-use, commercial, school, industrial, mining, and infrastructure projects throughout Northern California. She is specialized in the assessment and mitigation of impacts related to noise and vibration, but is also experienced in geology and soils, hazards and hazardous materials, and hydrology and water quality analyses. In carrying out the noise and vibration assessments Ms. Krupa frequently conducts noise monitoring and modelling to address issues of particular concern.

Throughout her career, Ms. Krupa has been involved in NPDES stormwater compliance and monitoring, hazardous materials investigations, and environmental oversight of construction projects. Ms. Krupa leverages this experience to develop feasible and practical mitigation measures for potential significant impacts identified in the environmental analysis process. Her environmental oversight experience includes environmental compliance monitoring for the 34th America's Cup and James R. Herman Cruise Terminal Projects, as well as air quality monitoring for the Pacific Rod and Gun Club Remediation Project.

In addition to her ability to conduct technical analyses for a wide variety of projects, Ms. Krupa is rapidly gaining experience in managing the environmental review and permitting process for projects, which involves coordinating with the project proponent and multi-disciplinary teams of specialists to ensure that the environmental work necessary to move the project forward is completed on-time and within budget. Recently, Ms. Krupa acted as the Deputy Environmental Project Manager for SFPUC's North Point Outfall Project and Headworks Facility Project.

Ms. Krupa is skilled in database management and in the statistical analysis of environmental data. She has performed these tasks for numerous long-term groundwater monitoring and investigation projects, including the Westside Basin Groundwater Monitoring Program which has collected over 10 years of data for approximately 100 wells located throughout San Francisco and San Mateo Counties. Ms. Krupa is adept at presenting the complex data sets that result from these projects in concise and understandable graphics and tables.

# Mengzhu (Lisa) Luo

## Environmental Engineer

M.S., Civil and Environmental Engineering,  
University of California – Davis, 2015

B.S., Environmental Science,  
Fudan University, Shanghai, China

Engineer-In-Training, No. 156364

40-hour OSHA training



### Recent Projects

- Eastline Project-2100 Telegraph, Oakland, EIR, Noise analysis.
- Foster City Levee Protection Planning and Improvements Project, Foster City, EIR, Noise analysis.
- North Walnut Creek Specific Plan, Walnut Creek, EIR, Hydrology, Geology, and Hazards and Hazardous Materials analyses.
- San Rafael High School Master Facilities Improvement Plan, San Rafael, EIR, Noise analysis.
- Davidson Middle School & Laurel Dell Elementary School, San Rafael, IS/MND, Noise analysis.
- 19th and Harrison Street, Oakland, CEQA Exemption Checklist, Noise and Hydrology analyses.
- 2201 Valley Street, Oakland, CEQA Addendum, Noise and Hydrology analyses.
- Former Marchant Whitney Site RAP, Emeryville, IS/MND, Noise analysis.
- Marin Country Day School, Corte Madera, IS/MND, Noise analysis.
- Foster City Lagoon Intake Dredging Project, Foster City, IS/MND, Noise analysis.

Lisa joined the Baseline team in 2015. She brings with her a strong educational background in engineering, environmental science, and water resources. Before joining Baseline, Lisa was a member of the San Francisco Public Utilities Commission wastewater engineering team working in the areas of wastewater treatment, anaerobic digestion, and nutrient removal/recovery.

Lisa has a broad range of experience preparing technical sections of CEQA documents, including Initial Studies, Mitigated Negative Declarations, and Environmental Impact Reports. Specifically, she focuses on noise and vibration technical studies and CEQA document sections. She is familiar with local municipal noise standards and requirements and has prepared thorough and legally defensible noise analyses.

Lisa uses quantitative analysis to evaluate potential noise and vibration impacts associated with projects and has the experience to identify effective and feasible mitigation measures as necessary to reduce most possible significant noise impacts. She is experienced in conducting noise field studies and quantifying potential noise increases associated with increased traffic by using Federal Highway Administration Traffic Noise Model to predict increased project-related noise on nearby roadways.

Lisa also has experience conducting hydrology, geology, hazards and hazardous materials analyses. She has prepared CEQA analyses for proposed residential, mixed-use, and commercial developments, school projects, dredging projects, levee projects, and utility projects.

In addition to her experience in preparing CEQA documents, Lisa has conducted field work, including the collection of groundwater samples from monitoring wells. She also conducts a wide variety of engineering tasks supporting environmental projects, including background project research and quality control checks.



# Reginald Ramirez, P.E.

## Project Engineer

B.S., Civil Engineering, De La Salle University, Manila, Philippines

Professional Engineer (P.E.) No. C72258

40-hour OSHA training

Qualified SWPPP Developer and Practitioner (QSD and QSP) Certificate No. 562

Qualified Industrial Stormwater Practitioner (QISP) Certificate No. 259

14 years of experience



### Recent Projects

- Hornblower Cruises & Events, Statewide, Industrial General Permit Compliance, Project Manager, 2015-2016.
- Port of Oakland, Oakland Army Base Redevelopment Project, Oakland, California, MMRP and RMP Implementation, Environmental Monitor, 2013-Present.
- SFPUC, North Point Facility Outfall System Rehabilitation Project, San Francisco, California, Construction Oversight, Project Manager, 2017.
- SFMTA, St. Mary's Square Parking Garage, San Francisco, California, Groundwater Monitoring, Field Engineer, 2007-present.
- SF Public Works, Fire Station No. 35, San Francisco, California, Phase I Environmental Site Assessment, Project Engineer, 2018.

Redgy Ramirez is a civil engineer with experience in hazardous materials assessments and investigations, development and implementation of stormwater management programs, and compliance with mitigation monitoring and reporting programs and risk management plans. His professional experience covers projects from both the public and private sector located throughout the Bay Area. Some of his projects have included interaction with regulatory agencies.

Mr. Ramirez has conducted initial site assessments in accordance with the ASTM Standard, Caltrans requirements for transportation projects, or the Maher Ordinance in San Francisco. He has also performed Phase II environmental site assessments to identify potential hazardous materials issues in soil, soil gas, or groundwater. He is knowledgeable with the various methodologies to collect samples of all types of media to meet established data quality objectives. He has used industry standard statistical methods to evaluate analytical data for screening against environmental thresholds or establishing a trend. He can also perform an Accidental Release Assessment to determine an industrial facility's potential effect on the health and safety of people on a proposed site.

Mr. Ramirez has provided technical assistance to municipalities and private companies for managing or implementing their stormwater programs. His municipal experience has involved compliance with the Phase II municipal permit and the Construction General Permit. Private companies consist of industrial operators seeking to comply with the Industrial General Permit.

Mr. Ramirez also performs environmental inspections in accordance with a mitigation monitoring and reporting program or a risk management plan. His experience includes monitoring for various environmental issues including air quality, noise quality, water quality, hazardous materials management, stormwater, cultural resources, and biological resources. He is also knowledgeable with managing and evaluating environmental data using a database program. His recent oversight experience includes the CenterPoint development at the Port of Oakland and the North Point Facility Outfall Rehabilitation Project at the Port of San Francisco.



# William K. Scott, P.G., C.Hg., CEG



## Senior Field Geologist

B.S., Geology, Cal State Hayward  
40-hour OSHA training  
Certified Engineering Geologist No. 2006  
Professional Geologist No. 6104  
Certified Hydrogeologist No. 579  
Qualified SWPPP Developer and  
Practitioner (OSD and QSP) Certificate No.  
GO6104  
Part 107 UAS Remote Pilot License  
34 years of experience



### Recent Projects

- Port of Oakland; Groundwater and Soil Vapor Investigations. Soil and Groundwater Remediation Projects, Senior Field Geologist, 2005 to Present
- SFMTA, St. Mary's Square Parking Garage, San Francisco, California, Groundwater Monitoring, Field Engineer, 2007-present.
- SFPUC, North Point Facility Outfall System Rehabilitation Project, San Francisco, California, Construction Oversight Field Monitor, 2017.
- New Irvington Tunnel EIR, Hetch Hetchy Water Conveyance System, SFPUC, Pre-construction, during Groundwater Monitoring Program and Post-Construction Program, 2006 to 2016.

Bill Scott is a senior field geologist with over 34 years of experience in groundwater sampling, monitoring, and field project management. His field work has included sampling for a wide range of chemical compounds requiring specialized sampling equipment and sampling procedures. He has sampled soil, soil vapor and groundwater in a variety of geologic environments in accordance with the requirements of state and local regulatory agencies. He is thoroughly familiar with state and federal regulatory requirements for site investigation, sample collection, storage, and handling. He develops sampling strategies to ensure collection of representative samples. He has collected samples for drinking water standards from domestic water supply wells. He has installed, developed, and/or abandoned more than 200 wells including monitoring and domestic wells. He has also installed, maintained and data managed over 100 pressure transducers deployed in monitoring and water supply well

Mr. Scott has conducted Phase I site assessments in accordance with the ASTM Standards and performed Phase II environmental site assessments to identify potential hazardous materials issues in soil, soil gas, or groundwater.

Mr Scott also performs environmental inspections in accordance with a mitigation monitoring and reporting program. His recent oversight experience includes the North Point Facility Outfall Rehabilitation Project at the Port of San Francisco.

Mr Scott has recently obtained his UAS remote pilot license from the FAA to fly a drone. He has used imagery taken from the drone to document construction site progress and document site conditions.

# Patrick Sutton

## Environmental Engineer

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

B.S., Environmental Science,  
Dickinson College

14 years of experience



### Recent Projects

- SR 84 Expressway Widening and SR 84/I-680 Interchange Improvements Project, Air Quality Impact Assessment.
- Mathilda Avenue Improvements at SR 237 and US 101 Project, Technical Lead for Hazardous Materials and Geology.
- MacArthur BART Transit Village EIR, Technical Lead for Air Quality and Climate Change.
- VTA's BART Silicon Valley – Phase II Extension Project, Technical lead for Hazardous Materials.
- Altamont Corridor Expressway Project (ACEforward) EIR/EIS, Technical lead for Hazardous Materials.
- Yolo County Central Landfill Soil Borrow Site EIR, Technical Lead for Air Quality, Climate Change, Geology, Hazardous Materials, Hydrology, Mineral Resources, and Paleontology.

### Recent Publications

- Assessing Health Risks from Construction Emissions in the Bay Area. AEP Environmental Monitor. May 2016.
- Sustainable in-well vapor stripping. Journal of Contaminant Hydrology. October 2014.

Patrick Sutton is an environmental engineer who specializes in the assessment of hazardous materials released into the environment. He has prepared numerous CEQA evaluations for air quality, greenhouse gases, geology, hazardous materials, and water quality related to residential, commercial, and industrial projects, as well as large infrastructure developments. Mr. Sutton has prepared many technical reports in support of CEQA review, such as Phase I/II Environmental Site Assessments and Investigations, Preliminary Geological Assessments, Greenhouse Gas Inventories, and Health Risk Assessments for toxic air contaminants. His proficiency in a wide range of technical software (Microsoft Access, QGIS, CalEEMod, AERMOD, 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 the technical advisor for the low-flow purging and sampling standard, which is commonly applied during environmental investigations to collect groundwater samples that represent a flow-weighted average of solute and colloid concentrations transported through the formation near the well screen under ambient conditions.

In 2014, Mr. Sutton designed and modeled a sustainable in-well vapor stripping system to remove volatile organic compounds from groundwater, and to provide an affordable alternative to conventional remediation technologies. 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.

# Ivy Tao, Ph.D

## Environmental Engineer, Air Quality Specialist

Ph.D./M.S., Civil and Environmental Engineering,  
University of California, Berkeley

B.S., Physics, Bryn Mawr College

40-hour OSHA training



### Recent Projects

- San Francisco Public Utilities Commission, Central Bayside System Improvement Project – Air Quality, Greenhouse Gases, and Energy.
- SR 84/I-680 Highway Improvements Project – Air Quality Impact Assessment; NEPA/CEQA sections in Air Quality, Greenhouse Gases, Energy and Hazards.
- Infill Development Projects in Oakland: 500 Kirkham Street, 2201 Valley Street, 2100 Telegraph Avenue, Air Quality and Greenhouse Gases.
- 1314 Franklin Street Oakland – Greenhouse Gas Reduction Plan. .
- Claremont Resort Project – CEQA Noise section.
- School projects (San Rafael High School, Davidson Middle School, Carquinez Middle School, etc) Air Quality, Greenhouse Gases, Energy, Hazards, and Geology sections.

Ivy joined the Baseline team in 2016, after completing her Ph.D. in Environmental Engineering at the University of California, Berkeley, with two minors in Environmental Health and Environmental Law. Her doctoral research was on quantifying the air quality impacts from implementation of clean transportation regulations in major California air basins and metropolitan areas.

Ivy has worked on numerous infill development projects in the Bay area, including high-rise residential, office, and mixed-use. She has also worked on several school improvement projects. Her air quality and greenhouse gas EIR sections are written with a quantitative and legally defensible approach that incorporates project-specific features, such as building energy efficiency measures and CEQA streamlining provisions for transit priority projects. For an identified significant impact, she has the expertise to develop effective mitigation measures that incorporate best management practices and requirements for use updated modern equipment to reduce emissions. She also has experience evaluating potential air quality impacts associated with soil and groundwater remediation activities at contaminated properties, such as major soil excavations and thermal remediation systems. Her recent projects include infrastructure improvement projects for San Francisco Public Utilities Commission and Caltrans, and an area plan update for a mining and reclamation area.

Ivy has expertise in air pollution models such as CalEEMod, AERMOD, CALINE and CMAQ, as well as geospatial analysis in GIS. Since joining Baseline, she has gained experiences in preparing CEQA air quality, greenhouse gas, noise, geology, and hazard sections. She is familiar with the state and local regulations and guidelines that are applicable to CEQA review, such as the air districts' screening criteria and thresholds of significance.





Statement of Qualifications to provide

## On-Call Environmental Planning Services

November 21, 2018

Miroo Desai, AICP, Senior Planner  
City of Emeryville  
1333 Park Avenue  
Emeryville, California 94608  
[mdesai@emeryville.org](mailto:mdesai@emeryville.org)

**rincon**

Rincon Consultants, Inc.  
449 15th Street, Suite 303  
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www.rinconconsultants.com

November 21, 2018

Proposal Number 18-06850

Ms. Miroo Desai, AICP, Senior Planner  
City of Emeryville  
1333 Park Avenue  
Emeryville, California 94608-3517

**Subject: Statement of Qualifications to Provide On-Call Environmental Planning Services**

Dear Ms. Desai:

**Rincon Consultants, Inc.** is pleased to submit this statement of qualifications to the City of Emeryville to provide California Environmental Quality Act and other environmental and planning consulting services to the City on an on-call basis. The Rincon team prides itself on our ability to work effectively with City staff, decision-makers and community groups to develop and implement efficient approaches and solutions to planning and environmental issues. Our experience by maintaining long-term on-call contracts in the Bay Area and throughout California gives us a unique understanding of and sensitivity to the broad range of issues that will be important to the success of this program. The following features of our project team make us uniquely suited to this important on-call services contract.

- Extensive experience providing on-call environmental and planning consulting services
- Proven project management expertise
- Adherence to successful internal quality assurance program
- In-house expertise in a broad range of key technical issues
- Familiarity with the community and relevant regulatory agencies
- Strong references on similar projects
- Principal level commitment to the success of all projects

We are confident that you will find our team highly qualified in all technical and management areas that are required for successful implementation of this contract. We would welcome the opportunity to meet with you to further discuss your needs and how our qualifications are well-suited to this program.

Thank you for your consideration of Rincon for this assignment.

Sincerely,

**Rincon Consultants, Inc.**

A handwritten signature in blue ink that reads 'Darcy Kremin'.

Darcy Kremin, AICP  
Environmental Planning Practice Leader

A handwritten signature in blue ink that reads 'Abe Leider'.

Abe Leider, AICP CEP  
Principal



City of Emeryville  
Statement of Qualifications

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## Firm Information



**Rincon Consultants, Inc. (Rincon)** prides itself on the considerable depth of its staff, which includes certified environmental and land use planners, professional geologists, a certified engineering geologist, doctors of environmental engineering, biology, and geochemistry, wildlife biologists, certified wetland specialists and arborists, botanists, noise and air quality experts, and accredited LEED professionals.

Rincon currently provides environmental review services for programs and projects throughout California. Our team of certified urban planners, development impact technical specialists, and LEED-certified professions work collaboratively to improve outcomes and ameliorate project impacts. Our body of work includes a specialty in preparing CEQA documents for a variety of project types including urban development, mixed-use projects, educational facilities, recreation and open space projects, industrial/manufacturing facilities, utilities, and broad programs such as general plans, specific plans, and facilities master plans. Project types have ranged from infrastructure improvements to housing developments to specific and general plans. Project and environmental settings for projects have ranged from remote rural areas to intense urban neighborhoods. We are well-versed in conducting both project-specific and programmatic environmental reviews as well as in the issues facing projects in a variety of settings.

### Services

We have categorized our land use planning and environmental planning services into six core areas:

- Environmental Sciences and Land Use Planning
- Cultural Resources
- Biological Resources
- Site Assessment and Remediation
- Sustainability Services
- Water Resources

We also employ a Geographic Information Systems (GIS) and Graphics Communications group to enhance our documents and support our data analyses for projects addressing issues in the service areas listed above. Specific areas of expertise are outlined in the following table.

#### Legal Name:

Rincon Consultants, Inc.

#### Founded: 1994

**Legal Form:** California "S" Corporation

#### Professional Staff: 200+

**California Offices:** 13 (Oakland, Sacramento, Fresno, Santa Cruz, Monterey, San Luis Obispo, Santa Barbara, Ventura, Los Angeles, Riverside, Redlands, Carlsbad, and San Diego)

#### Website:

[www.rinconconsultants.com](http://www.rinconconsultants.com)

#### Company Highlights:

- Received four Association of Environmental Professionals awards in 2016
- Named one of the "Best Places to Work" by Zweig-White (2009, 2015, and 2017)
- Named Hot 100 Firm list, recognizing revenue growth over time (2004, 2009, 2011, 2015, 2016, and 2018)
- Named to the Inc. 5000 list of the fastest-growing companies nationwide (2007, 2009, 2011, 2015, and 2016)
- Headquarters is LEED EBOM Certified

Environmental and Land Use Planning	
<ul style="list-style-type: none"> <li>CEQA Compliance: EIRs, ISSs, Categorical Exemptions, EIRs, Addendums, Streamlining, MMRPs</li> <li>NEPA Compliance: EISs, EAs, CEs, FONSI</li> <li>Planning Services: General Plans, Specific Plans, and Neighborhood, Community, and Area Plans</li> <li>Agency Staffing and Contract Planning Services (counter assistance, entitlement reviews, staff reports, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Community Involvement Programs</li> <li>Energy and Water Infrastructure: Corridor Studies, Utility Alignments, Constraints Analyses</li> <li>Noise Studies, including Bio-Acoustic Evaluation</li> <li>Air Quality Analysis</li> <li>Recreation and Open Space Planning</li> <li>Grant Application Assistance</li> </ul>
Biological Resources Assessment and Regulatory Compliance	
<ul style="list-style-type: none"> <li>Baseline Biological Resources Inventories and Vegetation Mapping</li> <li>Biological Resources Effects/Impacts Analyses: Biological Assessments (BA), Biological Evaluations, Natural Environment Studies (NES)</li> <li>Rare, Threatened, and Endangered Plant and Wildlife Species Surveys</li> <li>Nesting Bird Surveys</li> <li>Jurisdictional Delineations: U.S. Army Corp of Engineers (USACE), Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), and California Coastal Commission (CCC) Methodologies</li> <li>California Rapid Assessment Method for Wetlands</li> <li>Biological Construction and Mitigation Monitoring</li> <li>Tree Inventory, Health Assessment, Risk Assessment, and Tree Protection Plans</li> </ul>	<ul style="list-style-type: none"> <li>Certified Arborist Tree Surveys and Impacts Assessments</li> <li>Regulatory Compliance, Mitigation, and Conservation Planning</li> <li>Regulatory Permitting: USACE Clean Water Act (CWA) Section 404, RWQCB CWA Section 401, CDFW Fish and Game Code Section 1602, CCC California Coastal Act Section 30233</li> <li>Federal Endangered Species Act Section 7 Consultations and Section 10 Habitat Conservation Plans</li> <li>California Endangered Species Act Section 2081 Permits/Memorandum of Understandings (MOUs) and Natural Community Conservation Plans</li> <li>Wetland, Riparian, and Upland Habitat Revegetation and Restoration Planning</li> <li>Eelgrass and Caulerpa Surveys, Essential Fish and Habitat Analysis, Fisheries and Aquatic Ecology</li> </ul>
Cultural Resources	
<ul style="list-style-type: none"> <li>Literature Reviews/Records Searches/Archival Research</li> <li>Native American Consultation</li> <li>Cultural Resource Surveys</li> <li>California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) Eligibility Evaluations: Archaeological Site Testing, Historic Built Environment Resource Evaluation, Traditional Cultural Property (TCP) Evaluation</li> <li>Archaeological Data Recovery Programs</li> <li>Native American Monitor Training Programs</li> </ul>	<ul style="list-style-type: none"> <li>Section 106 Consultation</li> <li>Memoranda of Agreement (MOA)</li> <li>Findings of Effects</li> <li>State Historic Preservation Officer (SHPO) Consultation</li> <li>Historic Preservation Plans</li> <li>Cultural Resources Management Plans</li> <li>Third Party Peer Review</li> <li>Phase I, II, and III Paleontological Resources Analysis</li> <li>Archeological and Native American Monitoring</li> </ul>
Environmental Site Assessment and Remediation	
<ul style="list-style-type: none"> <li>Phase I and II Environmental Site Assessments (ESA)</li> <li>Hazardous Waste Characterization</li> <li>Site Remediation: Planning, Design, and Construction</li> <li>Site Monitoring: Groundwater, Air, and Soil Vapor Monitoring</li> <li>Underground Storage Tank Removal and Investigation</li> <li>Health Risk Assessments</li> </ul>	<ul style="list-style-type: none"> <li>Environmental Construction/Grading Monitoring</li> <li>Methane Soil Gas Testing</li> <li>Spill Prevention Control and Countermeasure (SPCC) Plan</li> <li>Transaction Screens</li> <li>Asbestos/Lead Based Paint Testing</li> <li>Geological and Seismic Studies</li> </ul>
Water Resources	
<ul style="list-style-type: none"> <li>Water Supply Assessments (WSA)</li> <li>Storm Water Pollution Prevention Plans (SWPPP)</li> <li>Storm Water Management and Compliance Monitoring</li> </ul>	<ul style="list-style-type: none"> <li>Water Rights Permitting</li> <li>Watershed Management and Planning</li> </ul>
Sustainability Services	
<ul style="list-style-type: none"> <li>Climate Action Plans</li> <li>Greenhouse Gas Emissions (GHG) Inventories</li> <li>Assembly Bill (AB) 32 GHG/Gas Offset Verification</li> <li>Green Building Analysis - LEED® and Build It Green™</li> <li>Solar Energy Expertise and CEQA Compliance for Solar Facilities</li> <li>Energy Action Plans</li> </ul>	<ul style="list-style-type: none"> <li>Grant Writing for Sustainability and Climate Action Planning</li> <li>Strategic Growth Council Prop 84 Sustainable Community Planning Grants Projects</li> <li>Comprehensive Public Engagement and Outreach Programs</li> <li>ASHRAE Level 1 and 2 Energy Audit</li> </ul>

## Professional Certifications and Registrations

Our staff credentials include the following professional certifications and registrations that are relevant to this program:

- American Institute of Certified Planners
- Certified Environmental Planners
- LEED-Accredited Professionals
- Certified Engineering Geologist, California
- Registered Professional Geologist, California
- Registered Professional Engineer, California
- Registered Professional Archaeologist
- Certified Hydrogeologist, California
- 40-hour HAZWOPER Certification
- Certified Inspector of Sediment and Erosion Control
- Qualified Storm Water Pollution Prevention Plan Developer/Practitioner
- Certified Professional Soil Scientist

## Management Techniques

Rincon employs a creative, problem-solving approach to environmental impact evaluations and the environmental review process. Rincon will work with the City's staff to evaluate each assigned project and establish a work plan for environmental review. This will include comprehensive review of applicable background documents, ongoing scopes of work, and future program plans. Rincon defines a successful project as a project that meets the following four criteria:

- Completed on schedule
- Completed within established budget
- Achieves the purpose, objectives, and goals originally set for it
- Is accepted by and meets or exceeds the expectations of the client

We believe that effective and responsive project management is an integral part of meeting these criteria and ensuring successful projects. Project management will provide the necessary interface among City staff, other responsible agencies, and the consultant project team. Rincon takes pride in our structured management of complex, multidisciplinary environmental review projects. We communicate with the Client staff as needed throughout the course of the project and provide any technical assistance as needed. This provides us consistent control of program costs, schedule, staffing, technical performance, deliverables, and subcontractors.

Rincon achieves cost, schedule, and resource control pursuant to a three-step process. First, cost and schedule baselines are established, against which actual cost and schedule performance can subsequently be compared. Second, cost and schedule data are collected and reported on a weekly basis to the Project Manager. Third, deviations in cost or schedule performance are discussed internally and, if necessary, with the client, and appropriate corrective actions are undertaken in a timely manner. We work closely with the client for the duration of the project to ensure that progress is carefully tracked relative to the budget and schedule.

In every project Rincon conducts, we endeavor to provide our client with a high quality product that meets or exceeds expectations, and for which all applicable professional standards and regulatory requirements are met. To meet this quality standard, Quality Assurance/Quality Control (QA/QC) procedures are developed for each project at the planning stage, outlining the management techniques to be used. Uniformity in presentation provides several benefits, including efficiency in preparation

(translating to reduced cost), and familiarity with document structure which leads to more clear understanding among engaged stakeholders, including the community, decision makers, project sponsors and regulators. All deliverables undergo detailed internal review, followed by a rigorous peer review by principal-level staff to ensure clarity of presentation, completeness and accuracy of the information presented, and reasonableness and applicability of conclusions and recommendations. The result of this process is concise project documentation that clearly states the objectives, methods, findings, conclusions and recommendations.



## Approach to the Work

We understand that the City is establishing a list of qualified firms to assist with on-call environmental and planning services for future land use and development projects. It is expected that the majority of services will involve the environmental review of current planning projects under CEQA on an as-needed basis. Services may also be requested for environmental review of City plans, programs or capital projects, or to assist City staff with contract planning services including the preparation of staff reports, conditions of approval, and draft resolutions.

Specific tasks consultants will provide vary by project; Rincon's approach to providing these different services follows.

### Environmental Review

At Rincon, we take a solution-oriented approach to the environmental planning and review process that focuses on resolving problems. This is accomplished in a variety of ways, including:

- Effectively engaging stakeholder groups and the general public;
- Participating in the City's development review process;
- Developing a familiarity with the City's various development codes and unique CEQA thresholds;
- Providing staff with the capabilities to provide both environmental and planning support services;
- Developing effective mitigation measures for identified impacts; and
- Devising alternatives that respond to environmental conditions and good planning principles.

Rincon project managers and analysts are skilled at assisting agencies in not only meeting the legal requirements of the CEQA and NEPA processes, but also in ensuring a project is consistent with the City's ordinance and codes and the relevant standards of other local or state agencies (e.g. California Coastal Commission, City and County of Alameda, Regional Water Quality Control Board, Army Corps of Engineers, and the California Department of Fish and Wildlife).

At Rincon, we understand the need to become an extension of City staff in conducting the environmental review process. We will provide the City with regular progress reports on the work status, as well as the budget. Our teamwork approach will ensure that the City has direct access to strong technical expertise, and our local experience helps to ensure that will have an understanding of community issues and local political concerns.

Our firm has successfully prepared hundreds of CEQA/NEPA documents for agencies throughout California, including many throughout the Bay Area. We can assist the City with preparation and processing of environmental review documents including:

1. Categorical Exemptions (including expanded analysis in support of Class 32: In-Fill Exemptions)
2. Process assistance and documentation for various CEQA streamlining strategies
3. Initial Studies addressing all of the environmental impact categories listed on the City's Initial Study checklist
4. Negative Declarations or Mitigated Negative Declarations
5. Environmental Impact Reports
6. Environmental Assessments

7. Categorical Exclusions
8. Statutory Worksheets

Our work products will meet the requirements of the State CEQA Guidelines, the City of Emeryville, State Planning and Zoning law, NEPA, and the National Historic Preservation Act.

The preparation of CEQA and NEPA documentation commonly involves review of documents, attending meetings with the lead agency and project applicant, interaction with regulatory agencies, preparation of reports, and attendance at public meetings and hearings. For the CEQA process, this task normally starts with a review of the CEQA Guidelines to assess whether or not a project is exempt from more detailed environmental review. Exemptions are relatively well defined in the Guidelines and include the categories of projects that would not likely result in significant environmental effects (such as repairs or replacements of existing facilities, infill development, etc.). If not exempt, we would complete an Initial Study Checklist to determine the appropriate environmental clearance document under CEQA. For projects where all impacts can clearly be mitigated and where there is not a strong base of public controversy, a Negative Declaration (ND) or Mitigated Negative Declaration (MND) is prepared. For projects that may result in a significant environmental impact an environmental impact report (EIR) is typically the appropriate CEQA document. When an EIR is required, we utilize the Initial Study and scoping process to focus the document on impacts that have the potential to result in significant impacts. For NEPA, appropriate federal agency consultation will be required. Documentation may involve Categorical Exclusions (CEs), Environmental Assessments (EAs), or Environmental Impact Statements (EISs). In some cases where both CEQA and NEPA apply to a project, and a joint CEQA/NEPA document may be appropriate. In other cases, federal lead agencies prefer to process final review documentation after completion of the CEQA environmental review is finalized.

In addition to assisting our clients with the CEQA/NEPA process, our environmental planning group also regularly prepares a broad range of technical studies (such as air quality, noise, biology, and cultural resources) to help design teams develop projects that avoid or minimize significant environmental effects. As described below, our team members have prepared many of these studies in the Santa Barbara area and thus we are highly familiar with both local requirements as well as broader agency requirements.

Our environmental planning team also supports with the development and implementation of mitigation monitoring and reporting programs, including revegetation and habitat restoration that may be required through the environmental planning process.

The scope of work for any environmental document or specialized technical study would depend upon the nature of the project being analyzed and will vary from project to project. We have assumed that most documentation will involve CEQA review, a lesser number will involve NEPA review, and that a range of specialized studies will also be requested.

## Planning

Rincon's professional planners can provide permit application processing and project management as "Dedicated Planners," acting as an extension of and under the direction of City Staff. Our planners have experience managing processing and review of development projects ranging from simple ministerial requests to complex discretionary actions. We are able to bring projects from pre-application through consideration by City decision makers and post-approval steps, and can prepare draft and final planning documents, CEQA review and staff reports including:

- Answering questions from members of the community, stakeholder groups, developers, or other interested parties during regular business hours as an extension-of-staff
- Analyzing development projects for compliance with the City's General Plan, Zoning Ordinance, Subdivision Map Act, Design Standards, applicable specific plans and other policies
- Preparing staff reports, approval/denial findings, resolutions, conditions of approval
- Confidential strategizing with special counsel and the City Council related to potentially litigious projects and/or projects involving State agencies (CPUC, CEC, Coastal Commission)
- Attending and giving oral presentations at Planning Commission or City Council meetings, neighborhood councils, or other stakeholder organizations
- Reviewing project applications for completeness and providing constructive input to applicants in a timely manner consistent with the Permit Streamlining Act as requested by City Planning Staff
- Preparing documents pursuant to CEQA
- Attending/chairing Development/Architectural Review Board hearings
- Administering condition compliance, building and safety plan check, and mitigation monitoring and reporting programs

# Qualifications and Experience

## Awards

During Rincon's 24-year history, we have received multiple awards for excellence from environmental planning industry organizations, including the American Planning Association and the Association of Environmental Professionals. Rincon received an Award of Excellence in the category of Economic Planning and Development for our efforts on the *Alameda County Ashland and Cherryland Business District Specific Plan and Code Update Project*. The Association of Environmental Professionals also awarded Rincon with four awards in 2016, most notably an AEP Outstanding Award in the Environmental Analysis Document award for our work in Monterey County for the *California Flats Solar Project EIR* and an AEP Merit Award for our work on the *Rio d'Oro Specific Plan EIR* in Butte County. Our company values were acknowledged by the industry and employees when we received the "Best Places to Work For" by the Environmental Business Journal/CE News in 2009. Our financial strength was recognized in 2004, 2009, 2011, 2015, 2016, and 2018 by the Zweig Group, when the nationally recognized A/E/P industry tracking group named us to its Hot 100 Firm list, recognizing revenue growth over time. In 2007, 2009, 2011, 2015, and 2016, Rincon was named to the Inc. 5000 list of the fastest growing companies nationwide.

## Representative Project Experience

### On-Call Contract Experience

A select partial list of Rincon's on-call clients includes the following:

- |  |  |
|--|--|
| ▫ City of Berkeley   | ▫ City of Antioch                                |
| ▫ City of Oakland  | ▫ City of Half Moon Bay                          |
| ▫ City of San Francisco – Planning Department  | ▫ City of Hercules                               |
| ▫ City and County of San Francisco Mayor's Office of Housing and Community Development | ▫ City of Lafayette                              |
| ▫ AC Transit   | ▫ City of San Ramon                              |
| ▫ City of San Leandro  | ▫ County of Contra Costa                         |
| ▫ City of Hayward  | ▫ County of San Mateo - Parks                    |
| ▫ City of Palo Alto  | ▫ County of Santa Cruz                           |
| ▫ City of East Palo Alto   | ▫ Napa Valley Transportation Authority           |
| ▫ City of Concord  | ▫ City College of San Francisco                  |
| ▫ City of Cupertino  | ▫ Livermore Valley Joint Unified School District |
| ▫ City of Los Altos  | ▫ Marin Community College District               |
| ▫ City of Redwood City   | ▫ Sonoma County Junior College District          |

## Selected Local and Regional Experience



### *City of Berkeley – On-Call Planning and Environmental Services*

Under this contract, Rincon has been pre-qualified since 2013 to prepare CEQA documents and to augment staff in the review and process of development projects, including environmental review and technical analysis. Rincon staff has provided review and processing services for dozens of development applications for specific projects, including project management, environmental review, policy and ordinance review, staff reports and public hearings. Environmental planning assistance is provided for projects managed by both Rincon and City Staff, including preparation of Initial Studies, CEQA streamlining documentation including Infill Environmental Checklists, and Environmental Impact Reports. Selected notable projects completed or that are underway by Rincon include:

**2190 Shattuck Avenue EIR and Staff Reports.** Rincon prepared an Infill EIR pursuant to Section 15183.3 of the CEQA Guidelines for a 274-unit, 18-story mixed-use project in the heart of downtown Berkeley. The project site is on a central site adjacent to Downtown Berkeley BART Station and the Shattuck Avenue commercial corridor. Key issues include consistency with the City's Downtown Area Plan, historic resources, traffic, geology and soils, land use and planning, and aesthetics. We also prepared the ZAB staff reports and key attachments.

**2211 Harold Way EIR and Staff Reports.** Rincon prepared an Infill EIR pursuant to Section 15183.3 of the CEQA Guidelines for a 302-unit, 18-story mixed-use project in the heart of Downtown Berkeley. The 2211 Harold Way project is one of the largest proposed in Berkeley in recent decades and is on a central site adjacent to historic and civic resources and the Shattuck Avenue commercial corridor. Key issues include historic resources, construction impacts and aesthetics. The work program included an enhanced alternatives analysis based on architect-designed alternative development scenarios produced by our architectural and historic resources subconsultants, Architectural Resources Group.



**1900 Fourth Street EIR Peer Review.** Rincon assisted the City of Berkeley in processing a highly controversial mixed-use development project in West Berkeley by providing peer review services for an EIR prepared by another consultant, also under contract to the City. Rincon's review focused on ensuring that the Initial Study and EIR satisfied CEQA content and process requirements, provided the appropriate level of analysis for each issue area, were factually accurate, and provided well documented and substantiated conclusions. Key issues included aesthetics, cultural resources, land use/planning, noise and traffic.

**2129 Shattuck Avenue EIR Peer Review and Staff Reports.** Rincon assisted the City of Berkeley with peer review and process assistance for the 2129 Shattuck Avenue EIR. Additional services were added to include drafting staff reports for the project, providing financial peer review and technical assistance, and evaluation a proposed modification to a mitigation measure in the EIR to determine the appropriate process for project CEQA review and Use Permit modification.



**Transfer Station Solid Waste Permit Modification IS/MND.** Rincon is currently preparing an Initial Study-Negative Declaration (IS-ND) for the City of Berkeley Transfer Station Solid Waste Facilities Permit Revision Project. The City of Berkeley Zero Waste Division (ZWD) is proposing an expansion of commercial waste hauling routes in the City of Berkeley. In order to accept and process the additional waste from the expanded commercial routes, ZWD proposes to increase the tonnage handled at the Transfer Station and modify the hours of operation. The proposed operational changes at the Transfer Station require revisions to the Transfer Station's Solid Waste Facilities Permit (SWIS No. 01-AC-0029), which is administered by the California Department of Resources Recycling and Recovery (CalRecycle). The IS-ND will support ZWD's application for a permit revision. Key issues analyzed in the IS-ND include aesthetics (lighting impacts from expanded hours of operation), noise, and traffic.

**Adeline Corridor Specific Plan EIR.** Rincon is preparing the Specific Plan EIR for the Adeline Corridor for the City of Berkeley. The corridor's goal is to be a "connector" that weaves together diverse neighborhoods. The project involves adoption of the Adeline Corridor Specific Plan (Plan). The Plan provides a vision and planning framework for future growth and development in the Adeline Corridor Plan Area and also serves as a comprehensive vision for the Plan Area along with goals, policies, strategies and development regulations to guide the Plan Area's future growth in a more equitable manner that benefits the existing community.

**3100 San Pablo Avenue Outpatient Center Project Permit Processing and EIR.** Rincon prepared an EIR and provided contract planning services for a proposed outpatient center project located at 3100 San Pablo Avenue. Portions of the building are in three cities: Berkeley, Oakland, and Emeryville. The project involved converting approximately 97,443 square feet of vacant space in an existing building to a medical outpatient center. The Focused EIR for the project analyzed key issue areas including air quality, greenhouse gas emissions, noise, and traffic.

#### **Selected Additional City of Berkeley Projects**

- 710 Heinz Avenue R&D Parking Structure Use Permit Processing and CEQA
- 3100 San Pablo Avenue Fitness Center Use Permit Processing and CEQA
- 2012 Berkeley Way Affordable Housing Project CEQA Guidelines Section 15183 Streamlining Checklist (IEC)
- 2009 Addison Street IEC
- 2700 Ninth Street (East Bay Humane Society) IEC
- Numerous contract planning assignments ranging from simple Administrative Use Permits to complex and controversial Use Permits

#### *City of Palo Alto – On-Call Environmental Services*

Rincon has prepared a number of CEQA reports for the City of Palo Alto since 2012. We also prepared the City's CEQA procedures manual and CEQA document templates. The following is a select list of projects performed for the City of Palo Alto.

**2755 El Camino Real Multi-Family Residential Building IS-MND.** Rincon Consultants recently prepared an IS-MND for the 2755 El Camino Real Multi-Family Residential Project. The project involves replacing a surface parking lot with a four-story residential building. The building will be approximately 50 feet in height and include 57 multi-family units. In addition, the project would include 68 surface and underground parking spaces. Key issues examined in the IS-MND include traffic, hazardous materials (located in a groundwater contamination plume), land use and planning, air quality (short term impacts from construction to adjacent residents and long-term impacts to proposed residents), and noise (short

term impacts from construction to adjacent senior residences). The project was approved and the IS-MND was adopted in June 2018.

**2747 Park Boulevard R&D Project IS-MND.** Rincon prepared an IS-MND for the 2747 Park Boulevard R&D Project. The project will involve the demolition of an existing one-story commercial building and the construction of a new 33,323 square-foot, three-story research and development (R&D) building with subterranean and surface parking and landscaping. An existing oak tree in the center of the site will be preserved. Key issues analyzed in the IS-MND included air quality, noise, consistency with the City's Oak Tree Preservation Ordinance, pedestrian safety, and traffic. Rincon subcontracted with Hexagon Transportation Consultants to peer review the applicant-prepared traffic impact analysis.



**3225 El Camino Real Mixed-Use Project IS-MND.** Rincon recently prepared an IS-MND for the 3225 El Camino Mixed-Use Project in the City of Palo Alto. The proposed project involved the demolition of an existing 7,000-square foot commercial building and associated surface parking lot and the construction and operation of two new buildings: a four-story mixed-use building with ground floor retail and three stories of residential condominiums (eight units total), and a two-story building with ground floor retail/office and second-floor office space. The proposed project will also include a surface parking area and one level of subterranean parking. Key issues analyzed in the IS-MND included air quality, noise, soil hazards, and traffic. Rincon performed an in-house Phase I Environmental Site Assessment (ESA) to assess risks associated with potential on-site soil and ground water contamination. Rincon also subcontracted with Fehr & Peers to peer review the applicant-prepared traffic impact analysis.



**3045 Park Boulevard Office Project EIR.** Rincon recently prepared an IS-MND for the 3045 Park Boulevard R&D Project. The project involves demolition of a vacant commercial building and construction of a 29,120-square-foot, two-story research and development (R&D) building with associated parking and landscaping. The project site is adjacent to Park Boulevard, a popular bicycle route, and near the California Avenue Caltrain Station. Key issues addressed in the IS-MND included land use and planning, transportation/circulation, noise, and hazards and hazardous materials. The project was approved and the IS-MND was adopted in April 2018.

**430 Forest Avenue Residential Project Categorical Exemption Report.** Rincon recently prepared a Categorical Exemption Report for a proposed residential project at 430 Forest Avenue. In addition to a detailed review of the project's consistency with City ordinances and policies, the report included technical analyses of air quality, noise and hydrology/water quality impacts associated with the project to support a determination of applicability of CEQA's exemption for infill development projects (CEQA Guidelines



Section 15332).

**Disposable Checkout Bag Ordinance EIR.** Rincon completed an environmental impact report for a proposed ordinance in the City of Palo Alto that would extend the City of Palo Alto's existing bag ordinance such that all retailers including "take out" food restaurants would be prohibited from providing free single-use plastic bags and paper bags to customers at the point of sale. The final environmental impact report for the project has been provided to the City of Palo Alto and the ordinance was reviewed and approved by the city council in May 2013. The ordinance would eliminate using single use carryout bags, charge a fee for using recyclable paper carryout bags, and encourage using reusable bags. Rincon was retained to prepare the environmental impact report for the ordinance and to assist the City of Palo Alto prepare ordinance. Key issues addressed in the environmental impact report include air quality, biological resources, greenhouse gases, hydrology and water quality, and utilities (water, wastewater and solid waste).

### *City of Concord – On-Call Environmental Services*

Rincon has provided planning and environmental documentation services to the City of Concord since 2015 under our existing on-call contract. Our services have consisted primarily of CEQA review and application processing for proposed projects and rezones throughout the City, as well as assistance with drafting and processing ordinance amendments. Several projects completed or that are underway by Rincon include:

**Grant Street Mixed Use Project CEQA.** Rincon Consultants prepared a Section 15183 consistency checklist for the Grant Street Mixed-Use Development, a major mixed-use project, located in the City of Concord. The checklist demonstrated consistency with the City's 2030 General Plan, the Downtown Concord Specific Plan EIR, and the City's development code to streamline CEQA approval of the development. The project included two apartment buildings with a total of 228 units, two parking structures, and 4,600 square feet of ground-floor retail on a 1.95-acre site in downtown Concord. The project also included courtyards, a bike barn, a gym, and a roof deck. The approved development totaled 84,812 square feet of development, with a maximum height of 90 feet. Key issues examined in the Section 15183 consistency checklist included transportation and cultural resources (Rincon prepared a historic resources assessment report for existing on-site structures proposed for demolition).

**Industrial Zones Ordinance Amendments CEQA Addenda.** Rincon prepared two CEQA addenda for proposed ordinance amendments in two separate industrial and mixed-use zoning districts for the City of Concord. The addenda were based on prior programmatic CEQA documents and analyzed potential impacts of the proposed changes throughout the affected districts, including their interfaces with surrounding areas. Key issues included land use and planning, traffic, hazards and hazardous materials and noise.

**2171 Sunshine Drive General Plan Amendment Rezone.** Rincon managed processing for and prepared an IS-ND for the City of Concord for the Sunshine Drive General Plan Amendment Rezone. The project involved a General Plan Amendment and Rezoning of the Subject Property to make the land use designation and zoning classification consistent with the property's current land use. Key issues in the IS-ND included compatibility with surrounding land uses and development, and hydrology/water quality. The IS-ND determined that the project could not have a significant effect on the environment.

Additional Projects under this on-call includes:

- BMW Commercial Rezone and EIR Addendum
- Conco Commercial Rezone and EIR Addendum

- Digital Freeway-Oriented Sign Zone Text Amendment Study
- DMX and WMX Amendments SEIR Addendum
- IMX and WMX Amendments SEIR Addenda
- Berrywood 4-Lot Subdivision Project Preliminary Review Application

## *City of Oakland – On-Call Environmental Consulting Services*



In 2016, Rincon was awarded a three-year on-call contract by the City of Oakland to provide environmental consulting services for a wide range of services related to environmental assessment, remediation and compliance at properties that the City owns, operates, or plans to acquire. Rincon's services will include Phase I ESAs following "all appropriate inquiry" standards and ASTM 1527-13; Phase II ESAs utilizing standard industry care and practice; procurement of environmental permits and other permits necessary to perform work; human health

and ecological risk assessments; SWPPP, stormwater compliance monitoring, and implementation of best management practices relating to urban runoff; assistance to the City as technical advisors at meetings with regulatory agencies, developers, the City Council, and community organizations; hydraulic, hydrologic, and geologic studies relating to waterways, stormwater, trenches, and excavations; and CEQA assessments. To date, we have prepared several documents for City properties, including the following:

- Hazardous Materials Assessment - Sub-Basin 83-002 Seminary Avenue Property
- Hazardous Materials Assessment - Sub-Basin 83-022 Coolidge and School Street Property Project
- Hazardous Materials Assessment - Sub Basin 80-101 Bartlett Street and Humboldt Avenue Property

## *AC Transit – On-Call Environmental Services*

Rincon currently holds an on-call contract with AC Transit to provide Environmental Impact and Report Preparation Services. AC Transit is a Special District, which provides public transit service to approximately 191,000 riders daily with a fleet of more than 584 buses. The District's service area extends from western Contra Costa County to southern Alameda County. Rincon has prepared several CEQA documents under this contract, including:



- Korematsu Middle School Service Changes IS-ND
- 2015 Service Expansion Plan IS-ND
- Central and South County Restructuring Plan IS-ND
- Spring Service Expansion Plan IS-ND
- Late Night Service Plan IS-ND
- Board Policy 512 (Environmental Evaluations of Transit District Projects) Update



## *University of California, Berkeley*

**Upper Hearst Development SEIR.** Rincon is currently preparing a Supplemental EIR for the University of California, Berkeley's proposed Upper Hearst Development and for an increase in campus headcount under the 2020 Long Range Development Plan (LRDP). The Upper Hearst Development would involve construction of new academic and residential buildings by the existing Goldman School of Public Policy and partial demolition of the Upper Hearst parking structure. The Project site is in the University's City Environs, adjacent to the Campus Park, and next to several historic buildings. Key issues include geology and soils, aesthetics, noise, traffic, land use and planning, and cultural resources.

**Cal Aquatics Facility EIR.** Rincon prepared a Subsequent Environmental Impact Report (SEIR) for a new aquatics center for training and competition specifically for Cal's elite swimming, diving and water polo programs. The project site is directly adjacent to the UC Berkeley Campus on one side and residences in the City of Berkeley on another, creating unique program opportunities as well as potential neighborhood impacts related to lighting, noise, traffic and parking. In addition to these issues, a major focus of the analysis was determining the project's consistency with the City of Berkeley's General Plan, Southside Plan and Southside Design Guidelines, as well as UC Berkeley's Long Range Development Plan (LRDP).

**Russell Reserve Barn Historical Resources Assessment.** Rincon provided a Historic Resources Assessment for a barn located on the Russell Research Station, 4927 Happy Valley Road in Lafayette, California. UC Berkeley sought to remove the structure from the property or demolish it and required a historic assessment to determine if the property qualified for historic significance at the national, state, or local level. In accordance with CEQA, buildings, structures, and features can be considered historical resources if they meet the significance criteria outlined in the National Register of Historic Places and or the California Register of Historical Resources. The historic assessment consisted of a site visit, document review and archival research, and preparation of a Historic Resources Assessment memorandum with California Department of Parks and Recreation Series 523 forms.

## *Selected Additional Bay Area Experience*

### *Oakland Bicycle Plan Update, City of Oakland – Subconsultant to Alta Planning+Design*

Rincon is preparing an addendum to the 2007 Oakland Bicycle Master Plan EIR for the Bicycle Plan Update. The addendum will facilitate the City's environmental clearance of future bicycle projects and update the 11-year old EIR based on regulatory changes. The addendum would address all 18 issue areas based on the CEQA guidelines which would provide a robust analysis of potential impacts associated with the plan update. The addendum would also serve as a standalone document, reducing the need for the City to refer back to prior analysis and mitigation measures in the Initial Study appended to the 2007 EIR.

### *Ashland-Cherryland Business District Specific Plan Update EIR, Alameda County Community Development Agency – Subcontract to Lisa Wise Consulting*

Rincon Consultants teamed with Lisa Wise Consulting to prepare CEQA documentation for the update to the Ashland Cherryland Business City Specific Plan (ACBDSP). The ACBDSP area encompasses the East 14th Street/Mission Boulevard and Lewelling/East Lewelling Boulevard corridors in Ashland and Cherryland, two unincorporated communities within the County of Alameda. The project emphasized economic revitalization through place-making, innovative implementation strategies, creative marketing, branding, public improvement programs, robust community outreach; and a form-based



code. The ACBDSP includes 9 goals, 48 policies, 126 programs, 10 new zones, 1 overlay zone, and new entitlement procedures, all developed to address local challenges to economic development; such as nearby competitive commercial outlets, scattered ownership, low lease rates and high land prices, dominance of auto-oriented businesses, and overly complex zoning standards. Under this contract, Rincon prepared the Program EIR for the updated ACBDSP; key issues include traffic, aesthetics, cultural and historic resources, air quality and seismic safety.

In 2016, the American Planning Association (APA) Northern Section presented the County of Alameda with the “Excellence in Economic Planning and Development” award for the Ashland and Cherryland Business District Specific Plan and Code.

#### Bay Fair Transit Oriented Development Specific Plan EIR, City of San Leandro - Subconsultant to Raimi & Associates



Rincon completed an EIR for the Bay Fair BART Transit-Oriented Development (TOD) Specific Plan for the City of San Leandro as part of the Raimi & Associates planning team. The Specific Plan addresses a wide range of development, planning, and economic issues, including identifying existing and future opportunities for transit-oriented mixed-use and residential development in the study area and transportation and infrastructure improvements to accommodate a preferred land use alternative. Key environmental issues in the CEQA document included aesthetics, air quality/GHGs, noise,

hydrology/water quality, land use and planning, and transportation/circulation, among others.

#### ACI MRF and Transfer Facility Expansion Project IS-MND, City of San Leandro

Rincon prepared the IS-MND for the Alameda County Industries (ACI) Materials Recovery Facility (MRF) and Transfer Facility Expansion Project. The project involves operational changes at ACI’s MRF and transfer facilities such as increased permitted tonnage; extension of waste acceptance, transfer, and processing hours to 24 hours a day, seven days per week; increased material storage requirement to 48 hours; and, pre-processing of food waste/organics. The project also involves construction of a 21,800-square-foot building over the current Transfer Facility. These changes required revisions to the MRF and Transfer Facility Solid Waste Facility Permit (SWFP No. 01-AA-0290) administered by the California Department of Resources and Recycling (CalRecycle), and to the Conditional Use Permits (CUP) administered by the City of San Leandro. Key issues analyzed included aesthetics (night lighting), odors, stormwater runoff, noise, and traffic.

#### Alvarado Commerce Center IS-MND, City of San Leandro

Rincon recently prepared the IS-MND for the Alvarado Commerce Center Project in the City of San Leandro. The project involves demolition of the existing buildings on the project site and construction of a new 159,450-square-foot building designed for advanced manufacturing and/or logistics uses. Examples of uses for which the proposed building is intended include technology-intensive manufacturing, food processing, fulfillment, assembly and storage, and wholesale trade distribution. Key issues analyzed in the IS-MND included aesthetics, air quality, greenhouse gas emissions, noise, soil hazards, and traffic. Ms. Kaufman served as the project manager for the project.

## Client References

Rincon is proud of its reputation as a leader in the environmental consulting industry. Below are excerpts from recommendation letters by several of our clients, highlighting our ability to provide the same level of service and professionalism to every project.

*"I am grateful, and very pleased, with the work that you completed for the City. Approval could not have occurred on this accelerated timeline, or so easily, without your work...several ZAB comments in the hearing, and after, were that they were pleased with the level of detail and thoroughness. The action tonight ranks in the top 5-6, out of the 100+ outcomes in my time with the City (and not all were for approval). THANK YOU."*

**- Greg Powell, Principal Planner, City of Berkeley Planning & Development Department**

*"It has been a pleasure to work on this project with Rincon Consultants [on the UC Berkeley Aquatics Center SEIR] – their team was up to the task and turned around a quality document in great time."*

**- Jennifer McDougall, Principal Planner – University of California, Berkeley**

*"...I think this outcome was due in big part to the thorough CEQA analysis prepared by Rincon and all of us at the City thank you for being a part of the project. The developer is thrilled with the outcome and also agrees that your thoughtful approach to the project made a difference. I look forward to working with you again."*

**- G. Ryan Lenhardt Senior Planner, Community and Economic Development**

*"By the way, great job on the [Reusable Bag Ordinance] Program EIR! Thanks for always being so easy and having such a great attitude for shifts in direction along the way... You were extremely professional and reliable ... And, best of all, really good with deadlines!"*

**- Camille M. Leung, Planner – County of San Mateo**

We invite you to contact any of the individuals listed below regarding our qualifications, skills, and project management.

<b>Shannon Allen</b> Principal Planner City of Berkeley 1947 Center Street, 2nd Floor Berkeley, California 94720-1382 510-981-7430 <i>Project: 2190 Shattuck Avenue EIR</i>	<b>Frank Abejo</b> Principal Planner Community Economic Development Department City of Concord 1950 Parkside Drive, MS/53 Concord, California 94519 925-671-3128 <i>Project: 2171 Sunshine Dr. General Plan Amendment</i>
<b>Jonathan Lait</b> Interim Planning Director City of Palo Alto 250 Hamilton Avenue Palo Alto, CA 94301 408-730-7421 <i>Project: 2755 El Camino Real IS-MND-EIR, 3001</i>	<b>Denise C. Standridge</b> General Counsel Alameda-Contra Costa Transit District 1600 Franklin Street, 10th Floor Oakland, California 94612 510-891-4733 <i>Project: Multiple Transit Program IS-NDs</i>

<i>El Camino Real Mixed-Use Project, and several others</i>	
<b>Tom Liao</b> Deputy Community Development Director City of San Leandro Community Development Department 835 East 14th Street San Leandro, California 94577 510-577-6003 <i>Project: Bay Fair BART TOD Specific Plan EIR</i>	<b>Rodrigo Orduña</b> Senior Planner Alameda County Planning Department 224 West Winton Avenue, Suite 111 Hayward, California 94544 510-670-5400 <i>Project: Ashland-Cherryland Business District Specific Plan EIR</i>

## Rincon Team

Rincon has assembled a team of experienced professionals to provide on-call CEQA and planning consulting services for the City. Leading the team will be **Principal-in-Charge, Abe Leider, AICP CEP**. He has 20 years of experience in long-range planning, development review, and environmental impact analyses for public and private development projects under CEQA and NEPA. Mr. Leider will be managing all aspects of the program and will be serving as the City's primary contact.



**Abe Leider, AICP CEP**, will be the Principal-in-Charge under this contract and the main contact for the City. Mr. Leider is a Principal with Rincon and manages the company's Oakland office. He holds a degree in English and Environmental Studies from UC Santa Barbara and a Professional Certificate in Land Use and Environmental Planning from UCSB Extension. Mr. Leider has over 20 years of experience in long-range planning, development review, and performing environmental impact analyses for public and private infrastructure and development projects under CEQA. He has managed the preparation of MNDs and EIRs for institutional, residential, commercial and industrial projects throughout

California. His recent project experience includes managing dozens of contract planning and CEQA assignments for the City of Berkeley, including the 2211 Harold Way Mixed-Use Project EIR and 2190 Shattuck Avenue Mixed-Use Project EIR. Other relevant projects include oversight and/or project management for the UC Berkeley Cal Aquatics Facility SEIR, UC Berkeley Upper Hearst Development Project SEIR, four AC Transit Route Restructuring IS-NDs, and MNDs and EIRs for many major programs and projects for Alameda County, San Leandro, Palo Alto, San Jose, Concord, Novato and other Bay Area jurisdictions.



**Darcy Kremin, AICP**, serves as Rincon's Environmental Planning Practice Leader for the Bay Area. She has over 20 years of planning and CEQA/NEPA experience for nonprofit, private, and public-sector clients. Ms. Kremin has managed dozens of development projects for cities and counties and many large projects for public utilities, including water and energy transmission. She also has experience with various public and charter school projects. Her extensive project experience includes the 2715 Adeline Street infill mixed-use, live-work project in City of Oakland, the Rumrill Boulevard Complete Streets project in the City of San Pablo, the 10963 San Pablo Avenue infill project in the City of El Cerrito, the Mission

Seniors infill development project in the City of Hayward, the Valley View apartments project in Lafayette, and the Community Civic Campus Project in the City of South San Francisco. She is currently managing the City of Redwood City's mixed-use zoning amendment CEQA process. She is well-known for her use of streamlining tools to comply with CEQA as efficiently as possible.



**Karly Kaufman, MESM**, a Senior Environmental Planner and Project Manager, will serve as a project manager and an air quality and greenhouse gases specialist under this contract. Ms. Kaufman has ten years of experience in the environmental field and holds a Bachelor's of Science in Environmental Policy Analysis and Planning from the University of California, Davis, and a Master's of Environmental Science and Management from the Bren School of Environmental Science & Management. Her current work with Rincon involves preparing NEPA and CEQA documents for a diverse range of projects including general plans, specific plans, mixed-use development projects, and redevelopment projects. Her recent project

experience involves managing the Ashland and Cherryland Business District Specific Plan EIR in Alameda County, the 8555 Santa Monica Boulevard Mixed-Use Project EIR in West Hollywood, and the City of Santa Clara Single-Use Carry-Out Bag Reduction Ordinance IS-ND. Although proficient in the full range of environmental analysis topics, she has a technical focus in air quality, GHG, and noise technical studies. Her past work involved policy analysis, outreach, advocacy, and survey design. She has also conducted extensive research on alternative energy resources, including solar, wind, and waste, as well as energy storage technologies.



**Jonathan Berlin, MESM**, a Senior Environmental Planner with Rincon, will provide contract planning support in addition to assisting with environmental analysis under this contract. Mr. Berlin has four years of environmental consulting experience and holds a Master's degree from the Bren School of Environmental Science & Management at the University of California, Santa Barbara, where he studied land-use planning and served as a writing consultant at the Communications Center. Previously, he obtained a B.A. in Journalism from the University of Maryland and worked in environmental communications. At Rincon, he specializes in environmental review for proposed developments, General Plan updates, and Regional Transportation Plans and Sustainable Communities Strategies; in technical analysis of noise impacts, including field measurements of ambient noise, modeling of traffic-related noise, and the design of mitigation measures. He has staffed several contract planning assignments for the City of Berkeley and was project manager for the 2009 Addison Street IEC and deputy project manager for the 2190 Shattuck Avenue Mixed-Use Project EIR.



**Lindsey Sarquilla, MESM** is the Technical Services Program Manager within Rincon's Environmental Sciences and Planning group in the Santa Barbara office. In this capacity, she is responsible for managing and preparing CEQA and NEPA documentation and technical air quality, greenhouse gas emissions, and noise impact analyses. Ms. Sarquilla holds a Master's degree from the Bren School of Environmental Science & Management at the University of California, Santa Barbara, where she studied water resources management. Previously, she obtained a B.A. in Environmental Studies from Brandeis University. Her experience includes a wide range of technical environmental and planning studies involving land and infrastructure development, urban redevelopment, solar power facilities, oil extraction and refining facilities, landfills, general plans and specific plans, climate action plans, and other long-range planning documents. Mrs. Sarquilla is experienced with a variety of air pollutant and GHG emissions models, which include the CalEEMod land use emissions forecast tool, the California Air Resources Board's Mobile Source Emissions Inventory (EMFAC), HARP 1 and 2, and AERMOD. She is also experienced with the Federal Highway Administration's Traffic Noise Model, as well as noise protocols in use by a variety of agencies, including the Environmental Protection Agency, the Federal Transit Administration, and the Department of Housing and Urban Development.



**Kari Zajac, MESM** is an associate planner and project manager with Rincon. She has a strong background in environmental science, through earning her B.S. in Wildlife, Conservation, and Fisheries Biology from UC Davis. This is complemented by her interdisciplinary training and Master's Degree from the Bren School of Environmental Science & Management where she learned to consider economic, business, scientific, and political perspectives when solving environmental problems. She has experience in CEQA/NEPA compliance and permitting working as an Environmental Planner. Ms. Zajac's professional experience includes preparing



exemptions and exclusions, initial studies, environmental impact reports, and technical studies, such as acoustical analysis. Ms. Zajac leads Rincon's noise technical team and is experienced with the Road Construction Noise Model and SoundPlan noise software.



**Ryan Gardner, LEED AP O+M, ENV SP** is a Sustainability Project Manager with Rincon. He holds a BA in Biology from Kalamazoo College and has recently graduated with a master's degree from the Bren School of Environmental Science & Management, University of California, Santa Barbara. Mr. Gardner is experienced in greenhouse gas reporting and audits, life cycle analysis, green building strategies, carbon accounting, carbon sequestration and sustainable infrastructure. His responsibilities include GHG verification for AB-32, GHG reporting for corporate initiatives, LEED certification, energy audits, sustainability plans, construction and mitigation monitoring and regulatory compliance. He has contributed to a variety of successful projects, including climate action plans, GHG emissions inventories, energy studies, environmental impact reports, and public outreach and education programs.



**Shannon Carmack** is a Senior Architectural Historian/Historian with Rincon, has more than 17 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. Ms. Carmack meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History. She holds a Bachelor of Art in History from California State University-Long Beach, specializing in California history. Ms. Carmack provides senior oversight for all environmental compliance or historic-related projects throughout the state. Over the last decade, she has played increasingly senior roles in the development, review, and submission of reports for compliance with NEPA, Section 106 of the NHPA, CEQA, and municipal and local historic preservation ordinances throughout the entire state. She has supported local designation efforts and Mills Act applications by preparing HABS documentation, design guidelines, National Register of Historic Places (NRHP) nominations, and historic evaluations. Recent projects include historical resources for the 2190 Shattuck Avenue EIR project for the City of Berkeley.



**Hannah Haas, MA, RPA** is an archaeologist with Rincon and has experience conducting surveys, archaeological testing, archaeological data recovery, and compliance monitoring. In addition to her field experience, she has experience performing a wide range of archaeological laboratory analysis methods, including paleoethnobotanical and lithic analysis. She has performed numerous cultural resource studies in compliance with CEQA, Section 106 of the NHPA, and NEPA. She has worked on more than 100 projects and served as lead author of more than 75 cultural resources technical reports. Ms. Haas holds a Masters in Anthropology from San Diego State University and a Bachelors in Anthropology from the University of California, Santa Barbara. She uses her academic training and professional experience to ensure that all cultural resources components of projects are satisfactorily conducted. This experience includes projects for multiple municipalities, private developers, and utility companies within Alameda, Contra Costa, San Francisco, Sacramento, Monterey, and Santa Cruz Counties. Currently Ms. Haas is overseeing the John Hinkel Park Cultural Assessment project for the City of Berkeley.



**Dr. David Daitch** serves as a program manager and senior biologist and paleontologist for Rincon. Dr. Daitch received both his PhD in Ecology and Evolutionary Biology and his Masters in Geology from the University of Colorado, Boulder and his Bachelor degree from Evergreen State College. He has over 20 years of professional experience providing biological and environmental services. Dr. Daitch has over 15 years of environmental consulting experience managing projects, coordinating and conducting field surveys, consulting with federal, state and local agencies, and producing and editing technical scientific documents for private industry, regulatory agencies, and publication. He has written or supervised the preparation of numerous technical documents including Biological Resources Assessments and other technical reports, Impact Analyses, Mitigation and Monitoring Plans, biological resources sections of EIRs, IS/MNDs, EAs and EISs, and construction compliance monitoring reports.



**Edward Morelan, PG, CEG** is a Principal with Rincon Consultants and has more than 32 years of technical and managerial expertise, employed in both the public and private sectors. His experience includes capital projects regarding geotechnical and environmental investigations pertaining to the design and construction of schools, refineries, power plants, pipelines, and rail-improvement efforts. He has extensive experience coordinating development and rehabilitation projects that required interaction and negotiation with a variety of regulatory agencies, including the Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), United States Environmental Protection Agency (US EPA), and air quality management districts.

# Fee Schedule

## Standard Fee Schedule for Environmental Sciences and Planning Services

Professional, Technical & Support Personnel*	Hourly Rate
Principal II / Director II	\$235
Principal / Director I	\$215
Senior Supervisor II	\$200
Supervisor I	\$190
Senior Professional II	\$170
Senior Professional I	\$156
Professional IV	\$140
Professional III	\$125
Professional II	\$112
Professional I	\$100
Associate III	\$92
Associate II	\$86
Associate I	\$80
Project Assistant	\$75
Senior GIS Specialist	\$136
GIS/CADD Specialist II	\$120
GIS/CADD Specialist I	\$108
Technical Editor	\$110
Production Specialist	\$86
Clerical	\$75

\*Professional classification includes: environmental scientists, urban planners, biologists, geologists, marine scientists, GHG verifiers, sustainability experts, cultural resources experts and other professionals. Expert witness services consisting of depositions or in-court testimony are charged at the hourly rate of \$350.

Direct Costs	Rate
Photocopies – Black and White	\$0.20 (single sided) & \$0.36 (double sided)
Photocopies – Color	\$1.50 (single sided) & \$3.20 (double sided)
Photocopies – 11 x 17	\$0.80 (B & W) & \$3.20 (color)
Oversized Maps	\$8.00/square foot
Reproduction: CDs	\$10 / disc
Light duty /Passenger Vehicles**	\$85/day
4-WD/Off-Road Vehicles**	\$135/day

\*\* \$0.65/mile for mileage over 50 and for all miles incurred in employee-owned vehicles.

### Other Direct Costs

Other direct costs associated with the execution of a project are billed at cost plus 15% to cover General and Administrative services. Other direct costs associated with completing a project that are not included in the hourly billing rates described above may include, but are not limited to, laboratory and drilling services, subcontractor services, authorized travel expenses, permit charges and filing fees, mailings and postage, performance bonds, sample handling and shipment, rental equipment and vehicles other than covered by the above charges, etc.

City of Emeryville  
Statement of Qualifications

Equipment	Day Rate
<b>Environmental Site Assessment</b>	
Brass Sample Sleeves, Bailers, Disposable Bailers	\$25
Water Level Indicator, DC Purge Pump	\$40
Hand Auger Sampler	\$55
Oil-Water Interface Probe	\$85
Four Gas Monitor or Photo-Ionization Detector	\$120
Soil Vapor Extraction Monitoring Equipment	\$140
Flame Ionization Detector	\$200
<b>Natural Resources Field Equipment</b>	
Trimble GPS (sub-meter accuracy)	\$190
UAS Drone	\$250
Pettersson Bat Ultrasound Detector/Recording Equipment	\$150
Spotting or Fiberoptic Scope	\$150
Amphibian/Vernal Pool Field Package: (digital camera, GPS, thermometer, decon chlorine, waders, float tube, hand net, field microscope)	\$150
Remote Field Package, (digital camera, GPS, thermometer, binoculars, tablet and mifi, Delorme Satellite Beacon, 24-Hour Safety Phone)	\$125
Sound Level Metering Field Package: anemometer, tripod and digital camera.	\$100
Standard Field Package (digital camera, GPS, thermometer, binoculars, tablet, safety equipment, and botanic collecting equipment)	\$95
Fisheries Equipment Package: (waders, wetsuits, dip nets, seine nets, bubblers, buckets)	\$50
Water Quality Equipment (DO, pH, Turbidity, refractometer, temperature)	\$55
Large Block Nets	\$100
Minnow trap	\$85
Infrared Sensor Digital Camera or Computer Field Equipment	\$50
Scent Station	\$20
Laser Rangefinder/Altitude	\$10
Net, Hand/Large Seine	\$10/\$50
Pit-fall Traps, Spotlights, Anemometer, GPS Units, Sterilized Sample Jar	\$8
Mammal Trap, Large/Small	\$1.50/\$.50
<b>Water &amp; Marine Resources Equipment</b>	
Refractometer (salinity) or Turbidity Meter	\$35
Multi Parameter Sonde (Temp, Cond, Turbidity, DO, pH) with GPS	\$150
Boat (20 ft. Boston Whaler or Similar)	\$300
Boat (26 ft. Radon or Similar)	\$550
Side Scan or Single Beam Sonar	\$700
Underwater & Marine Sampling Gear includes: U/W Photo/Video Camera, SCUBA Equipment (Tanks, BCD, Regulators, Wetsuits, etc.)	\$50/diver
Marine Field Package: (Personal Flotation Devices (PFDs), 100 ft. Reel Tapes w/ Stainless Carabiners, Pelican Floats, Underwater Slates, Thermometer, Refractometer, Anemometer, various Field Guides)	\$50
<b>Insurance, Hazard &amp; Safety Fees</b>	
L & H Dive Insurance	\$50/diver
Hazard Premium (In or Underwater ONLY per/hour)	\$1.25 X hourly
Level C Health and Safety	\$60 person