April 20, 2026

Sent via email only

Steve Reilly
330 Land Company, LLC
16381 Scientific Way
Irvine, CA 92618

RE: Souang Vesting Tentative Map
1501 Lucas Valley Road, San Rafael
Assessor's Parcel: 164-280-35
Project ID P4134

Dear Mr. Reilly,

Following the request for proposals (RFP) process, the County has selected a new firm, LSA, to prepare the environmental review document for the Souang Vesting Tentative Map project. Attached please find LSA's proposal, dated April 17, 2026. Staff has determined that LSA's scope of work accurately reflects the standards and level of effort necessary to ensure compliance with the California Environmental Quality Act (CEQA) requirements under the State CEQA Guidelines Section 15183 (Section 15183).

Consistent with the Environmental Planning's RFP process, staff conducted a thorough and competitive review of multiple consultant proposals and have selected the recommended team based on a careful evaluation of qualifications, approach, and overall value. The selected proposal demonstrates a clear and comprehensive understanding of the project scope, including key objectives and potential challenges, and presents a well-structured set of tasks that align closely with our needs. The proposed schedule is realistic and appropriately sequenced to ensure timely and effective delivery, while the budget is transparent, well-justified, and commensurate with the level of effort required. Taken together, these factors give us confidence that this consultant is best positioned to successfully support the project and deliver high-quality outcomes.

In order to proceed with a contract for preparation of the checklist, you will need to deposit with the County the amount of the consultant's not-to-exceed cost estimate of $254,087.00, plus an additional sum of $76,226.00 for the County's Environmental Planning 30% administration and overhead fee, for a total amount of **$330,313.00**. (Checks should be made payable to Marin County Community Development Agency and should be mailed to our address at: 3501 Civic Center Drive, Room 308, San Rafael, CA 94903.)

If you disagree with the foregoing determination regarding the LSA scope and proposal, you may appeal the determination to the Planning Commission pursuant to section VII.7. of the County of Marin Environmental Impact Review Guidelines. A Petition for Appeal and a $755.00 filing fee must be sent to the Community Development Agency - Planning Division, Room 308, Civic Center, San Rafael, within five business days of the date of this letter, or no later than **Monday, April 27, 2026**. We accept checks in the mail that are postmarked with the last day of appeal, or we also accept appeal fees via credit card payment on the phone. If you'd prefer the latter option, please contact me directly by email at: Tammy.Taylor@MarinCounty.gov or by phone at (415) 473-7873 to make the payment arrangements.

If you have any questions regarding the consultant selection or the environmental review process, please contact me at this office via the contact information included above.

Sincerely,

Tammy Taylor

Tammy Taylor
Senior Environmental Planner

Attachment: LSA Proposal

cc via email:

Rachel Reid, Environmental Coordinator
Immanuel Bereket, Principal Planner
Robin Fies, Environmental Planning Aide

LSA

PROPOSAL FOR

SECTION 15183 ENVIRONMENTAL REVIEW CHECKLIST FOR THE SOUANG VESTING TENTATIVE MAP AND TREE REMOVAL PERMIT PROJECT

APRIL 17, 2026

LSA

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

April 17, 2026

Tammy Taylor
Senior Environmental Planner
Marin County Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Subject: REVISED Request for Proposal – Section 15183 Environmental Review Checklist for the Souang Vesting Tentative Map and Tree Removal Permit Project

Dear Ms. Taylor:

LSA is pleased to submit this proposal to prepare the environmental review documentation for the proposed Souang Residential Project, pursuant to the California Environmental Quality Act (CEQA). We are confident that LSA can provide the Marin County Community Development Agency with the essential project management and strategic thinking skills, combined with our expertise in environmental and policy issues, that will deliver technically thorough and legally robust documentation for this project.

This proposal highlights our team expertise and key qualifications, as well as our knowledge and dedication to the field of environmental planning and impact assessment. Our designated project management team, led by a Principal of the firm, excels at guiding the environmental review process for complex projects in communities throughout Marin County. We specialize in effective public engagement, seamless inter-agency coordination, and managing specialized teams to deliver comprehensive environmental documentation.

Our goal is to understand key environmental concerns and deliver a clear, concise, and accessible environmental document. We understand the potential impact that the proposed project could have on the community and future policy making and are committed to providing a document that will be comprehensive in scope and responsive to community environmental concerns and needs.

Individual Authorized to Bind the Firm:

Amy Fischer,
Chief Executive Officer (CEO)
Amy.Fischer@lsa.net

Primary Contact:

Shanna Guiler, AICP
Associate/Environmental Planner
Role: Project Manager
Shanna.Guiler@lsa.net

LSA's Bay Area Office:

6001 Shellmound Street,
Suite 425
Emeryville, CA 94608
T: (510) 236-6810

Shanna Guiler, AICP, Associate/Environmental Planner, will be the Project Manager. She brings 25 years of CEQA/National Environmental Policy Act documentation experience in the Bay Area and Marin County. She has authored Environmental Impact Reports (EIRs) and Initial Studies/Mitigative Negative Declarations for large and small projects for the Marin County Department of Public Works and Marin County Parks. **Theresa Wallace, AICP,** will serve as the Principal in Charge and has 24 years of experience in managing and preparing a variety of environmental documents for CEQA compliance throughout the Bay Area.

The LSA Team possesses the depth and breadth of experience necessary to efficiently and effectively complete this effort. We have prepared hundreds of environmental documents for projects throughout diverse communities in the San Francisco Bay Area and specifically several recent projects in Marin County, including the Northgate Mall Redevelopment Project EIR in the City of San Rafael and the Sir Francis Drake Boulevard EIRs for the County. The LSA Team has also recently completed or is currently managing several Section 15183 projects in the Bay Area, including the 1601-1765 South Main Project for the City of Milpitas and the 2109 Virginia Street Project for the City of Berkeley.

LSA's in-house technical specialists and selected subconsultants are recognized experts in their fields and possess the necessary local knowledge and expertise for this project. LSA's in-house technical specialists and planning staff will complete the air quality, greenhouse gas emissions, energy, noise, cultural and tribal cultural resources, hydrology and water quality, and biological resources analyses, and conduct peer review of project sponsor-prepared studies as needed. We have also included our long-standing teaming partners, with particular experience working in Marin County and other cities in the Bay Area:

- **Baseline Environmental Consulting (Baseline)** will provide peer review and technical analysis as needed for hazards and hazardous materials, geology, soils, seismicity, and hydrology and water quality. Baseline recently performed these services as part of the LSA Team for the Northgate Mall Redevelopment Project.
- **Ninyo & Moore** will provide geotechnical peer review and investigation for this project. Ninyo & Moore and LSA have partnered together on numerous environmental projects for Bay Area communities such as the 579 West Virginia Street Project in San Jose.

We believe that the LSA Team offers efficiencies in terms of both timeline and cost given our recent experience within the County and ability to maximize the expertise of our own in-house technical specialists and long-term teaming partners. LSA's project management team can ensure that the team is committed to the submittal due dates provided in our agreed-upon schedules and that our quality assurance and quality control procedures are followed. We approach this project with a great deal of enthusiasm and look forward to the opportunity to assist the County once again. Should you have any questions, please contact Shanna Guiler, AICP, at Shanna.Guiler@lsa.net or at (510) 236-6810. This proposal supersedes our prior proposal dated March 16, 2026.

Sincerely,

LSA Associates, Inc.

Amy Fischer
Chief Executive Officer (CEO)

Theresa Wallace, AICP
Principal in Charge/Managing Director – Environmental Planning

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Approach and Work Program

Project Understanding

Our understanding of the project site and the proposed project, and our approach to environmental review, is summarized below. It is based on our review of the project application materials, including available background reports provided by the County, review of the Request for Proposal (RFP), and our familiarity with the project site and Marin County in general.

Project Site

The approximately 61.3-acre project site located at 1501 Lucas Valley Road (Assessor's Parcel Number 164-280-35) is bounded by Lucas Valley Road to the east and rural residential development to the north, south, and west. The project site is currently developed with several structures, including a barn and a single-family residence.

The project site is designated Agriculture (1 unit per 30-60 acre), Housing Overlay Designation (AG1-HOD) in the Marin Countywide Plan and is located in the A60-HOD (Agriculture and Conservation, Housing Overlay Designation) zoning district. HOD sites include housing affordability targets that are necessary to comply with the County's obligations related to satisfying the Regional Housing Needs Allocation. As an HOD site, the project site has been identified as an opportunity site for residential development in the County's Housing & Safety Element Update 2023-2031 and was included in the County's 2023-2031 Housing & Safety Element Update Draft Environmental Impact Report (EIR).

Proposed Project

The proposed project would demolish the existing approximately 1,800-square-foot single-family structure and associated improvements, and construct 36 new single-family detached residential dwelling units, 15 of which would include optional, approximately 332-square-foot Junior Accessory Dwelling Units. Thirty-one dwelling units would be market rate units, while five would be provided as deed-restricted affordable units, three for very low income and two for lower-income households. The proposed project would also construct a new concrete driveway entry, internal roadways, and stormwater retention areas. The proposed project would be confined to approximately 7.46 acres of the 61.3-acre parcel. LSA understands that two options for site grading and development are currently proposed and will need to be evaluated – one with more site grading and another with more extensive retaining walls.

The project applicant is requesting approval of the Vesting Tentative Map and a Tree Removal Permit. The applicant previously requested and was granted Housing Compliance Review approval for construction of the new homes. The project qualifies for a density bonus increase of 35 percent, or 10 units, above the otherwise maximum allowable density under the HOD zoning district. In addition, the applicant is requesting a concession under Government Code Section 65915(e) to remove the requirement for installation of story poles and waivers under Government Code Section 65915(d) to modify the Form Based Code development standards as shown in the following table.

Form Based Code (FBC) Development Standards

Development Standard	FBC Minimum Requirements	Proposed Project Standard
Lot Width	50 feet	36 feet
Lot Depth	100 feet	66 feet

Form Based Code (FBC) Development Standards

Development Standard	FBC Minimum Requirements	Proposed Project Standard
Front Setback	20 feet	3 feet
Rear Setback	20 feet	10 to 16 feet
Side Setback	10 feet	4 feet
Driveway Curb Cut Width	12 feet	18 feet
Retaining Wall Height	4 feet	15 feet
Main Building Depth	48 feet	53 feet

Source: Marin County (2026)

Approach

Based on our review of the existing project materials, the RFP, the County's Housing & Safety Element Update 2023-2031, and the County's 2023-2031 Housing & Safety Element Update Draft EIR (SCH No. 2021120123), LSA believes that the proposed project will qualify for CEQA streamlining under CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations).

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." In approving a project that meets the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

This section shall apply only to projects which meet the following conditions:

1. The project is consistent with:
    a. A community plan adopted as part of a general plan;
    b. A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development; or
    c. A general plan of a local agency, and

2. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan."

LSA proposes to prepare a memorandum detailing the proposed project's applicability to be analyzed under CEQA Guidelines Section 15183 and the reasons for the County's conclusion that the project and associated environmental effects do not meet the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR. The memorandum will be supported by an environmental checklist that covers all CEQA-required environmental issue topics and additional technical documentation as required.

As detailed in the following section, LSA will prepare a memorandum pursuant to CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Projects Consistent with a Community Plan or Zoning). Section 15162 states that "no subsequent EIR shall be prepared for that project unless the lead agency determines … one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

The scope of services outlined in the following section identifies the various tasks that LSA will undertake to complete the environmental review documentation for the proposed project. If, in the course of conducting the environmental analyses for the proposed project, it is determined that a higher level of environmental documentation is required (for example, if it is determined that the proposed project would result in new significant unavoidable impacts), LSA will notify County staff immediately and meet with the project team to review the analysis findings and amend the scope and budget as necessary.

Scope of Work

Phase 1.0 Project Initiation

The project initiation task will provide an opportunity for the LSA Team and County staff to collaborate, strategize, and discuss LSA's recommended approach to environmental review and the associated work program. Other key project initiation tasks will involve conducting a site visit, gathering and reviewing background information, and preparing the project description.

Task 1.1 Start-Up Meeting

LSA will meet with County staff to discuss expectations regarding the tasks to be undertaken to complete the environmental documentation for the proposed project. As part of this meeting, LSA will want to gather relevant information and data if there is information we have not yet received, confirm the County's schedule for review, and discuss expectations for project coordination and management.

Task 1.2 Data Gathering and Evaluation

LSA will collect and evaluate existing data and analyses applicable to the proposed project and the project site, including the project application materials. LSA will also review the Countywide Plan, the Marin County Code, the County's 2023-2031 Housing & Safety Element Update and Draft EIR, other recent CEQA documentation for Marin County projects, and any other applicable planning documents that relate to the project site. LSA has downloaded the following background documents from the project website:

- Preliminary Arborist Report, dated November 2023
- Architectural Drawings, dated July 26, 2024
- Biological Resources Constraints Analysis, dated December 15, 2023
- Preliminary Geotechnical Exploration Report, dated December 19, 2023
- Preliminary Title Report, dated February 26, 2024
- Landscaping Plans, dated June 17, 2024
- Hydrology and Hydraulic Report, dated July 8, 2024
- Stormwater Treatment Facilities Operation and Maintenance Plan, dated July 8, 2024
- Stormwater Control Plan, dated July 8, 2024
- Vesting Tentative Map Package, dated September 4, 2024
- 1501 Lucas Valley Road Service Providers, provided September 10, 2024 Architectural Drawings, dated December 26, 2024
- Survey map, received December 31, 2024
- Transportation Impact Study, dated July 11, 2024
- Vesting Tentative Map Package, dated December 18, 2024
- Alternative Grading Vesting Tentative Map Package, dated December 18, 2024
- Public Correspondence

Prior to preparation of the project description and initiation of technical evaluations, LSA will request the following from the project applicant, some of which may have already been provided but may be updated as part of future application resubmittals:

- Construction schedule and data, including depth of excavation, soil import/export, equipment use and duration (worksheet to be provided by LSA)

- New or revised application materials and other environmental studies prepared by the sponsor team can be submitted to LSA at the start-up meeting or the schedule for submittal of these additional materials can be identified and discussed (see Task 1.1).

Task 1.3 Project Description

Based on the submitted site plans, technical studies completed for the proposed project, and consultation with County staff and the project team, LSA will draft a project description that includes all elements necessary to comply with CEQA, including, but not limited to, the purpose, phasing, and physical elements of the project. The project description will include maps showing the location and boundaries of the proposed project, as well as a written description of the existing uses so that the changes between existing and proposed uses can be identified. In addition, the project description will include a discussion of the project background, construction phasing, and project consistency with the Marin Countywide Plan and the County's 2023-2031 Housing & Safety Element Draft EIR. The project description will describe the overall approval process for the project and identify all discretionary and anticipated subsequent approvals. All relevant agencies and reviewing bodies will also be identified.

As part of this task, LSA will also prepare a base map of the project site and vicinity for use in the memorandum using the best available information. The base map will be used to illustrate the features of the site and its vicinity, such as streets and surrounding land uses, general plan designations, and zoning. Copies of the base map will be available for consultant and County staff use during meetings and presentations.

Crafting an appropriately detailed and illustrated project description is often the single most time-consuming (as well as important) element of a CEQA review document. LSA will work closely with the County to ensure that the project description provides a level of detail appropriate for CEQA analysis. A draft project description will be submitted to the County and the applicant for review and comment before the LSA Team begins conducting any impact analyses. One electronic version (in Microsoft Word and Adobe PDF formats) of the Administrative Draft and Final Draft Project Description will be provided.

Phase 2.0 Evaluation of Environmental Effects

An Environmental Checklist will be prepared in accordance with CEQA and County guidelines. The Environmental Checklist would include the project description, documentation of existing conditions, project impacts for the checklist topics, summary of findings from prior environmental documents, and resulting level of significance for each of the checklist topics. For each environmental topic, LSA will identify the changes associated with the project compared to what was evaluated in the County's 2023-2031 Housing Element & Safety EIR. Responses to each topic in the checklist would identify how project impacts have been mitigated, identify appropriate mitigation measures and standard conditions of approval, and explain that sufficient project-level analysis has been provided for the project in the County's 2023-2031 Housing Element & Safety EIR. This scope of services assumes that new impacts, or potentially more severe impacts, would not result from the project beyond those identified in the County's 2023-2031 Housing & Safety Element EIR.

The memorandum will provide a brief project description and summary that demonstrates how construction and operation of the proposed project would result in no additional environmental effects beyond those identified and mitigated to the greatest degree feasible in the County's 2023-2031 Housing Element & Safety EIR.

Task 2.1 Aesthetics

The 2023-2031 Housing & Safety Element EIR identified significant, unavoidable impacts on scenic views and visual quality. No mitigation measures were identified to reduce potential visual impacts. Development of the proposed project would alter the existing visual conditions at the project site and existing views available from surrounding roadways. Impacts of the proposed project on scenic vistas, scenic resources, views from scenic roadways, and the visual character of the site and vicinity will be analyzed in this section. To assist with the evaluation of visual impacts, LSA will use high-quality site photography to produce realistic computer-generated visual simulations to portray the proposed project as seen from Lucas Valley Road. A total of six simulations will be prepared, each consisting of a base photo and a simulation of the proposed project after 5 years of vegetative growth, based on plant materials identified in the site and planting plans for the project.

LSA will prepare a detailed description of the existing visual setting of the project site and surrounding area and describe potential visual impacts related to the new development and associated lighting based on plans provided by the project applicant and the visual simulations. The evaluation will address issues including light spillover, glare, compatibility, and consistency with public plans and policies. The proposed project will be evaluated to determine whether the potential impacts related to aesthetics were adequately addressed in the 2023-2031 Housing & Safety Element EIR and if the proposed project would result in new or more severe impacts related to aesthetics.

Task 2.2 Agriculture and Forestry Resources

The project site is designated "Grazing Land" by the California Department of Conservation.[1] Therefore, no new or more severe impacts are anticipated related to this topic. LSA will provide brief responses to the checklist questions for this topic.

Task 2.3 Air Quality, Energy, and Greenhouse Gas Emissions

The 2023-2031 Housing & Safety Element EIR identified five significant impacts related to air quality and concluded that three of these impacts would be significant and unavoidable. These impacts are from vehicle emissions associated with vehicle miles traveled (VMT) and from construction-related emissions. Additionally, impacts related to greenhouse gas (GHG) emissions were also determined to be significant and unavoidable.

LSA will prepare an Air Quality, Energy, and Greenhouse Gas Emissions Technical Memorandum (technical memorandum) for the proposed project in response to the environmental checklist questions. LSA will assess the proposed project's impacts related to air quality and GHG emissions and will compare the findings with impacts previously identified in the 2023-2031 Housing & Safety Element Update EIR to determine if the project would result in any new or potentially more severe impacts, and confirm the applicability of identified mitigation measures. LSA will perform the analysis consistent with applicable Marin County and the Bay Area Air District (Air District) procedures and requirements. Following the Air District guidelines, LSA will prepare a draft technical memorandum to identify existing air quality conditions and potential air quality, GHG emissions, and energy impacts resulting from the proposed project by undertaking the following subtasks:

- **Describe the existing regulatory framework.** LSA will describe the existing regulatory framework for air quality and GHG emissions, including existing air quality and GHG emissions laws and regulations

[1] California Department of Conservation (DOC). 2022. Division of Land Use Resource Protection. California Important Farmland Finder. Website: maps.conservation.ca.gov/dlrp/ciff (accessed March 12, 2026).

and the roles of the local agencies including the California Air Resources Board, the Air District, and Marin County.

- **Assess project construction emissions.** Construction activities associated with the proposed project would generate increased particulate emissions associated with soil disturbance operations during site preparation, grading, soil hauling, and other construction activities on the project site. Construction equipment exhaust would also be a source of air pollution. LSA will calculate the regional construction emissions using the latest version of the California Emissions Estimator Model (CalEEMod).
- **Assess project operation-period air quality impacts.** The proposed project would be below the operational criteria identified in Table 4-1, Single Land Use Construction and Operational Criteria Air Pollutant and Precursor Screening Levels, of the Air District guidelines, and therefore project analysis will include a qualitative assessment of potential operational impact. The analysis will be incorporated into the memorandum, and CalEEMod output will be attached in a technical appendix.
- **Prepare construction Health Risk Assessment (HRA).** Based on the proximity of the adjacent residential uses, LSA will also prepare a construction HRA using the AMS/EPA Regulatory Model (AERMOD) to identify any potentially significant health risk impacts resulting from construction of the proposed project. The construction HRA will address all applicable Marin County, Air District, and State requirements. The construction HRA will determine the increased cancer risk and non-cancer health risks to nearby sensitive receptors (i.e., people living nearby) from exposure to toxic air contaminants (TAC) from construction-related sources. The results of the construction HRA will be incorporated into the technical memorandum.
- **Assess project greenhouse gas emissions.** LSA will analyze the potential GHG emissions impacts of the proposed project using the project attribute thresholds of significance recommended by the Air District to show if a project is implementing a "fair share" of GHG emission reductions necessary to support achievement of State emission reduction goals and policies. LSA will consider any proposed building design features that would contribute to a reduction in GHG emissions.
- **Determine the project's consistency with adopted plans.** LSA will review adopted plans related to clean air and the reduction of GHG emissions in the State of California, Air District, and the County's Climate Action Plan 2030 to determine the project's consistency with these plans.
- **Analyze energy use.** LSA will evaluate the proposed project's impacts related to energy use in response to the environmental checklist questions. This discussion will address the proposed project's compliance with applicable energy efficiency standards and will cross reference the discussion provided in the greenhouse gas emissions section, as necessary. Energy data estimated using CalEEMod will be reported.
- **Determine the project's consistency with energy efficiency standards.** The analysis will also address the project's compliance with applicable energy efficiency standards and will cross reference the discussion provided in the GHG emissions discussion as necessary. For purposes of this analysis, impacts to energy resources will be considered to be significant if the project would result in the wasteful, inefficient, or unnecessary consumption of fuel or energy.
- **Identify applicable regulatory measures.** LSA will evaluate the applicability of the mitigation measures included in the 2023-2031 Housing & Safety Element Update EIR to address any significant project or cumulative impacts, including short-term construction and long-term air quality and GHG impacts. Current measures established by the Air District for dust suppression will be identified to reduce construction impacts. Both an evaluation of the mitigation measures and a discussion of their effectiveness will be provided.

LSA will submit a digital copy of the draft technical memorandum to the County for review. Based on one set of consolidated comments, LSA will prepare a final technical memorandum, to be delivered to the County in PDF format. The results of the memorandum will be incorporated into the environmental checklist.

Task 2.4 Biological Resources

The 2023-2031 Housing & Safety Element EIR determined that site-specific review would be needed for development projects with the potential to impact biological resources. A Biological Resources Constraints Analysis (BRCA; December 2023) and a Preliminary Arborist Report (November 2023) have been prepared for the project. LSA proposes to conduct a peer review of the existing studies, evaluate potential impacts to protected biological resources and conduct surveys for special-status plant species. The following tasks will be completed:

- **Peer Review.** A qualified LSA biologist will review the BRCA and the Preliminary Arborist Report for completeness and adequacy to support the CEQA analysis. LSA will prepare two memoranda summarizing the peer reviews. We will inform County staff in the memoranda if any additional analysis of biological resources is needed. As part of this task, we will also review the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database, California Native Plant Society Online Inventory of Rare and Endangered Plants, United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation, and in-house reports from nearby projects to obtain updated information regarding biological resources potentially present within the project area. An LSA biologist will also conduct a reconnaissance-level site visit to verify the current conditions on and adjacent to the project site.
- **Evaluation of Biological Resources Impacts.** Using the existing studies and updated literature search compiled during the peer review, LSA will prepare the biological resources section of the environmental checklist. The section will identify potentially significant impacts to special-status species and other protected biological resources as specified in the environmental checklist. Potential impacts to protected biological resources will be evaluated and compared to the impacts and conclusions identified in the 2031 Housing & Safety Element Update EIR. We will utilize maps from the 2023 BRCA to prepare the Biological Resources section of the environmental checklist. The graphics will show the location and extent of resources (e.g., map of landcover types) within the project area.
- **Special-Status Plant Surveys.** Consistent with the recommendations identified in the BRCA, a qualified LSA botanist will conduct focused surveys for the 11 special-status plant species that the BRCA determined have the potential occur on the project site. The surveys will be completed by a qualified botanist according to the CDFW's 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*.[2] The surveys shall be floristic in nature, conducted at the time of year when target species are both evident and identifiable, and replicable. Therefore, three separate site visits are proposed: one during mid spring (April-May 2026), one during late/early summer (May-June 2026), and one during mid-late summer (July-August 2026). A contingency is also budgeted to allow for an additional site visit in March-May 2027, in case the target spring-blooming species window closes in 2026 before the site visits can be conducted.

  The surveys will identify the locations of special-status plants that could be affected during project construction. If special-status plants are found in the survey area, the locations will be recorded by the qualified botanist using a global positioning system (GPS) unit or equivalent and flagged in the field. The GPS data shall be used to create digital and hardcopy maps for distribution to construction inspectors and contractors to inform them of areas where disturbance is prohibited or where activities are restricted. The observations will be submitted to the CNDDB.

  After the final site visit, LSA will prepare a Rare Plant Survey Report. The report will include:

  - A description of the proposed project;

[2] California Department of Fish and Wildlife (CDFW). 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. State of California, California Natural Resources Agency. March 20.

- A detailed map of the project area that identifies topographic and landscape features and includes a north arrow and bar scale;
- A vegetation map of the project area using Survey of California Vegetation Classification and Mapping Standards at a thematic and spatial scale that allows the display of all sensitive natural communities;
- A soil map of the project area;
- A written description of the biological setting, including all natural communities; geological and hydrological characteristics; and land use or management history. Detailed description of survey methodology and results
- Names and qualifications of the botanist(s);
- Dates of botanical field surveys (indicating the botanical field surveyor(s) that surveyed each area on each survey date), and total person-hours spent;
- A discussion of the survey preparation methodology;
- A list of special-status plants and sensitive natural communities with potential to occur in the region;
- Description(s) of reference site(s), if visited, and the phenological development of special-status plant(s) at those reference sites;
- A description and map of the area surveyed relative to the project area;
- A list of all plant taxa occurring in the project area, with all taxa identified to the taxonomic level necessary to determine whether or not they are a special status plant;
- Detailed data and maps for all special-status plants and sensitive natural communities detected. Information specified above under the headings "Special-Status Plant and Sensitive Natural Community Observations," and "Special-Status Plant and Sensitive Natural Community Documentation," will be provided for the locations of each special status plant and sensitive natural community detected. Copies of all California Native Species Field Survey Forms and Combined Vegetation Rapid Assessment and Relevé Field Forms will be sent to the CNDDB and VegCAMP, respectively, and included in the report as an Appendix;
- A discussion of the potential for a false negative botanical field survey;
- A discussion of how climatic conditions may have affected the botanical field survey results;
- A discussion of how the timing of botanical field surveys may affect the comprehensiveness of botanical field surveys;
- Any use of existing botanical field surveys and a discussion of their applicability to the project;
- The deposition locations of voucher specimens, if collected; and
- A list of references used, including persons contacted and herbaria visited.

This estimate includes one round of comments from the County in response to the Draft Rare Plant Survey Report.

Task 2.5 Cultural Resources and Tribal Cultural Resources

The 2023-2031 Housing & Safety Element EIR determined that site-specific review would be needed for development projects with the potential to impact cultural and tribal resources. LSA proposes to conduct an archaeological and historic architectural inventory, including an intensive pedestrian survey and a cultural resources inventory report summarizing the results of the study, to assist in compliance requirements set by the County as the CEQA lead agency. LSA will complete the report in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (48 Federal Register [FR] 44716, September 29, 1983) and the California Office of Historic Preservation. The following tasks will be completed:

- **Mapping.** LSA will develop project mapping in consultation with the County that depicts location, vicinity, project area footprint, records search, and ethnographic maps. The project area, developed in coordination with the County, is defined as the area within which a project may directly or indirectly cause impacts to cultural resources, should any be present.
- **Background Research.** To determine the cultural resources sensitivity of the project site and the 61-acre parcel of which it is a part, LSA will request a records search of the project area and surrounding 0.25-mile radius. The search will be initiated through the Northwest Information Center of the California Historical Resources Information System housed at California State University, Sonoma. The purpose of this records search is to (1) establish the quantity and extent of previously recorded resources and archaeological studies in the project area and 0.25-mile buffer, and (2) inform the assessment of built environment and other cultural resources that may be at risk of adverse effects as a result of proposed project activities. These results will aid in desktop archaeological sensitivity analysis, map, and literature review.

  LSA will also initiate a search through the Sacred Lands File (SLF) held by the Native American Heritage Commission (NAHC). The purpose of this records search is to (1) obtain any information regarding cultural resources of traditional or cultural value to tribal organizations located within the project area, and (2) obtain a list of tribal contacts for consultation, if applicable.

  LSA will consult other sources, including historic-period maps and aerial photographs, to inform land use patterns and the site's sensitivity for surface and subsurface archaeological cultural resources within the project area. Additional archival research of online references and in-person at local repositories may also be conducted which includes, but is not limited to: libraries, government offices, historical societies and organizations, and internet archives. This information will be used to formulate a property history, a local historic context statement, and narratives pertaining to design professionals and people associated with the building, as well as development of architectural style.

  LSA's preliminary research has yielded an approximately 1,800-square-foot barn within the area for proposed development. This background research conducted by LSA's architectural historian indicates this barn was part of the former Nunes property, which may have been a farm or dairy. Therefore, the barn was once part of a larger collection of related buildings and structures. Additional property-specific online research shows the extant built environment elements in place constructed circa 1960. These consist of the barn, a detached single-story, 1,982-square-foot single-family residence with two detached outbuildings nearby. To satisfy the project's CEQA process, LSA recommends a more comprehensive analysis of the historical built environment within the 61-acre parcel to which the barn is historically linked rather than a narrow focus on the barn and the specific area for development. A more comprehensive analysis and eligibility evaluation of the entire parcel at this stage of development will address concerns about potential cumulative impacts, provide an analysis that anticipates potential objections about the adequacy of the cultural resource analysis, and provides the applicant and lead agency with a clearer understanding of the baseline sensitivity for cultural resources. Moreover, a narrowed focus on only the barn may raise objections from the public or other interested groups regarding potential piecemealing of the resource, thereby resulting in potential challenges to the project's environmental findings based on incomplete information.

- **Field Survey.** After receiving the records search results, a team of LSA archaeologists and an architectural historian will conduct a cultural resource and historic architecture inventory of the project area. This cultural resource inventory will be implemented as a Class III intensive pedestrian survey, in accordance with the Secretary of the Interior's (SOI) Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716, September 29, 1983). Fieldwork will be directed and documented by an LSA archaeologist and architectural historian individually meeting the SOI Professional Qualifications Standards (36 Code of Federal Regulations [CFR] 61 and 48 FR 44716) for archaeology and architectural history. Fieldwork will be supported by an LSA archaeologist crew who will be supervised by the SOI-Professionally Qualified archaeologist. If applicable, LSA will evaluate any identified cultural resources for eligibility on the California Register of Historical Resources (CRHR) as well as to fulfill the County's requirement (per the Marin County "Planning Application Submittal

Checklist") that the Historical Resources Evaluation (HRE) will "assess whether the location of the project site or the existing structures on the project site could be considered a significant historical resource." The analysis will be appended to the HRE. Inadvertent discovery measures shall be included regardless of the project site's sensitivity for cultural resources.

- **Assembly Bill 52 Tribal Consultation.** Compliance with Assembly Bill (AB) 52 is also required prior to commencement of project activities. The County, as lead agency, may conduct this task internally. Alternately, the lead agency may retain LSA to provide consultation assistance. Upon request of the lead agency and following results of the SLF search, LSA shall draft and distribute AB 52 consultation letters via email (or USPS Certified Mail, if necessary) to tribal contacts identified by the NAHC, and conduct up to two rounds of follow-up emails on behalf of the owner if no responses are received. All correspondence with tribal parties, including letters and emails, will be compiled in an administrative record and included as an attachment to the final report. This scope assumes participation in one virtual tribal consultation meeting to coordinate with tribal representatives.
- **Cultural Resources Inventory Report.** Upon completion of the preceding tasks, LSA will prepare a Draft and Final Cultural Resources Inventory Report of negative results (if applicable) in accordance with the Office of Historic Preservation's *Archaeological Resource Management Reports: Recommended Contents and Format*. The report will include the natural, historic, and ethnographic contexts pertaining to the project region, along with a records search and literature review, tribal consultation summaries if applicable, field methodologies, survey results, anticipated negative findings (see below), and recommendations for cultural resource management strategies (if applicable). This estimate includes one round of comments from the County (requiring a total of 4 hours or less) in response to the Draft Report.

Task 2.6 Geology and Paleontological Resources

Geology and Soils. The 2023-2031 Housing & Safety Element EIR deferred identification of impacts to and development of mitigation measures for geological and soil resources to site-specific review of individual housing sites as they are proposed for development. A Preliminary Geotechnical Exploration Report (Engeo Incorporated 2023) was prepared for the project site. Ninyo & Moore will conduct geotechnical and geologic peer review of the Preliminary Geotechnical Exploration Report and provide responses to the geotechnical related questions in the environmental checklist to address potential impacts associated with implementation of the proposed project, including both options for site grading and development. If existing studies are found inadequate, Ninyo & Moore will prepare a scope of work/cost proposal for additional or supplemental studies. The following tasks will be conducted:

- **Background Review.** Ninyo & Moore will review readily available geologic and seismic literature pertinent to the project area including geologic maps and reports, regional fault maps, seismic hazard maps, and aerial imagery. Prior geotechnical/geological studies performed at the site, civil grading plans, surveys, vesting maps, and other geotechnical/geological related project drawings/documents will also be reviewed.
- **Site Reconnaissance.** A Geotechnical Engineer or Certified Engineering Geologist will perform a site reconnaissance.
- **Peer Review Letter and Evaluation of Impacts.** Ninyo & Moore will prepare a geotechnical peer review letter summarizing the review findings and addressing the geotechnical questions in the environmental checklist. The letter will include (as appropriate) an evaluation of changes in topography, unstable soil conditions, erosion control, settlement, soil expansion and stabilization, grading plans, other geologic and seismic hazards, etc. Two rounds of peer review will be performed, with the second (final) round reviewing the response to comments provided during the first round of peer review.
- **Meeting Attendance.** Ninyo & Moore staff will attend up to four virtual project meetings with County staff (assumed 1 hour each).

Paleontological Resources. LSA will complete a fossil locality search through the online collections of the University of California Museum of Paleontology (UCMP) to establish the status and extent of previously recorded paleontological resources within the project area, as well as within the same or similar deposits as those found in the project area. This locality search will help determine the types of paleontological resources that may be encountered during project development. LSA will examine current geologic maps of the project area and review relevant geological and paleontological literature. This literature review will determine which geologic units are present within the project area, where they are exposed, and where they may be encountered at depth. The literature review will provide additional information regarding the types of paleontological resources that may occur in those deposits and their scientific significance, as well as the methods necessary to mitigate any impacts to those resources. Based on the results of the fossil locality search and literature review, a systematic on-site pedestrian survey of the project area may be conducted to note the sediments at surface and whether any paleontological resources are present in the project area. Previously recorded localities, if any, within the project area will be field checked. The paleontological resources survey will be conducted at the same time as the Cultural Resources survey under the direct supervision with the Project Paleontologist. LSA will document the results of the fossil locality search through the UCMP, the literature review, and the field survey in a paleontological resources assessment letter report. This report will discuss the potential for the project to adversely impact paleontological resources. The results of the paleontological resources study will be incorporated into the environmental checklist.

Task 2.7 Hazards and Hazardous Materials

Baseline will prepare a Phase I Environmental Site Assessment (Phase I ESA) to evaluate the potential for soil and groundwater contamination to be present at the project site. The Phase I ESA would be conducted in general accordance with ASTM Standard E1527-21 to support environmental review of the project under CEQA. The scope of services for the Phase I ESA will include review and evaluation of the physical setting, historical aerial photographs, historical topographic maps, environmental records, and previous environmental investigations (if available). Baseline will provide written interview questions to the current owner of the project site. A site reconnaissance will be performed to evaluate current site conditions potentially associated with subsurface contamination. The Phase I ESA will also evaluate the potential presence of naturally occurring asbestos (NOA) at the project site based on the review of geologic maps and geotechnical reports and our site reconnaissance.

It is assumed that the purpose of the Phase I ESA will not be to qualify for landowner liability protections under CERCLA; therefore, the Phase I ESA will not include interviews with previous landowners or regulatory agencies, nor will it include title searches to identify potential environmental cleanup liens or activity and use limitations. In accordance with ASTM Standard E1527-21, the Phase I ESA would identify recognized environmental conditions and other environmental concerns and provide an opinion regarding further action warranted at the site, if any. Baseline will submit a draft Phase I ESA report to the County for review and respond to one round of comments prior to finalizing the Phase I ESA report.

Based on the findings of our Phase I ESA and our understanding of the project, Baseline will summarize information regarding hazards and hazardous materials that could impact the project. The routine transportation and use of hazardous materials (e.g., fuel, oils, and paints) would occur during project construction and operation, although to a much smaller degree during operation. Baseline will discuss the potential for use, transport, and releases of hazardous materials to occur during project construction and operation. Baseline will discuss the potential for the project to interfere with an emergency response or evacuation plan; and whether the project's impacts are within the scope of the less-than-significant

impacts on hazards and hazardous materials identified in the 2023-2031 Housing & Safety Element Update EIR.

Task 2.8 Hydrology and Water Quality

Proposed grading and construction activities could result in erosion and sedimentation, which could degrade stormwater quality. Construction activities would be required to comply with the State Water Resources Control Board's Construction General Permit for stormwater discharges. The proposed project would include grading and would alter stormwater drainage patterns. The project would be required to comply with municipal stormwater management and treatment requirements through the design and installation of post-construction stormwater management and treatment systems. The proposed project's potential impacts related to hydrology and water quality will be evaluated based on the current significance criteria presented in Appendix G of the CEQA Guidelines and using information available from hydrology/stormwater related studies/plans prepared for the project. The proposed project will be evaluated in comparison to the prior environmental documents to determine whether the potential impacts related to hydrology and water quality were adequately addressed in the 2023-2031 Housing & Safety Element Update EIR and if the proposed changes to the project would result in new or more severe impacts. The analysis of potential impacts will be based on review of existing information including the Hydrology and Hydraulic Report, Stormwater Control Plan, and Draft Stormwater Treatment Facilities Operation and Maintenance Plan (prepared by CSW/ST2); the Biological Resources Constraints Analysis (prepared by WRA); Marin County Department of Public Works and Marin Countywide Stormwater Pollution Prevention Program comments on the project application; and the project plans.

Task 2.9 Land Use and Planning

The 2023-2031 Housing & Safety Element Update EIR did not identify any potentially significant impacts related to land use and planning. A total of 26 units were identified for the project site, including the exiting residence. The proposed project's relationship to applicable planning policies and development standards will be described, and potential conflicts will be identified. The physical impacts associated with such policy conflicts will be addressed in the appropriate technical sections of the environmental checklist and compared to the impacts and conclusions identified in the 2023-2031 Housing & Safety Element Update EIR. All requested project approvals and discretionary actions will be identified and discussed in this section.

Task 2.10 Mineral Resources

No known mineral resources are located on the project site. Therefore, no new or more severe impacts or new mitigation measures are anticipated for this topic and brief responses will be provided.

Task 2.11 Noise

The 2023-2031 Housing & Safety Element EIR identified five significant impacts related to noise and vibration and concluded that increases in traffic noise from new housing would be significant and unavoidable in some locations, but that traffic noise along Lucas Valley Road would be less than significant. LSA will evaluate noise impacts associated with the proposed project and will compare the findings with impacts previously identified in the 2023-2031 Housing & Safety Element Update EIR to determine if the project would result in any new or potentially more severe noise-related impacts. LSA will quantify existing ambient noise levels in the area, summarize applicable regulatory criteria, assess the potential for future noise impacts, and identify project design features and/or applicable mitigation measures identified in the 2023-2031 Housing & Safety Element Update EIR to reduce potential impacts. LSA will undertake the following subtasks:

- **Describe the existing regulatory framework.** Applicable State and County noise criteria for the project area will be identified. Noise standards, including the noise policies identified in the Marin Countywide Plan and the Marin County Code, will be discussed. LSA will also provide a summary of the fundamentals of noise and vibration. Noise level standards for the proposed land uses will be identified.
- **Characterize existing noise environment.** Based on the project location, the dominant noise source in the project area would be existing traffic noise on nearby roadways. LSA will conduct up to two long-term noise measurements with a minimum duration of 24 hours at the project site and within the surrounding area. These measurements will help identify the existing noise levels and help to calibrate the modeling of future noise level impacts.
- **Assess short-term construction noise impacts.** Noise levels generated from project construction will be evaluated based on the equipment expected to be used, its distance to existing adjacent off-site uses, the length of a specific construction task, the equipment power type (gasoline or diesel engine), the load factor, and the percentage of time in use. The Federal Highway Administration (FHWA) recommended equipment noise emission levels will be used to describe construction noise levels in terms of maximum instantaneous noise levels and hourly equivalent continuous sound levels. Potential construction noise impacts will be assessed based on the County's Municipal Code.
- **Assess short-term construction vibration impacts.** Vibration levels generated from project construction will be evaluated based on the equipment expected to be used and its distance to existing adjacent off-site structures. The California Department of Transportation (Caltrans)-recommended equipment vibration levels will be used to describe construction vibration levels in terms of the peak particle velocity (measured in inches per second) for potential building damage. Potential construction vibration impacts will be assessed based on the sensitivity of the area directly adjacent to the project site and the Caltrans recommendations.
- **Calculate project traffic noise impacts.** Based on the estimated increase in vehicle trips, LSA will evaluate noise impacts from project-related vehicular trips using the FHWA noise modeling program. Model input data will include average daily traffic levels, day/night percentages of autos, medium and heavy trucks, vehicle speeds, ground attenuation factors, and roadway widths. Projected future noise levels along selected roadways will be provided in a table format to show the relationship between vehicle-related noise and distance from the roadway.
- **Assess long-term operational noise impacts.** In addition to analyzing project-related traffic noise impacts, LSA will qualitatively assess noise impacts associated with project-related stationary source noise, such as heating, ventilation, and air conditioning equipment.
- **Assess land use compatibility.** LSA will compare the existing noise environment to land use compatibility standards for the proposed land use designations. The compatibility assessment will include recommendations for noise reduction measures, as necessary, to achieve compliance with adopted policies and standards. Noise levels with implementation of the measures will also be provided.
- **Identify project design features.** LSA will evaluate the applicability of the mitigation measures included in the 2023-2031 Housing & Safety Element Update EIR and identify practical measures to address any potential project-level noise impacts, if needed.

Task 2.12 Population and Housing

The number of housing units proposed as part of the proposed project would be consistent with the development assumptions identified in the 2023-2031 Housing & Safety Element Update EIR. Based on a preliminary review of the proposed project and 2023-2031 Housing & Safety Element Update EIR, no new or more severe impacts or new mitigation measures are anticipated for this topic and brief responses will be provided.

Task 2.13 Public Services

The 2023-2031 Housing & Safety Element Update EIR did not identify any potentially significant impacts related to public services. Proposed land uses are consistent with the approved land uses identified in the Marin Countywide Plan and evaluated in the 2023-2031 Housing & Safety Element Update EIR; therefore, no supplemental impacts related to public services are anticipated. LSA will determine if the proposed project would result in increased demand for public services to the extent that it could result in new facilities, the construction of which could cause significant environmental impacts.

Task 2.14 Recreation

The 2023-2031 Housing & Safety Element Update EIR did not identify any potentially significant impacts to recreation. This section will discuss the demand for park and recreational services that could occur as a result of the proposed project. LSA will compare the findings of the analysis with impacts previously identified in the 2023-2031 Housing & Safety Element Update EIR to determine if the project would result in any new or potentially more severe impacts related to recreation and if new or revised mitigation measures are required.

Task 2.15 Transportation

The Transportation Impact Study for the Residences at Lucas Valley Project (W-Trans, 2024) provides an evaluation of the project's trip generation, site access, and sight distance characteristics that would be included in a Local Transportation Analysis. LSA will contract with an independent data collection company to collect intersection turn volume data at the four intersections previously analyzed. LSA will compare the traffic volume data to confirm whether existing conditions are significantly different from previous analysis. LSA will calculate project trip generation using the Institute of Transportation Engineers Trip Generation Manual, 12th Edition and compare it to the trip generation previously analyzed. If the project's trip generation estimate or the existing traffic volume have increased significantly, LSA will recalculate intersection level of service, delay, and queueing at the project access.

LSA will further review and comment on the project's on-site circulation as well as transit, bicycle, and pedestrian access. LSA will calculate project vehicle miles traveled (VMT) using ABAG Travel Model One. LSA will summarize the Travel Demand Management (TDM) measures to be implemented with the project and will estimate the VMT reduction resulting from these measures. It is likely that the TDM measures will not be sufficient to achieve a less than significant impact; however, this conclusion would be consistent with the impacts previously disclosed in the 2023-2031 Housing & Safety Element Update EIR.

Task 2.16 Utilities and Service Systems

The 2023-2031 Housing & Safety Element Update EIR identified 14 potential impacts related to utilities and service systems, six of which were determined to be potentially significant and unavoidable. The significant, unavoidable impacts were related to cumulative water supply, wastewater treatment capacity, and solid waste generation and compliance with solid waste statutes and regulations. LSA will evaluate the proposed project's effects on utility and service systems that could result from implementation of the proposed project in comparison to the 2023-2031 Housing & Safety Element Update EIR to determine whether the potential impacts related to utilities and service systems were adequately addressed and if the proposed project would result in new or more severe impacts.

Task 2.17 Wildfire

The 2023-2031 Housing & Safety Element Update EIR determined that all sites selected for inclusion in the Housing Element Update's Sites Inventory are outside Very High Fire Hazard Severity Zones (VHFHSZs), as mapped by the State Fire Marshall, and therefore concluded that all impacts related to wildfire would

be less than significant. The project site is not in a VHFHSZ but is within a High Fire Hazard Severity Zone. The project site is also within the mapped wildland-urban interface, and Lucas Valley Road is identified as a primary evacuation route.[3] LSA will evaluate the proposed project's impacts related to wildfire that could result from implementation of the proposed project in comparison to the 2023-2031 Housing & Safety Element Update EIR to determine whether the potential impacts related to wildfire were adequately addressed and if the proposed project would result in new or more severe impacts.

Task 2.18 Mandatory Findings of Significance

The environmental checklist will conclude by responding to this series of questions as set forth in Appendix G of the CEQA Guidelines. The cumulative analysis will determine whether impacts of the proposed project, when combined with impacts of currently planned, recently completed, and probable future projects not contemplated in the 2023-2031 Housing & Safety Element Update EIR and Countywide Plan EIR, could result in any significant cumulative impacts.

Phase 3.0 Prepare Memorandum and Section 15183 Environmental Checklist

LSA will prepare three drafts of the Section 15183 Environmental Checklist and supporting Memorandum: an Administrative Draft, a Pre-Print Draft, and a Final Draft. Per Subsection 15164(c) of the State CEQA Guidelines, a memorandum prepared pursuant to CEQA Guidelines Sections 15183 and 15162 need not be circulated for public review; however, LSA understands that the County intends to conduct a public hearing and received public comments on the checklist. Accordingly, LSA will also prepare a Response to Comments document for review and approval of the Planning Commission and the Board of Supervisors.

Task 3.1 Administrative Draft Environmental Checklist

Using the setting and analysis prepared under Task 2 above, LSA will prepare an Administrative Draft Environmental Checklist and memorandum that will be provided to the County for review and comment. One electronic version (in Microsoft Word and Adobe PDF formats) of the Administrative Draft Environmental Checklist will be submitted to the County for review and comment.

Task 3.2 Pre-Print Draft Environmental Checklist

Based on a single set of consolidated and non-contradictory comments from County staff, LSA will amend the Administrative Draft Environmental Checklist and will prepare a Pre-Print Draft Environmental Checklist for review. We have allotted time for responding to County comments; however, if this task exceeds the cost allotted in the budget due to changes in the project description or requests for additional analysis that are not necessary to prepare a legally adequate document, a budget adjustment may be required. LSA will provide an electronic version of the Pre-Print Draft for review by County staff to verify that all requested changes have been made and all appendix materials, references, and final graphics are acceptable. This version will show text changes made to the Administrative Draft Environmental Checklist in underline and strikeout for the County to more easily confirm that all comments and edits are fully incorporated into the Pre-Print Draft.

[3] County of Marin. n.d. Urban Wildland Interface & Evacuation Routes Map. Website: https://marincounty.maps.arcgis.com/apps/webappviewer/index.html?id=688f506cfb144067826bb35a062b0f0a (accessed March 2, 2026).

Task 3.3 Final Draft Environmental Checklist

LSA will make any minor necessary revisions to the Pre-Print Draft and prepare a Final Draft Environmental Checklist and memorandum for County staff to circulate for public review.

Task 3.4 Response to Comments

LSA will review public and agency comments received on the Final Draft Environmental Checklist and will prepare responses to CEQA comments and identify any necessary changes to the Environmental Checklist in a memorandum format, as necessary. This scope and budget assume up to approximately 70 hours to prepare responses to comments. Should an unexpectedly large volume of comments be submitted, LSA will request an adjustment in the budget to cover work beyond the assumed level. LSA's budget assumes one round of County review of the memorandum prior to preparing a final version.

Task 3.5 Administrative Record

LSA will assemble and maintain an Administrative Record documenting the CEQA process. The Administrative Record will include the materials to be considered by the County in making a decision on the proposed project (e.g., technical memoranda, meeting summaries, correspondence, public comments), as well as all reference materials (e.g., books, documents, journals, technical reports, websites, externally referenced maps and graphics) used by the project team to prepare the CEQA document. LSA will establish a system for receiving, indexing, organizing, and preserving the document for inclusion in the Administrative Record. Documents will be forwarded to this filing system as they are identified by the project team, including County staff. LSA will organize the documents in chronological order and prepare an index for all files.

Phase 4.0 Project Management and Meetings

Task 4.1 Project Management

Ms. Wallace and Ms. Guiler will undertake a variety of general project management tasks throughout the environmental analysis preparation period, and will provide oversight of scope, budget, contract management, scheduling of the project, and quality assurance for all work undertaken. Ms. Wallace will also be available for consultation on CEQA procedural matters as well as application of the CEQA Guidelines to this project.

Task 4.2 Meetings

Ms. Wallace and Ms. Guiler will be available throughout the environmental review period to meet with the project team to gather information, review progress, review preliminary findings, discuss staff comments, offer input into discussions on project modifications, and consult on CEQA procedural matters. The cost estimate includes attendance by Ms. Wallace and/or Ms. Guiler at the following meetings: project start-up teleconference (included in Task 1.1) and attendance at three public hearings under this task. This scope also assumes up to four teleconferences of approximately 1 hour each.

Schedule

Table 1 includes a preliminary schedule for preparation and review of the Section 15183 Environmental Documentation, with an assumed start date of April 30, 2026. This schedule assumes that the Draft Environmental Checklist could be published at the end of October, with the final document available for approval in early 2027. Please note that LSA is ready and available to work with the County to adapt the schedule to fit ongoing priorities, holidays, and scheduling.

Table 1: Preliminary Schedule

Milestone	Responsible Party	Time to Complete	Date
Project Initiation			
Authorization to Proceed/Signed Contract	County	--	April 30, 2026
Project Kick-Off and Prepare Draft Project Description	LSA	2 weeks	May 14, 2026
Review Draft Project Description	*County*	*2 weeks*	*May 28, 2026*
Finalize Project Description	LSA	1 week	June 4, 2026
Tribal Consultation			
Request List of Tribal Contacts/Prepare Draft Letters	LSA	4 weeks	June 4, 2026
Distribute AB 52 Letters	*County*	*1 week*	*June 11, 2026*
AB 52 Tribal Consultation	***LSA/County***	***30 days***	***July 13, 2026***
Prepare Draft Environmental Checklist			
Technical Analyses/Administrative Draft Checklist	LSA	12 weeks[1]	August 27, 2026
County Review of Administrative Draft Checklist	*County*	*3 weeks*	*September 17, 2026*
Prepare Pre-Print Draft Checklist	LSA	2 weeks	October 1, 2026
County Review of Pre-Print Draft Checklist	*County*	*2 weeks*	*October 15, 2026*
Prepare and Publish Draft Checklist	LSA	1 week	October 22, 2026
Public Response Period	**--**	***20 days***	**November 11, 2026**
Prepare Response to Comments/Final Checklist			
Prepare Draft Response to Comments Memo/MMRP	LSA	3 weeks	December 2, 2026
County Review of Draft Response to Comments Memo/MMRP	*County*	*2 weeks*	*December 16, 2026*
Prepare Final Response to Comments Memo/MMRP	LSA	1 week	December 23, 2026
Hearings	**--**	**--**	**January 2027**

[1] Includes time for special-status plant surveys to be completed, assuming they can be completed this season.
Notes: This is a preliminary schedule and will be updated on the date of authorization to proceed.

Costs

20262719.P Marin County Souang Residential Project LSA 4/17/2026		LSA																						
		Principal in Charge (T Wallace)	Project Manager (S Guiler)	Planner (L Peachey)	Principal - Biological Resources (R Dobberteen)	Associate - Biologist (J Kunna)	Botanist/Biologist (A Hansen)	Principal - Cultural Resources (L Sample)	Associate - Architectural Historian (M Hibma)	Archaeologist (B DeOrnellas)	Archaeologist	Principal - Air Quality/Energy/GHG (J Coria)	Senior Air Quality Specialist (L Villavazo)	Air Quality Specialist (B Martinez)	Principal - Noise (JT Stephens)	Noise Engineer (M Abushanab)	Principal - Transportation (A Black)	Transportation Planner	Associate - Graphics (M Phillips)	GIS	Word Processing	Senior Paleontologist (K Vreeland)	Principal - Hydrology Specialist (P Reading)	Total LSA Hours	Total LSA Fees
% in Year																								
100%	Year 1	$345	$245	$155	$280	$190	$135	$300	$185	$165	$115	$280	$165	$145	$310	$160	$270	$170	$170	$170	$145	$175	$330		
100%	Weighted Average	$345	$245	$155	$280	$190	$135	$300	$185	$165	$115	$280	$165	$145	$310	$160	$270	$170	$170	$170	$145	$175	$330		
Phase 01	**Project Initiation**																								
1.1	Start Up Meeting	1.00	2.00	2.00																				5.00	$1,145.00
1.2	Data Gathering and Background Review		2.00	12.00																				14.00	$2,350.00
1.3	Project Description	2.00	4.00	8.00															4.00	4.00	4.00			26.00	$4,850.00
	Phase 01 Project Initiation Subtotal	**3.00**	**8.00**	**22.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.00**	**4.00**	**4.00**	**0.00**	**0.00**	**45.00**	**$8,345.00**
Phase 02	**Evaluation of Environmental Effects**																								
2.1	Aesthetics		4.00	8.00															24.00	4.00				40.00	$6,980.00
2.2	Agriculture and Forestry Resources			2.00																				2.00	$310.00
2.3	Air Quality, Energy and Greenhouse Gas Emissions		1.00	2.00								4.00	16.00	24.00						2.00	4.00			53.00	$8,715.00
2.4	Biological Resources		1.00	4.00	4.00	30.00	28.00													1.00	4.00			72.00	$12,215.00
	Special-Status Plant Surveys				3.00	30.00	108.00													6.00	3.00			150.00	$22,575.00
2.5	Cultural and Tribal Cultural Resources		1.00	4.00				6.00	56.00	48.00	20.00									8.00	8.00			151.00	$25,765.00
2.6	Geology and Soils		2.00	4.00				2.00												2.00	4.00	20.00		34.00	$6,130.00
2.7	Hazards and Hazardous Materials		2.00	2.00																				4.00	$800.00
2.8	Hydrology and Water Quality		1.00	8.00																			2.00	11.00	$2,145.00
2.9	Land Use and Planning			6.00																				6.00	$930.00
2.10	Mineral Resources			2.00																				2.00	$310.00
2.11	Noise		1.00	2.00											4.00	26.00				4.00	4.00			41.00	$7,215.00
2.12	Population and Housing			3.00																				3.00	$465.00
2.13	Public Services			4.00																				4.00	$620.00
2.14	Recreation			2.00																				2.00	$310.00
2.15	Transportation		1.00	4.00													24.00	76.00		6.00	4.00			115.00	$21,865.00
2.16	Utilities and Service Systems			6.00																				6.00	$930.00
2.17	Wildfire			6.00																				6.00	$930.00
2.18	Mandatory Findings of Significance			6.00																				6.00	$930.00
	Phase 02 Evaluation of Environmental Effects Subtotal	**0.00**	**14.00**	**75.00**	**7.00**	**60.00**	**136.00**	**8.00**	**56.00**	**48.00**	**20.00**	**4.00**	**16.00**	**24.00**	**4.00**	**26.00**	**24.00**	**76.00**	**24.00**	**33.00**	**31.00**	**20.00**	**2.00**	**708.00**	**$120,140.00**
Phase 03	**Initial Study Checklist and Memorandum**																								
3.1	Administrative Draft	12.00	12.00	8.00																4.00	32.00			68.00	$13,640.00
3.2	Pre-print Draft	6.00	8.00	10.00															8.00	8.00	16.00			56.00	$10,620.00
3.3	Final Draft	2.00	2.00	4.00															4.00	4.00	24.00			40.00	$6,640.00
3.4	Response to Comments	12.00	20.00	38.00																	24.00			94.00	$18,410.00
3.5	Administrative Record		4.00	8.00																				12.00	$2,220.00
	Phase 03 Initial Study Checklist and Memorandum Subtotal	**32.00**	**46.00**	**68.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**12.00**	**16.00**	**96.00**	**0.00**	**0.00**	**270.00**	**$51,530.00**
Phase 04	**Project Management and Meetings**																								
4.1	Project Management	4.00	24.00	12.00																				40.00	$9,120.00
4.2	Meetings	8.00	16.00	12.00																				36.00	$8,540.00
	Phase 04 Project Management and Meetings Subtotal	**12.00**	**40.00**	**24.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**76.00**	**$17,660.00**

20262719.P Marin County Souang Residential Project LSA 4/20/2026	LSA																							
	Principal in Charge (T Wallace)	Project Manager (S Guiler)	Planner (L Peachey)	Principal - Biological Resources (R Dobberteen)	Associate - Biologist (J Kunna)	Botanist/Biologist (A Hansen)	Principal - Cultural Resources (L Sample)	Associate - Architectural Historian (M Hibma)	Archaeologist (B DeOrnellas)	Archaeologist	Principal - Air Quality/Energy/GHG (J Coria)	Senior Air Quality Specialist (L Villavazo)	Air Quality Specialist (B Martinez)	Principal - Noise (JT Stephens)	Noise Engineer (M Abushanab)	Principal - Transportation (A Black)	Transportation Planner	Associate - Graphics (M Phillips)	GIS	Word Processing	Senior Paleontologist (K Vreeland)	Principal - Hydrology Specialist (P Reading)	Total LSA Hours	Total LSA Fees
Subtotal Labor	**47.00**	**108.00**	**189.00**	**7.00**	**60.00**	**136.00**	**8.00**	**56.00**	**48.00**	**20.00**	**4.00**	**16.00**	**24.00**	**4.00**	**26.00**	**24.00**	**76.00**	**40.00**	**53.00**	**131.00**	**20.00**	**2.00**	**1,099.00**	**$197,675.00**
Sub Consultants (each Sub Consultant will be a separate Phase)																								
(1) Baseline Environmental																								$16,351.50
(2) Ninyo & Moore																								$13,046.00
Subtotal Sub Consultants																								**$29,397.50**
Reimbursable Expenses																								
Records Search																								$1,100.00
Mileage																								$935.00
GPS Units																								$82.50
Sound Meter																								$165.00
Tolls																								$82.00
Traffic Counts																								$1,650.00
Subtotal Reimbursable Expenses																								**$4,014.50**
																							Total	**$231,087.00**

Contingency		
10 Percent		$23,000.00
	Total with Contingency	**$254,087.00**

Hourly Billing Rates Effective January 2026

Job Classification						Hourly Rate Range[1,2]
Environmental Planning	**Transportation**	**Air/Noise**	**Cultural/ Paleontological Resources**	**Biology**	**GIS**	
Principal	Principal	Principal	Principal	Principal	Principal	$270–$345
Associate	Associate	Associate	Associate	Associate	Associate	$180–$265
Senior Planner	Senior Transportation Planner/Engineer	Senior Air Quality/ Noise Specialist/ Noise Engineer	Senior Archaeologist/ Architectural Historian/ Paleontologist	Senior Biologist/ Botanist/Wildlife Biologist/Ecologist/ Soil Scientist/ Herpetologist/Arborist	Senior GIS Specialist	$150–$250
Planner	Transportation Planner/Engineer	Air Quality/ Noise Specialist/ Noise Engineer/ Climate Change Specialist	Archaeologist/ Architectural Historian/ Paleontologist	Biologist/Botanist/ Wildlife Biologist/ Ecologist/Soil Scientist/ Herpetologist/Arborist	GIS Specialist	$115–$180
Assistant Planner	Assistant Transportation Planner/Engineer	Air Quality/ Noise Analyst	Field Archaeologist/ Paleontologist	Assistant Biologist/ Botanist/Wildlife Biologist/Ecologist/ Soil Scientist/ Herpetologist/Arborist	Assistant GIS Specialist	$95–$140
Office Services						
Marketing						$115–$190
Office Assistant						$115–$125
Project Accountant						$110–$135
Document Management/Technical Editing/Graphics						$115–$170

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

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

LSA In-House Direct Costs[1]

Description		Unit Cost	Description	Unit Cost
Reproduction	(8.5 x 11) B/W	$0.07 per page	Total Station Surveying Instrument	$50.00 per day
Reproduction	(8.5 x 11) Color	$0.40 per page	Level (Laser or Optical)	$25.00 per day
Reproduction	(11 x 17) B/W	$0.10 per page	Laser Rangefinder	$25.00 per day
Reproduction	(11 x 17) Color	$0.75 per page	Sound Meter	$75.00 per day
CD Production		$5.00 per CD	Sound Meter with Velocity Transducer	$85.00 per day
USB Flash Drive		$5.00 per drive	Aerial Photo	Cost
Plotting		$3.75 per sq ft	Differentially Corrected GPS	$75.00 per day
Aerial Drone		$200.00 per day	Water Quality Meter	$25.00 per day
Mileage	On-Road	Current federal rate	Night Vision Goggles	$50.00 per unit per night
Mileage	Off-Road	Current federal rate	Wildlife Camera	$25.00 per day
Tree Tag		$1.00 each	GPS Booster	$25.00 per day
			Bat Monitoring Survey Kit	$75.00 per day
			Small Mammal Trap	$ per trap per day

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

Staffing

The LSA Team has the depth and breadth of experience to cover every aspect of environmental documentation services for CEQA compliance. An hourly breakdown of the LSA Team's labor by staff member can be found in the cost estimate provided in the Costs section of this proposal. Full résumés, including technical staff and subconsultants, are provided in **Appendix A,** showcasing the team's education, work experience, areas of expertise, and periods of service with the firm.

Lead Personnel

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

Theresa Wallace, AICP, Principal
Role: Principal in Charge
Education: B.A., Environmental Studies, University of California, Santa Cruz
Years of Experience: 24

Ms. Wallace is a seasoned Planner and Project Manager with expertise in conducting and overseeing project-level environmental documentation for projects on suburban and urban infill and greenfield sites. Her experience encompasses a wide array of public- and private-sector projects, including a number of residential, commercial, office, institutional, and mixed-use projects, as well as public park master plans and facilities and bicycle/pedestrian paths. She is adept at managing multidisciplinary teams and helping agencies navigate complex environmental review processes. She has managed the environmental review for a number of large-scale, high-profile projects throughout the Bay Area and beyond. Ms. Wallace is substantively involved in LSA's most high-profile and complex projects in the Bay Area and has the availability to serve in this capacity for the Souang Residential Project.

Relevant Project Experience: Ms. Wallace recently served as the day-to-day project manager for the recently completed Northgate Mall Redevelopment Project EIR for the City of San Rafael. Ms. Wallace currently serves as Principal in Charge for the majority of LSA's CEQA contracts in the Bay Area. These primarily consist of residential, mixed-use, commercial, and institutional use developments.

Shanna Guiler, AICP, Associate/Environmental Planner
Role: Project Manager
Education: M.U.E.P., Urban and Environmental Planning, University of Virginia, Charlottesville; B.A., Physics , University of California, Los Angeles
Years of Experience: 25

Ms. Guiler is an urban and environmental planner with 25 years of experience in environmental analysis, parks and open space planning, and resource management. She is experienced in managing multidisciplinary teams for a range of projects, including parks and open space areas, roads, bridges, trails, and infrastructure projects. Ms. Guiler is skilled at evaluating complex projects and preparing user-friendly planning

documents that incorporate reliable technical data and sound environmental analysis. Her experience includes impact analysis, environmental documentation for project compliance under both CEQA and NEPA, and permit processing for federal, State, and local public agencies, as well as private developers.

Relevant Project Experience: Ms. Guiler has authored EIRs and IS/MNDs for several projects in Marin County, including the Sir Francis Drake Boulevard Rehabilitation Project: United States Route 101 (US-101) to Ross EIR, the Sir Francis Drake Boulevard Rehabilitation Project: Shafter Bridge and Platform Bridge Road EIR, and the Novato Boulevard Improvements Project EIR for the City of Novato.

Key Technical Staff

Ms. Wallace and Ms. Guiler will be supported by a dedicated team of in-house planning staff in the day-to-day management of the project and in preparing the non-technical sections of the EIR. Our in-house and subconsultant technical expertise encompasses the fields of air quality, GHG, energy, noise, cultural (including historic architectural and archaeological) and tribal cultural resources, hydrology and water quality, hazards, geology and soils, transportation, and biological resources. Preparation of technical inputs will be overseen by a Principal of the firm with expertise in the relevant discipline. Key team members and their qualifications are identified below.

Key Staff	Qualifications Overview
Environmental Planning	
Lauren Peachey, Environmental Planner **Role:** Assistant Project Manager/ Environmental Planning **Years of Experience:** 3	**Education:** B.S., Environmental Management and Protection, with Minors in Biology and Political Science, California Polytechnic State University, San Luis Obispo Ms. Peachey assists with the preparation of environmental documentation for a variety of land development and transportation projects throughout California. Her primary responsibilities include providing project management assistance for and conducting research and analysis for the preparation of environmental documents to evaluate potential project impacts on population and housing, public services and utilities, and environmental compliance for CEQA and NEPA. She has prepared various types of CEQA and NEPA related documents, including EIRs, Environmental Assessments (EAs), ISs, and mitigation monitoring plans and environmental commitment records.
Biological Resources	
Ross Dobberteen, Ph.D., Principal, Natural Resources **Role:** Biological Resources **Years of Experience:** 33	**Education:** Ph.D., Environmental Science and Policy, Dissertation: Scientific Analysis and Policy Evaluation of Wetland Replication in Massachusetts, Tufts University, Medford, Massachusetts; M.S., Biology, Tufts University, Medford, Massachusetts; B.A., Biology, Honors Thesis, University of California, Santa Cruz Dr. Dobberteen manages wetland and endangered species permitting projects. He has over 33 years of permitting experience in the San Francisco Bay Area and has developed excellent working relationships with key regulatory staff from the United States Army Corps of Engineers (USACE), USFWS, Regional Water Quality Control Board (RWQCB), CDFW, and Bay Conservation and Development Commission. He has extensive experience in all aspects of wetland regulation, including delineating jurisdictional wetlands and other waters; permit preparation at the local, State, and federal levels; and design and implementation of mitigation plans involving creation, restoration, and enhancement of wetland areas.
John Kunna, Associate/Senior Biologist	**Education:** B.A., Biology, Rutgers College, Rutgers University, New Brunswick, New Jersey Mr. Kunna writes CEQA documents and prepares technical documents and permit applications for submittal to regulatory agencies, including the USACE, the CDFW, the RWQCB, and the USFWS. He also conducts construction site monitoring and surveys for special-status species, including California tiger salamander, foothill yellow-legged frog,

Key Staff	Qualifications Overview
Role: Biological Resources **Years of Experience:** 21	California red-legged frog, San Francisco garter snake, western pond turtle, Lange's metalmark butterfly, salt marsh harvest mouse, San Joaquin kit fox, American badger, burrowing owl, Ridgway's rail, and nesting migratory birds.
Avery Hansen, Botanist **Role:** Biological Resources **Years of Experience:** 4	**Education:** B.S., Plant Sciences, University of California, Santa Cruz Mr. Hansen has 4 years of botanical experience in various professional settings. As a certified field botanist through the California Native Plant Society and a certified arborist through the International Society of Arboriculture, he brings a unique skillset to botanical projects. He has conducted botanical surveys and tree inventories with LSA, conducted vegetation monitoring with the National Park Service, led a restoration crew with San Diego State University, surveyed for plants at the Mojave National Preserve, and worked in retail and research plant nurseries.
Cultural Resources	
Lloyd Sample, Principal, Archaeological and Paleontological Resources **Role:** Cultural Resources **Years of Experience:** 33	Mr. Sample serves as LSA's Principal in charge of LSA's Cultural Resources and Paleontological Group. His duties include but are not limited to paleontological and archaeological monitoring coordinator, LSA's Safety Manager, liaison with developers/construction management, and tribal coordinator. He directs staff on multiple concurrent projects. Mr. Sample is responsible for coordinating compliance assessments and monitoring as well as directing fossil salvage operations before and during earth-disturbing activities. Additionally, Mr. Sample oversees the analysis, preparation, and curation of cultural and paleontological resources, the collection of contextual geologic data, and the mapping of cultural and paleontological resources, and he is the Principal for quality assurance/quality control of cultural/paleontological project documents. Mr. Sample also designs and sets up cultural and paleontological interpretive exhibits for private and public clients.
Brieann DeOrnellas, RPA, Archaeologist **Role:** Archaeological Resources **Years of Experience:** 9	**Education:** M.A., Applied Anthropology, San Jose State University; B.A., Anthropology, San Jose State University Ms. DeOrnellas exceeds the Secretary of the Interior's Professional Qualifications Standards and has combined field and academic experience in the physical, archaeological, medical, and cultural subfields of anthropological study. She specializes in human osteology and has gained experience in the identification, excavation, and analysis of human skeletal remains throughout her career, as she has excavated and analyzed over 300 primary inhumations.
Michael Hibma, Associate/ Architectural Historian/Historian **Role:** Historical Resources **Years of Experience:** 19	**Education:** M.A., History, California State University, Sacramento; B.A., History, Humboldt State University, Arcata, California; B.A., History, Humboldt State University, Arcata, California Mr. Hibma is an architectural historian who meets the Secretary of the Interior's *Professional Qualifications Standards* as an architectural historian and historian (48 CFR 44716). He conducts historical research and field studies and authors historical sections of cultural resource reports, Initial Studies, and EIRs. He documents and evaluates historical built environmental cultural resources in accordance with the CRHR and the NRHP. He also conducts studies to address Section 106 of the National Preservation Act, as well as compliance with State and local regulations, and prepares cultural resource documents in accordance with Caltrans requirements.
Kelly Vreeland, M.Sc., Senior Paleontologist	**Education:** M.Sc., Geology, California State University, Fullerton; B.Sc., Geology, California State University, Fullerton Ms. Vreeland is a paleontologist at LSA. Her field and laboratory experience includes fieldwork and research projects throughout California and Nevada, as well as conducting fieldwork and surficial geological mapping in Montana. She earned her Master of Science

Key Staff	Qualifications Overview
Role: Paleontological Resources **Years of Experience:** 10	in Geology from California State University, Fullerton, in 2014, where she focused her research in invertebrate paleontology and paleoecology.
Air Quality/GHG Emissions	
Jessica Coria, Principal, Air Quality and Climate Change Services **Role:** Air Quality/GHG Emissions **Years of Experience:** 10	**Education:** M.S., Environmental Science and Policy, Johns Hopkins University; B.A., International Relations: Global Environment, Health, and Natural Resources, University of California, Davis Ms. Coria served as a Regional Program Manager at the San Joaquin Valley Air Pollution Control District and as a consulting Senior Scientist prior to her current position at LSA. Her expertise includes regulatory compliance, air quality impact analysis per CEQA requirements, conducting health risk assessments, air dispersion modeling, sustainable project design, and air pollution control measures. She has extensive experience in project management, staff mentoring, and client relationships as well as comprehensive knowledge of CEQA requirements for air districts throughout California. Her CEQA experience includes conducting technical evaluations and overseeing the preparation of air quality, GHG, and energy analyses for EIRs, Specific Plans, General Plans, Climate Action Plans, and Housing Element Updates as well as mixed-use, commercial, residential, and industrial warehouse projects throughout California.
Leland Villalvazo, Sr. Air Quality Specialist **Role:** Air Quality/GHG Emissions **Years of Experience:** 30	**Education:** Bakersfield College Mr. Villalvazo is a Senior Air Quality Specialist at LSA with 30 years of experience in air emissions modeling and impact analysis, human health risk assessment, and regulatory analysis. His direct experience with all industry-standard environmental models ensures a thorough analysis using the best analysis methodology. Mr. Villalvazo is proficient in the use of AERMOD, AERSCREEN, HARP, CalEEMod, EMFAC2017, and CALINE air quality models as well as various noise models. Mr. Villalvazo has conducted many quantitative Health Risk Assessments (HRAs) of project emissions of toxic air contaminants and the health risks to nearby residents and other sensitive receptors.
Bianca Martinez, Air Quality Specialist **Role:** Air Quality/GHG Emissions **Years of Experience:** 4	**Education:** B.S., Earth System Science, Minor in Global Sustainability, University of California, Irvine Ms. Martinez has been heavily involved in the research and preparation of a variety of environmental and community planning projects for commercial, industrial, residential, and mixed-use projects. Her primary duties consist of air quality and GHG emission modeling, analyzing model data, conducting research, and assisting in the preparation of environmental assessments/documents and technical studies.
Noise and Vibration	
John T. (J.T.) Stephens, EIT, Principal/Noise and Vibration Specialist **Role:** Noise and Vibration **Years of Experience:** 20	**Education:** B.S., Acoustical Engineering, Minor in Communications, Purdue University, West Lafayette, Indiana Mr. Stephens is primarily responsible for the preparation of noise and vibration studies for a variety of projects. He is proficient in the use of various traffic noise models, the Roadway Construction Noise Model, the Aviation Environmental Design Tool, SoundPLAN Noise Prediction Software, and INSUL, a noise prediction software for building façades and partitions. He is also responsible for performing noise and vibration monitoring surveys using a variety of Larson-Davis sound level meters and accelerometers. He has supported numerous controversial studies and has attended public meetings as a professional expert.

Key Staff	Qualifications Overview
Mohammad Abushanab, Mechanical Noise Engineer **Role:** Noise and Vibration **Years of Experience:** 8	**Education:** M.Eng., Mechanical Engineering, University of Ottawa; B.A.Sc., Mechanical Engineering, with Engineering Management and Entrepreneurship Minor, University of Ottawa Mr. Abushanab is an acoustics and vibration specialist with 8 years of experience in the fields of acoustics, noise, and vibration. He has experience in noise modeling and assembling data for analysis and presentation in reports. He develops solutions related to noise and vibration issues, and his expertise spans the areas of residential buildings, construction, transportation, and industrial. He is experienced in noise modeling using CadnaA and SoundPLAN, and he is familiar with regulations and guidance with respect to noise and acoustics. Mr. Abushanab is also responsible for performing noise monitoring surveys using a variety of Larson-Davis sound level meters.
Transportation	
Arthur Black, Principal/ Transportation Planner **Role:** Traffic/Transportation **Years of Experience:** 20	**Education:** Master of Urban and Regional Planning, California State Polytechnic University, Pomona; B.S., Industrial Management, Grove City College, Pennsylvania As a Principal in the Transportation Group at LSA, Mr. Black's primary responsibilities include the production of technical reports for LSA's transportation function. This role involves the preparation of traffic and parking studies, operational analysis, and transportation planning research. Mr. Black has prepared guidelines for Senate Bill (SB) 743 implementation for multiple Southern California jurisdictions and has prepared reports for development, public infrastructure, and transportation projects. Mr. Black's transportation planning research has included parking generation rates, transit planning, traffic calming, internal trip capture, and transit mode share.
Hydrology/Water Quality	
Pam Reading, Principal/ Environmental Planner **Role:** Hydrology/Water Quality **Years of Experience:** 37	**Education:** M.S., Hydrology and Watershed Management, Yale University, School of Forestry & Environmental Studies; B.A. (Magna Cum Laude), Environmental Studies/Political Science, University of Vermont, Burlington, Vermont Ms. Reading manages the preparation of a variety of documents pursuant to CEQA, including EIRs, ISs, MNDs, Preliminary Environmental Analysis Reports, EAs, and Environmental Impact Statements (EISs). In addition to her CEQA experience, Ms. Reading oversees LSA's in-house water quality services. In this capacity, she prepares and/or oversees the preparation of CEQA technical water quality reports and analyses, including Water Quality Assessment Reports.
Aesthetics	
Matthew Phillips, Associate/Senior Graphic Designer **Role:** Aesthetics **Years of Experience:** 30	**Education:** B.A., Anthropology, California State University, Long Beach Mr. Phillips' responsibilities include the design and production of technical graphics for EIRs, planning documents, land use plans, view simulation/conceptual design, marketing/advertising media, and identity branding and logo design. As a graphic designer, Mr. Phillips is able to accurately communicate clients' needs and objectives, as well as each Project Manager's expertise, into graphical form. Mr. Phillips' ability to visually interpret this complex technical data is an integral element of LSA's quality work.

Key Staff	Qualifications Overview
Section 508 Compliance	
Jennette Bosseler, Associate/Section 508 Accessibility Specialist **Role:** Section 508 Compliance **Years of Experience:** 23	**Education:** B.A., English, with Minor in Professional Writing, University of California, Santa Barbara Ms. Bosseler is responsible for ensuring all technical documentation LSA prepares for federal and California agencies is fully accessible to readers with disabilities. As a Section 508 compliance specialist, she has remediated a wide range of documentation, from correspondence and public notices to large, multivolume documents like EIR/EISs and IS/EAs. She is experienced in the use of PAC 3 and CommonLook testing software to ensure compliance, as well as using NVDA screen-reading software to ensure information will be conveyed to readers accurately. Ms. Bosseler also provides guidance to staff in other departments on topics like writing alternative text, ensuring proper color contrast in graphics, and understanding of accessibility concepts in general.
Hazards and Hydrology (Baseline Environmental Consulting)	
Cem Atabek, Senior Environmental Engineer **Role:** Geotechnical/Hazards/ Hydrology **Years of Experience:** 18	**Education:** B.S., Environmental Engineering, University of California, Berkeley Mr. Atabek specializes in hazardous material management, site characterization, development and implementation of remedial actions, and soil vapor intrusion mitigation for city, county, port, commercial/industrial, and school district clients. His CEQA work has heavily focused on the topics of hazards and hazardous materials, geology and soils, and hydrology and water quality.
Patrick Sutton, PE, Principal Environmental Engineer **Role:** Hazards/Hydrology **Years of Experience:** 20	**Education:** M.S., Civil and Environmental Engineering, B.S., Environmental Science, University of California, Davis Mr. Sutton is an environmental engineer who specializes in the assessment of hazardous materials released into the environment. Mr. Sutton prepares technical reports in support of environmental review, such as Phase I/II Environmental Site Assessments, Air Quality Reports, and Health Risk Assessments. He has prepared numerous CEQA/NEPA evaluations for air quality, GHGs, noise, energy, geology, hazardous materials, and water quality related to residential, commercial, and industrial projects, as well as large infrastructure developments.
Geotechnical (Ninyo & Moore)	
Marlene Watson, PE, GE Principal Engineer **Role:** Geotechnical **Years of Experience:** 41	**Education:** M.S., Geotechnical Engineering, University of California Berkeley; B.S., Geological Sciences, Harvard University Ms. Watson has over 40 years of geotechnical engineering experience working on a variety of projects throughout the Bay Area. Her experience includes project management, coordination and supervision for all aspects of geotechnical engineering projects including field exploration, laboratory testing, engineering analyses, report preparation, plan review, and construction observation and testing. She has experience developing geotechnical recommendations for flexible/rigid/permeable pavement sections, subgrade mitigation, foundations, retaining walls, underground utilities/structures, and slope stabilization. Ms. Watson has provided these services for a variety of projects including City/County roadways, bridges, hospitals/medical buildings, educational facilities, pipelines, tanks, commercial and mixed-use developments, and shoreline improvements.

Personnel Hours by Task

Staff/Role	Phase 1	Phase 2	Phase 3	Phase 4
Theresa Wallace, AICP *Principal in Charge*	2	-	22	12
Shanna Guiler, AICP *Project Manager*	8	14	40	40
Lauren Peachey *Environmental Planner*	18	60	62	24
Ross Dobberteen, Ph.D. *Principal, Natural Resources*	-	4	-	-
John Kunna *Associate/Senior Biologist*	-	30	-	-
Avery Hansen *Botanist*	-	28	-	-
Lloyd Sample *Principal, Cultural Resources*	-	8	-	-
Brieann DeOrnellas, RPA *Archaeologist*	-	48	-	-
Michael Hibma *Associate/Architectural Historian/Historian*	-	56	-	-
Kelly Vreeland, M.Sc. *Senior Paleontologist*	-	20	-	-
Jessica Coria *Principal, Air Quality and Climate Change Services*	-	4	-	-
Leland Villalvazo *Associate/Sr. Air Quality Specialist*	-	16	-	-
Bianca Martinez *Air Quality Specialist*	-	24	-	-
J.T. Stephens, EIT *Principal, Noise and Vibration*	-	4	-	-
Moe Abushanab *Mechanical Noise Engineer*	-	26	-	-
Arthur Black *Principal, Transportation*	-	24	-	-
Pam Reading *Principal/Environmental Planner*	-	8	-	-
Matthew Phillips *Associate/Sr. Graphic Designer*	4	24	12	-
Jennette Bosseler *Associate/Section 508 Specialist*	4	28	96	-

Qualifications

Firm Profile

LSA is a 100 percent employee-owned environmental consulting firm with 50 years of experience and 180 employees in nine offices throughout California, including our San Francisco Bay Area office, which is in Emeryville. We provide multidisciplinary land use and environmental planning services. As planners and environmental analysts, we are active in all aspects of community development, land use planning, and public involvement. As technical specialists, we provide expertise in biological resources and permitting, air quality, GHG emissions, noise and vibration, transportation, water quality, and cultural and paleontological resources. Environmental analysis, planning, and permitting have been the cornerstones of LSA's professional practice since our founding in 1976. We are thoroughly familiar with the processes, procedures, and technical requirements of CEQA and NEPA and are a "one-stop" choice for environmental compliance documentation.

Our environmental team has also prepared numerous documents to satisfy the requirements of specific agencies such as the USACE, Caltrans, the FHWA, the USFWS, the CDFW, and the RWQCB. This expertise includes coordination with local, State, federal, and other governmental agencies in preparing and processing environmental documents such as EIRs, ISs, NDs, MNDs, Mitigation Monitoring Plans, and other technical studies. LSA has a successful track record of preparing environmental documents that are technically sound and legally robust as well as innovative and solution-oriented.

Technical Expertise

LSA provides the full range of technical expertise to support environmental review documentation. The following is a brief introduction to LSA's areas of specialization as they pertain to this contract.

Environmental Analysis and Documentation. LSA's Environmental Planning Group offers broad expertise in environmental analysis and guides projects through all aspects of CEQA and NEPA compliance documentation. Working across multiple technical disciplines, our planning staff members combine their knowledge of science and regulations with creative problem-solving skills to provide solutions that are innovative, practical, and efficient. Our team offers highly skilled and responsive support to both public- and private-sector clients. This experience includes the preparation of a wide range of CEQA documents, including Notices of Exemption/memoranda in support of a Notice of Exemption, ISs, NDs, MNDs, EIRs, addenda to adopted/certified environmental documents, and numerous technical studies. Our planners use their thorough understanding of CEQA and decades of analogous projects to craft environmental documentation that is efficient, technically sound, and resilient to challenges. This process streamlines documentation and focuses on the analysis, all while ensuring that the resulting documentation is legally robust and defensible. This expertise includes coordination with local, State, federal, and other governmental agencies; managing public participation programs; issuing necessary legal notices; and incorporating each document into the relevant planning process. Many of our planners are certified by the American Institute of Certified Planners (AICP) and are active members of the American Planning Association and Association of Environmental Professionals.

Cultural, Tribal, and Historic Resources. We help navigate the full spectrum of federal, State, and local environmental review requirements governing the management and preservation of cultural resources. LSA's Cultural Resources Group is made up of a diverse and highly qualified core group of archaeologists, tribal consultants, and historic preservation specialists with extensive experience in the management of cultural resources throughout California. Our staff assists its clients with compliance on projects dealing with CEQA, NEPA, and the National Historic Preservation Act. The firm has earned a reputation for employing innovative techniques and developing new technologies to protect resources and manage projects. LSA understands that only projects conducted in native sediment or in areas with buildings greater than 50 years old will require cultural or historic resource work. All staff archaeologists at LSA either meet or exceed the Secretary of the Interior's Qualification Standards, and staff archaeologists with master's degrees are Registered Professional Archaeologists (RPAs). Our specialists address regulatory requirements pertaining to archaeology, architectural history, local and regional history, cultural landscapes, Native American consultation, and traditional cultural properties. Additionally, LSA supports public agency staff in meeting their tribal consultation requirements under AB 52 and SB 18 and engages in Section 106 Native American consultation with many Native American groups in California.

Biological Resources. LSA provides a full range of biological services including special-status species surveys, biological assessments, and mitigation plans for listed plants and animals; and wetland assessments, wetland delineations, regulatory permits, and wetland mitigation. Our team also has expertise in riparian revegetation/restoration; biological resource sections of CEQA documents; tree surveys and arborist reports; botanical surveys for special-status plants and vegetation mapping; wildlife surveys for special-status species, habitat assessments and modeling, and mitigation plans; and geographic information system (GIS) mapping.

LSA also maintains a number of Section 10 permits for scientific research on various listed species that must be handled during sampling or monitoring. In addition, staff biologists maintain California scientific collector permits to conduct monitoring and sampling work. We regularly conduct construction monitoring and interact with contractors to ensure compliance with regulatory agency permit conditions and CEQA mitigation measures. LSA has a strong understanding of the interrelated regulatory processes and timelines and has developed close professional relationships with key staff members at the various USACE, RWQCB, and CDFW offices throughout Northern California.

Air Quality/Greenhouse Gas. LSA provides comprehensive air quality services to ensure compliance with CEQA and NEPA, as well as local requirements. Services range from construction-level analyses of transportation and development projects to the assessment of planning documents and studies of unique sources of air pollution. LSA's climate change services are responsive to evolving State and federal standards, recent case law, and scientific literature. We use quantitative and qualitative methods to evaluate project and program GHG emissions, and work within a multidisciplinary team to craft innovative mitigation measures to reduce effects on global climate change. LSA's staff maintains in-depth knowledge of all guidelines for preparing air quality impact analyses. To determine the potential air quality impacts of each project, LSA uses state-of-the-art computer models and assessment protocols developed by the United States Environmental Protection Agency, the FHWA, the California Air Resources Board, Caltrans, the Federal Aviation Administration, local air quality management and air pollution control districts, and city or county governments with jurisdiction over our project sites.

Noise and Vibration. LSA noise specialists provide acoustical assessment services in compliance with CEQA, NEPA, and local requirements. Our services range from construction-level analyses of transportation and development projects to the assessment of planning documents and studies of unique sources of noise.

Transportation/Mobility. Our transportation staff offers comprehensive transportation planning and engineering services for all aspects of transportation projects. These services include traffic and parking studies, operational analyses, and transportation planning research. In addition, LSA conducts modeling for regional transportation networks, identifies roadway funding and cost-sharing opportunities, and assesses traffic impact and parking conditions. The transportation team is recognized for its creative, solution-oriented approach and its sensitivity to communities, and it has supported local communities with alternative transportation planning and active transportation implementation. LSA has also been part of the discussion regarding numerous State and regional mobility issues, such as Complete Streets, General Plan circulation requirements, long-range transportation planning, VMT studies, and land use and transportation integration (SB 375).

Geographic Information Systems. Using GIS spatial analysis tools, LSA's GIS department serves as the backbone for LSA's environmental analysis work. We employ current technology to map and analyze natural resource data and community planning systems. In-house GIS expertise, global positioning system expertise, automated mapping, photographic analysis, and modeling support all planning efforts. Our GIS department also supports field teams by using Esri's Collector, Field Maps, and Survey 123! and provides on-site drone imagery for specific applications. We provide a multitude of services within the Graphics Design department, including multiple types of photo simulations and landscape alterations. Using a variety of different software packages, LSA can provide an accurate representation of a planned project and provide insight as to what it will look like to provide additional detail for audiences. Simulations can vary from basic to photorealistic representations of a project.

Subconsultants

LSA will be joined by Baseline and Ninyo & Moore on this project. Baseline will provide local knowledge and expertise in geology, soils, and seismicity; hazardous material evaluations; and hydrology and water quality, while Ninyo & Moore will perform geotechnical peer review and investigation. Additional information about the firms and their experience is detailed below.

Baseline Environmental Consulting

Baseline is a certified Small Business Enterprise established in 1985. Baseline brings 40 years of experience conducting geology, hydrology, and hazards CEQA analyses. Its staff of geologists, hydrogeologists, engineers, and environmental scientists have extensive expertise and experience preparing technical sections for IS/MNDs and EIRs. Baseline's hazardous materials management practice includes the preparation of Phase I/II Environmental Site Assessments. Baseline has experience conducting soil and groundwater contamination investigations and, as required, associated cleanup. Typically, Baseline uses a risk-based approach to achieve site closures from applicable regulatory agencies. Baseline specialists work extensively with public agencies in developing general guidelines for development of contaminated urban sites.

Baseline has been a frequent teaming partner with LSA for many years and has worked on numerous projects throughout the Bay Area. Baseline most recently served as a subconsultant to LSA and prepared the geology and soils, hydrology and water quality, and hazard sections of the Northgate Mall Redevelopment Project EIR. Baseline also completed the hazard, hydrology, geology, air quality, GHG, energy, and noise EIR sections for the BioMarin and Whistlestop/Eden Housing Project, an infill development project near downtown San Rafael.

Ninyo & Moore

Ninyo & Moore is an ENR Top 500 Design Firm that was established in 1986 to provide exceptional geotechnical engineering, geologic, hydrogeologic, soil testing, materials testing and special inspection, and environmental consulting services to the public and private sectors. For the past 40 years, the firm has provided these services for a variety of projects including peer review, third-party review, and various types of residential, commercial, municipal and industrial developments. Ninyo & Moore's Northern California offices are extremely experienced with peer review services and currently hold five active contracts with local municipalities to provide these services. Ms. Watson is the Principal Engineer in Charge of the City of Menlo Park Peer Review Services contract, which has over 200 task orders to date.

Ninyo & Moore has provided geotechnical services to the County of Marin via an on-call geotechnical engineering contract, which was held for a 4-year period. Additionally, the firm has provided materials testing and environmental services for several County of Marin projects. Ninyo & Moore has worked with LSA since 1991. Since that time, it has provided a variety of services on more than 70 LSA projects across the State of California. The firm's Northern California office is currently teaming with LSA on four on-call contracts.

Project List

LSA possesses the qualifications necessary to assist the County of Marin with all aspects of CEQA and NEPA compliance for the Souang Residential Project. The projects listed below best represent LSA's experience as it relates to the RFP.

City of Milpitas, 1601-1765 South Main Street Project, Milpitas, California

LSA is currently preparing the environmental documentation for the 1601-1765 South Main Street Project under the City of Milpitas' current On-Call Environmental Services Agreement. The project proposes demolition of six existing buildings and construction of 29 new residential buildings accommodating 272 townhome units. LSA is preparing a Section 15183 exemption pursuant to *State CEQA Guidelines* and the City's 2023-2031 Housing Element, supported by an Initial Study checklist and technical documentation. LSA's in-house specialists are evaluating project impacts related to air quality, noise, transportation, and cultural resources.

Key Personnel: Theresa Wallace, Lauren Peachey, Cara Cunningham, Moe Abushanab, Jennette Bosseler

City of Berkeley, 2109 Virginia Street Project, Berkeley, California

LSA prepared a consistency analysis pursuant to *State CEQA Guidelines* Section 15183 for this project, which compares the potential environmental effects of the project with the scope of analysis and identified environmental impacts in the program-level Final EIR for the 2023–2031 Housing Element Update. The project includes the demolition of the existing approximately 4,604-square-foot, two-story commercial building on the project site and construction of a new eight-story mixed-use residential building consisting of 112,969 square feet of residential space and 690 square feet of commercial space in the southwest corner of the ground floor. The new mixed-use residential building would consist of a total of 110 dwelling units, including 9 very low-income units and 9 middle-income units.

Key Personnel: Theresa Wallace, Lauren Peachey, Jessica Coria, Bianca Martinez

City of Fremont, Fremont Community Center, Fremont, California

LSA prepared an Initial Study checklist for this project to demolish the existing Teen Center within Central Park and construct a new, approximately 36,000-square-foot Community Center south of the Fremont Main Library, within the existing, approximately 433-acre Central Park. The checklist confirmed that the project would not require further environmental analysis per Section 15183 of the State CEQA Guidelines.

Key Personnel: Theresa Wallace, Shanna Guiler, Lauren Peachey, John Kunna, Michael Hibma, Moe Abushanab, Bianca Martinez, Pam Reading, Matthew Phillips

City of Fremont, 3440 Walnut Avenue Project, Fremont, California

LSA prepared a consistency analysis pursuant to *State CEQA Guidelines* Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) for this project, supported by an IS Checklist that summarized the environmental impacts for each environmental topic listed in Appendix G of the *State CEQA Guidelines*. The proposed project would include demolition of the existing building and parking on the project site and construction of approximately 629,979 square feet of residential buildings: 336 new multifamily homes and 118 affordable apartments, ranging from 444 to 1,166 square feet, plus two manager's units. Additionally, 26 condominiums would include optional accessory dwelling units.

Key Personnel: Theresa Wallace, Moe Abushanab

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

LSA prepared an Infill Environmental Checklist pursuant to Section 15183.3 and Appendix M of the *State CEQA Guidelines* to demonstrate that the proposed project satisfied the requirements to qualify as an infill project for streamlined environmental review. The proposed project consists of 70 attached, three-story, residential townhouse units on 3.86 acres. The Infill Environmental Checklist documented project compliance with the performance standards for streamlined environmental review and the conclusion that no new or more severe project-specific impacts would occur.

Key Personnel: Theresa Wallace, Shanna Guiler, Cara Cunningham, J.T. Stephens, Moe Abushanab, Michael Hibma

City of Clayton, Silver Oaks Residential Development, Clayton, California

LSA is currently preparing a Focused EIR for the construction of 32 single-family homes (including 3 junior accessory dwelling units) and associated improvements on 8 acres of an approximately 14-acre project site in Clayton. The Focused EIR will analyze air quality, GHG emissions, hazards and hazardous materials, and transportation. Key environmental issues addressed in the Focused EIR include significant unavoidable impacts related to VMT and GHG emissions, as well as soil contamination associated with historic agricultural activities at the project site and construction-related air quality impacts. All other topic areas were analyzed in the IS, prepared by LSA.

Key Personnel: Theresa Wallace, Shanna Guiler, Lauren Peachey, John Kunna, Moe Abushanab, Cara Cunningham, Bianca Martinez, Ashley Honer

Abraham Young Partnership, 3748 Proctor Road Subdivision Project, Castro Valley, California

LSA prepared an IS/MND for a proposed subdivision of an existing land parcel into 11 residential parcels and the construction of 10 new single-family homes on a 5.25-acre site in the unincorporated community of Castro Valley in Alameda County. Key issues addressed in the IS/MND include biological resources, hydrology and water quality, historic resources, and noise impacts to adjacent sensitive receptors.

Key Personnel: Theresa Wallace, Shanna Guiler, Michael Hibma, John Kunna, Moe Abushanab, Cara Cunningham, Ashley Honer

City of Hercules, Hillcrest Residential Development Project, Hercules, California

LSA prepared an Addendum to the Hercules Updated 2009 Redevelopment Plan Final Environmental Impact Report for development of multifamily residential units, commercial use, designated open space, new public streets, and infrastructure improvements on approximately 44 acres of land in Hercules. Key environmental issues assessed in the Addendum include scenic resources, visual quality/character, air quality, biological resources, population and housing, water quality and drainage, wetlands, safety and traffic circulation.

Key Personnel: Theresa Wallace, Shanna Guiler, Cara Cunningham, Kelly Vreeland

City of Hayward, Route 238 Property Development – La Vista Residential/The Primary School (Parcel Group 3), Hayward, California

LSA prepared an Addendum to the City of Hayward General Plan EIR for the development of approximately 176 units of affordable housing and a charter school on approximately 28.5 acres of land currently owned by the City of Hayward. Key environmental issues assessed in the Addendum include tree removal, impacts to riparian vegetation, presence of special-status species, geologic hazards, hazardous materials, visual resources, traffic impacts, and construction-related air quality and noise.

Key Personnel: Theresa Wallace, Shanna Guiler, Cara Cunningham

LSA Project Team Collaboration

The matrix below demonstrates the LSA Team's collaboration on prior similar projects.

Key Team Member	Role	1601-1765 South Main, Milpitas	2109 Virginia, Berkeley	3440 Walnut, Fremont	Fremont Community Center	Clayton Road Townhomes, Concord	Silver Oaks Estates, Clayton	3748 Proctor, Castro Valley	Hillcrest Residential, Hercules	Route 238 Development, Hayward
Shanna Guiler, AICP	Project Manager				●	●	●	●	●	●
Theresa Wallace, AICP	Principal in Charge	●	●	●	●	●	●	●	●	●
Lauren Peachey	Assistant Project Manager	●	●		●		●			
Ross Dobberteen, Ph.D.	Biological Resources									
John Kunna	Biological Resources				●		●	●		
Lloyd Sample	Cultural Resources									
Michael Hibma	Historical Resources				●	●		●		
Kelly Vreeland, M.Sc.	Senior Paleontologist								●	
Jessica Coria	Air Quality/GHG Emissions		●							
Cara Cunningham	Air Quality/GHG Emissions	●				●	●	●	●	●
J.T. Stephens, EIT	Noise and Vibration					●				
Moe Abushanab	Noise and Vibration	●		●	●	●	●	●		
Arthur Black	Transportation/Traffic									
Pam Reading	Hydrology/Water Quality				●					
Ashley Honer	Hydrology/Water Quality						●	●		

Assumptions Upon Which This Proposal is Based

LSA's assumptions regarding this proposal include:

- LSA has obtained and understands and will comply with Marin County's EIR Guidelines, including Appendix A, "Administrative Procedures for selecting and utilizing consultants to prepare EIRs for the County."
- LSA has included a 10 percent contract contingency fund in our budget for this project.
- LSA will complete the proposed work program expeditiously and economically, within the County's overall project schedule and budget.
- LSA will not perform any out-of-scope work without prior, explicit authorization by the County.
- LSA will provide quality control of document preparation and necessary oversight, and will intervene in the process should any problems arise.
- This scope of work assumes that the proposed project will qualify for a Categorical Exemption under CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning). If, in the course of conducting the environmental analyses for the proposed project, it is determined that a higher level of environmental documentation is required (for example, if it is determined that the proposed project would result in new significant unavoidable impacts), a scope and budget amendment will be required.
- The estimate presented in this cultural resources scope is based upon the assumption of negative findings, for which a Cultural Resource Inventory Report of negative results will be prepared.

General Information

As outlined in the "General Information" section of the RFP for this project, LSA can confirm the following:

- No known contractual arrangements exist between LSA and the Project sponsor, nor does LSA have any financial interest in the subject property, or property in the area, or has any financial interest in any firm employed by the project sponsors. LSA and its subconsultants are not aware of any existing or prior work for the Project sponsor.
- LSA is not currently involved in any litigation.
- This proposal is valid for 60 days from the date of submission. All work under this proposal shall be performed at a not-to-exceed price, the maximum price determined upon completion of contract negotiations.

Appendix A: Key Personnel Resumes

THERESA WALLACE, AICP

PRINCIPAL / MANAGING DIRECTOR

CONTRACT ROLE: PRINCIPAL IN CHARGE

EXPERTISE

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

EDUCATION

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

PROFESSIONAL EXPERIENCE

Principal, LSA, Emeryville, California, June 2005–Present

Other Companies: 2003–2005

PROFESSIONAL CERTIFICATIONS

American Institute of Certified Planners (AICP)

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

Association of Environmental Professionals (AEP), SF Bay Chapter Board President, 2025–Present

Secretary, 2022–2025

PROFESSIONAL RESPONSIBILITIES

Ms. Wallace has 22 years of experience in managing and preparing a variety of environmental documents, including CEQA IS/MNDs and EIRs and NEPA technical studies, Environmental Assessments, and EISs.

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

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

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

PROJECT EXPERIENCE

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

The following is a select list of recent projects:

- *2109 Virginia Street 15183 Exemption*, City of Berkeley
- *Northgate Mall Redevelopment EIR,* City of San Rafael
- *Hanna Ranch EIR Addendum,* City of Novato
- *1548 Maple Street Project EIR*, City of Redwood City
- *Kaiser MOB2 EIR Addendum*, City of Redwood City
- *Gilman Gateway Rezone EIR*, City of Berkeley
- *600 Addison Street Project IS/MND*, City of Berkeley
- *2036 Bancroft Way Infill Checklist/EIR*, City of Berkeley
- *Napa County Health and Human Services Agency Campus Focused EIR and Initial Study*, County of Napa
- *Clayton Road Townhomes Project Environmental Documentation*, City of Concord

- *Inspiration Drive Memory Care and Assisted Living Facility Project Supplemental IS/MND,* City of Dublin
- *Branaugh Property Stage 2 Development Plan and Righetti Property Stage 2 Development Plan Addendums,* City of Dublin
- *5180 Sonoma Blvd. Subdivision Project,* City of Vallejo
- *2 Davis Drive Project EIR*, City of Belmont
- *388 Vintage Park Drive Project EIR*, City of Foster City
- *Recreation Center Replacement Project IS/MND*, City of Foster City
- *676 El Camino Real Surface Parking Lot IS/MND*, City of San Carlos
- *San Bruno Recreation and Aquatic Center Project EIR*, Group 4 Architecture/City of San Bruno
- *Rocketship Redwood City Charter School IS/MND*, City of Redwood City
- *Alexandria Center for Life Science Project*, City of Millbrae
- *1724 Sunnyhills Residential Project IS/MND*, City of Milpitas
- *Burton/Highlands Parks Lighting EIR*, City of San Carlos
- *San Carlos Avenue Pedestrian Safety Improvements Project Categorical Exemption*, City of San Carlos
- *3000–3500 Marina Boulevard Life Sciences Project*, City of Brisbane
- *Industrial Area General Plan Text and Zoning Code Amendments and 372–374 Turquoise Street Project IS/MND*, City of Milpitas
- *29212 Mission Boulevard Project Infill Exemption*, City of Hayward
- *2695 West Winton Avenue Industrial Project IS/MND*, City of Hayward
- *Children's Hospital and Research Center Oakland EIR*, City of Oakland
- *California Maritime Academy Master Plan EIR*, California State University
- *California Maritime Academy Police Building IS/MND*, California State University
- *California Maritime Academy Physical Education and Pool Facility IS/MND*, California State University
- *California Maritime Academy Master Plan EIR Addendum for the Dining Center Replacement Project,* California State University
- *Deer Valley Estates Project Focused EIR*, City of Antioch
- *Buchanan Street Bicycle/Pedestrian Plan CEQA/NEPA Documentation,* City of Albany
- *Iron Horse Trail Overcrossings Project CEQA Documentation,* City of San Ramon
- *680 Trail IS/MND,* County of Marin
- *Pulte Homes Residential Project*, City of Union City
- *1200 Van Ness Project IS/MND,* Reuben, Junius, and Rose/City and County of San Francisco
- *598 Brannan Street Initial Study and Focused EIR*, Tishman Speyer/City and County of San Francisco
- *500 Turk Focused EIR*, Tenderloin Neighborhood Development Corporation/City and County of San Francisco
- *1601 Mariposa Street Mixed Use Project EIR*, Related California/City and County of San Francisco
- *Fifth and Mission (5M) Project EIR*, Forest City/City and County of San Francisco
- *Downtown Family Development Project CEQA/NEPA Documentation*, City of Mountain View
- *Downtown Specific Plan EIR,* City of Oakley

SHANNA K. GUILER, AICP

ASSOCIATE / SENIOR ENVIRONMENTAL PLANNER
CONTRACT ROLE: PROJECT MANAGER

EXPERTISE

- Parks, Recreation, and Open Space Planning
- Site Assessment and Use Feasibility
- Environmental Planning and Analysis
- Community Assessment/ Public Involvement
- Multi-Modal Transportation Planning

EDUCATION

M.U.E.P., Urban and Environmental Planning, University of Virginia, Charlottesville, 2002

B.A., Physics, University of California, Los Angeles, 1993

PROFESSIONAL EXPERIENCE

Associate/Senior Planner, LSA, Point Richmond, California, 2003–Present

Assistant Project Manager, LSA, Point Richmond, California, May 2002–2003

Other Employers, 1993-2002

PROFESSIONAL CERTIFICATIONS/ REGISTRATIONS

American Institute of Certified Planners (AICP)

PROFESSIONAL RESPONSIBILITIES

Ms. Guiler is an urban and environmental planner with 25 years of experience in environmental analysis, parks and open space planning, and resource management. She is experienced in managing multidisciplinary teams for a range of projects, including parks and open space areas, roads, bridges, trails, and infrastructure projects. Ms. Guiler is skilled at evaluating complex projects and preparing user-friendly planning documents that incorporate reliable technical data and sound environmental analysis. Her experience includes impact analysis, environmental documentation for project compliance under both CEQA and NEPA, and permit processing for federal, State, and local public agencies, as well as private developers.

PROJECT EXPERIENCE

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

Ms. Guiler served as Environmental Planner for this project and prepared the non-technical sections of the Infill Environmental Checklist pursuant to Section 15183.3 and Appendix M of the *State CEQA Guidelines* for development of 70 residential townhouse units on 3.86 acres. The majority of the site was occupied by storage uses and surrounded by primarily single-family homes.

City of Fremont, Fremont Central Park Community Center Project Fremont, California

Ms. Guiler served as Project Manager for this project to demolish the existing Teen Center within Central Park and construct a new, approximately 36,000-square-foot Community Center south of the Fremont Main Library, within the existing, approximately 433-acre Central Park. Ms. Guiler oversaw preparation of an Initial Study Checklist to confirm that the project would not require further environmental analysis per Section 15183 of the *State CEQA Guidelines*.

City of Clayton, Silver Oaks Residential Development Project Clayton, California

Ms. Guiler is currently serving as Project Manager for this project that would include construction of 32 single-family residential units at 5701 Clayton Road in Clayton. She is currently overseeing preparation of an Initial Study and a Focused Environmental Impact Report to address significant unavoidable impacts related to vehicle miles traveled and greenhouse gas emissions. Other key environmental issues addressed in the environmental document include construction-related air quality impacts, special-status species, cultural and tribal cultural resources, noise, and transportation.

City of Hercules, Hilltown Residential Development Project Hercules, California

Ms. Guiler served as Project Manager for this project and prepared an Addendum to the Hercules Updated 2009 Redevelopment Plan Final EIR for development of multifamily residential units, commercial use, designated open space, new public streets, and infrastructure improvements on approximately 44 acres of land in Hercules. Key environmental issues assessed in the Addendum include scenic resources, visual quality/character, air quality, biological resources, population and housing, water quality and drainage, wetlands, safety, and traffic circulation.

LAUREN PEACHEY

ENVIRONMENTAL PLANNER

CONTRACT ROLE: ENVIRONMENTAL PLANNING

EXPERTISE

- Environmental Impact Analysis
- CEQA/NEPA Compliance
- Water Quality Analysis

EDUCATION

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

PROFESSIONAL EXPERIENCE

Environmental Planner, LSA, Emeryville, California, November 2023–Present

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

SPECIALIZED TRAINING

Advanced CEQA, Association of Environmental Professionals, February 2025

Caltrans, Section 4(f) Evaluation

PROFESSIONAL AFFILIATIONS

Board of Directors, Association of Environmental Professionals (AEP), San Francisco Bay Area Chapter

American Planning Association, California Chapter, Northern Section

PROFESSIONAL RESPONSIBILITIES

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

PROJECT EXPERIENCE

City of Berkeley, 2109 Virginia Street
Berkeley, California

Ms. Peachey served as Assistant Project Manager and Environmental Planner for a consistency analysis pursuant to *State CEQA Guidelines* Section 15183 for this project, which compares the potential environmental effects of the project with the scope of analysis and identified environmental impacts in the program-level Final EIR for the 2023–2031 Housing Element Update. The project includes the demolition of the existing approximately 4,604-square-foot, two-story commercial building on the project site and construction of a new eight-story mixed-use residential building consisting of 112,969 square feet of residential space and 690 square feet of commercial space in the southwest corner of the ground floor. The new mixed-use residential building would consist of a total of 110 dwelling units, including 9 very low-income units and 9 middle-income units.

City of Clayton, Silver Oaks Estates Project
Clayton, California

Ms. Peachey performed research for and prepared the Aesthetics, Agriculture and Forestry Resources, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Recreation, Public Services, and Wildfire sections of the Draft IS/MND for this project. LSA prepared an IS/MND for this project, which includes the development of a single-family residential community with 32 dwelling units on an approximately 14-acre site. Key issues evaluated in the IS/MND included geology and soils. LSA prepared technical analyses related to the project and assisted the City of Clayton with Native American consultation per Assembly Bill 52.

City of Vallejo, 5180 Sonoma Boulevard Residential Development Project
Vallejo, California

Ms. Peachey served as the Environmental Planner for this project that would include the demolition of the existing, vacant “big box” retail store on the project site and the construction of 11 multifamily residential buildings containing 429 dwelling units at 5180 Sonoma Boulevard in Vallejo. She helped with preparation of an IS/MND to evaluate the environmental impacts of the proposed project. Key issues addressed in the IS/MND included greenhouse gas emissions, water supply, wastewater treatment, and construction impacts.

ROSS DOBBERTEEN, PH.D.

PRINCIPAL, NATURAL RESOURCES

CONTRACT ROLE: BIOLOGICAL RESOURCES

EXPERTISE

- Wetland Permitting and Mitigation Plans
- Biological Impact Assessment
- Water Quality Management
- Endangered Species Assessments

EDUCATION

Ph.D., Environmental Science and Policy, Dissertation: Scientific Analysis and Policy Evaluation of Wetland Replication in Massachusetts, Tufts University, Medford, Massachusetts, 1989

M.S., Biology, Tufts University, Medford, Massachusetts, 1986

B.A., Biology, Honors Thesis, University of California, Santa Cruz, 1982

PROFESSIONAL EXPERIENCE

Principal/Wetland Scientist, LSA, Point Richmond, California, 1992–Present

Other Employers, 1985-1992

PROFESSIONAL AFFILIATIONS

Society of Wetland Scientists

Society of Ecological Restoration and Management

PROFESSIONAL RESPONSIBILITIES

Dr. Dobberteen manages wetland and endangered species permitting projects. He has over 33 years of permitting experience in the San Francisco Bay Area and has developed excellent working relationships with key regulatory staff from the USACE, USFWS, RWQCB, CDFW, and BCDC. He has extensive experience in all aspects of wetland regulation, including delineating jurisdictional wetlands and other waters; permit preparation at the local, State, and federal levels; and design and implementation of mitigation plans involving creation, restoration, and enhancement of wetland areas.

PROJECT EXPERIENCE

Midpeninsula Regional Open Space District, La Honda Creek Loop Trail and Alpine Road Trail Improvements Projects Biological Services and Permitting
San Mateo County, California

As Principal in Charge, Dr. Dobberteen supervised the preparation of Biological Resources Habitat Assessments and surveys for California red-legged frog (*Rana draytonii*; CRLF); roosting bats; and other special-status species. A focused field survey was conducted for the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens;* SFDFW). He also supervised and was responsible for quality control for preparation of all the regulatory permit applications for the USACE, USFWS, RWQCB, and CDFW.

US 101 Ramps Project Biological Permitting and Monitoring
San Mateo County, California

Dr. Dobberteen was the Project Manager for a complex project involving the construction/realignment of new freeway ramps and construction of a new water main and electrical substation for the San Francisco International Airport's Master Plan Project. LSA provided biological construction monitors for San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) and California red-legged frog. LSA also assisted with obtaining an encroachment permit from Caltrans.

West-of-Bayshore SFGS Recovery Action Plan (RAP)
San Francisco, California

As Project Manager, Dr. Dobberteen provided biological support and as-needed technical services to San Francisco International Airport (SFO) for implementation of the San Francisco garter snake RAP on the West-of-Bayshore property. LSA started work on this effort in 2007 and formulated a preliminary recovery concept, project design details, and cost analyses for review and approval by SFO and USFWS. Following a 2-year review and negotiation process with the agencies, LSA then prepared applications for the necessary federal and State permits. Overall, implementation of the RAP program has enabled SFO to complete multiple critical flood control maintenance projects without the need for project-by-project agency review.

Outer Bair Island Wetland Creation and Enhancement Project
Redwood City, California

Dr. Dobberteen was the Project Manager for this project on behalf of SFO. The mitigation project involved the successful creation of 42 acres of new wetland habitat and enhancement of approximately 140 acres of existing diked salt marsh wetlands on an island, which generated several permitting and construction-related challenges.

JOHN L. KUNNA

ASSOCIATE / SENIOR BIOLOGIST

CONTRACT ROLE: BIOLOGICAL RESOURCES

EXPERTISE

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

EDUCATION

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

PROFESSIONAL EXPERIENCE

Associate/Senior Biologist, LSA, Emeryville, California, June 2015–Present

Lead Biologist, Insignia Environmental, Palo Alto, California, 2009–2014

Project Manager/Wildlife Biologist, Swaim Biological, Inc., Livermore, California, 2005–2009

Biological Science Crew Leader, U.S. Forest Service, Sierra Nevada Framework Project, Sonora, California, 2004

PERMITS AND AUTHORIZATIONS

Independent holder of Section 10(a)(1)(A) recovery permit TE 40218B-0, which gives authorization to independently conduct permitted activities for the San Francisco garter snake, Alameda striped racer, California red-legged frog, and California tiger salamander (Santa Barbara County DPS, Central DPS, and Sonoma County DPS)

Approved by USFWS and CDFW to survey multiple special-status species in the East Contra Costa County HCP/NCCP permit area including San Joaquin kit fox, golden eagle, western burrowing owl, Swainson's hawk, giant garter snake, California tiger salamander, California red-legged frog, and covered shrimp

PROFESSIONAL RESPONSIBILITIES

Mr. Kunna is a Senior Biologist with over 20 years of wildlife biology experience. He writes CEQA documents and prepares technical reports and permit applications for submittal to regulatory agencies, including the USACE, CDFW, RWQCB, and USFWS. He also conducts habitat assessments, monitoring, and surveys for special-status species, including foothill yellow-legged frog, California red-legged frog, northwestern pond turtle, American badger, and nesting birds. He peer reviews biological resources technical reports prepared by other consultants.

PROJECT EXPERIENCE

Las Gallinas Valley Sanitary District Multipurpose Building
Marin County, California

Mr. Kunna prepared the biological resources section for an Initial Study for a proposed multipurpose laboratory building located near creek, salt marsh, and wildlife viewing ponds at the Las Gallinas Valley Sanitary District located in San Rafael.

Luiz Ranch Culvert Replacement
Marin County, California

Mr. Kunna prepared permit applications for the CDFW and RWQCB. He obtained an agricultural exemption letter from the USACE.

City of Clayton, Silver Oaks Residential Development Project
Clayton, California

Mr. Kunna peer reviewed a biological resources analysis for this project. Key issues addressed in the environmental document include construction-related impacts to special-status species and Mt. Diablo Creek.

City of Piedmont, Peer Review of Biological Report for Sotelo Avenue
Piedmont, California

Mr. Kunna conducted a site visit and provided a peer review of a jurisdictional assessment for a landslide repair near a residence and stream corridor.

Hanna Ranch
Novato, California

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

City of Vallejo, Vista Cove
Vallejo, California

Mr. Kunna provided technical peer reviews of a Biological Resources Report and arborist report for this proposed residential development. He later responded to questions from CDFW.

City of Fremont, Fremont Central Park Community Center Project
Fremont, California

Mr. Kunna prepared a Biological Resources Assessment for this project to demolish the existing Teen Center and construct a new Community Center. After the project was authorized, Mr. Kunna managed the required preconstruction protocol-level burrowing owl and nesting bird surveys.

AVERY HANSEN

BOTANIST / RESTORATION SPECIALIST

CONTRACT ROLE: BIOLOGICAL RESOURCES

EXPERTISE

- Floristics of California
- Rare Plant Surveys
- Vegetation Mapping
- Tree Inventories
- Riparian/Wetlands Restoration

EDUCATION

Field Botany of San Diego County, San Diego State University, San Diego, California, 2024

B.S., Plant Sciences, University of California, Santa Cruz, 2022

PROFESSIONAL CERTIFICATIONS/ REGISTRATIONS

Certified Field Botanist – California Native Plant Society #0060

Certified Arborist – International Society of Arboriculture #WE-16004A

Wilderness First Aid – National Outdoor Leadership School

PROFESSIONAL EXPERIENCE

Botanist, LSA, Emeryville, California, February 2025–Present

Other Employers, April 2021–February 2025

PROFESSIONAL AFFILIATIONS

California Native Plant Society

International Society of Arboriculture Western Chapter

PROFESSIONAL RESPONSIBILITIES

Mr. Hansen has 4 years of botanical experience in various professional settings. As a certified field botanist through the California Native Plant Society (CNPS) and a certified arborist through the International Society of Arboriculture (ISA), he brings a unique skillset to botanical projects. He has conducted botanical surveys and tree inventories with LSA, conducted vegetation monitoring with the National Park Service, led a restoration crew with San Diego State University, surveyed for plants at the Mojave National Preserve, and worked in retail and research plant nurseries.

Mr. Hansen's expertise is in California floristics: locating and identifying the native and naturalized plants in California, including both Northern and Southern California. He is trained through CNPS to conduct protocol-level floristic surveys and vegetation mapping. As a botanist, he has added a new plant species to the California flora (*Lygodesmia grandiflora* var. *dianthopsis*) and discovered new occurrences for many rare plants.

PROJECT EXPERIENCE

County of Napa, Napa Vine Trail Botanical Surveys
Napa County, California

Mr. Hansen conducted botanical surveys as part of a Natural Environment Study for this project. His work included a desktop review of special-status plants and sensitive natural communities with nearby occurrences and/or suitable habitat within the project area. His floristic effort identified approximately 300 different plant species, one new occurrence of Greene's narrow-leaved daisy, and five sensitive natural communities. His botanical work for this project will help develop a trail in the Napa Valley that conserves sensitive natural resources.

City of Rancho Cordova, Rossmoor Bar Botanical Surveys and Conceptual Restoration Plan
Sacramento County, California

Mr. Hansen conducted floristic surveys and habitat mapping at Rossmoor Bar, a regional park along the American River in Sacramento County. He mapped sensitive plants and pockets of habitat for the initial planning process of a trail improvement project. He identified more than 300 plant species within the project site and mapped many sensitive areas. Following the botanical survey effort, he wrote a conceptual restoration plan guiding the landscape designers in native plant restoration tailored to the Rossmoor Bar area.

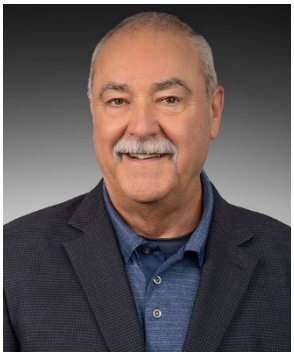
Good Samaritan Hospital Tree Inventory
Santa Clara County, California

Mr. Hansen conducted a tree inventory at Good Samaritan Hospital in Santa Clara County. He documented all trees on the property and tagged trees following the City of San José Municipal Code. The inventory included identification, measurement of trunk diameter, and assessment of the health of each tree. Mr. Hansen wrote an arborist report summarizing the findings of the tree inventory. He advised on the protection and maintenance of trees to be retained and established replacement tree ratios based on the City's tree ordinance.

LLOYD SAMPLE

PRINCIPAL / ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

CONTRACT ROLE: CULTURAL RESOURCES



EXPERTISE

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

PROFESSIONAL EXPERIENCE

Safety Manager and Principal for Archaeology and Paleontology, LSA, California, February 1995–Present

Assistant Project Manager, John Minch and Associates, San Juan Capistrano, California, 1993–1995

Monitoring Coordinator for Paleontology and Archaeology/Field Safety Officer, John Minch and Associates, 1992–1993

Assistant Project Manager, Irvine Pacific Development, 1989–1992

Assistant Project Manager, Regis Construction, August 1986–September 1989

Assistant Project Manager, Christiana Community Builders (subsidiary of Atlantic Richfield), 1974–1986

PROFESSIONAL AFFILIATIONS

Society of Vertebrate Paleontology

PROFESSIONAL RESPONSIBILITIES

Mr. Sample serves as LSA's Principal in charge of LSA's Cultural Resources and Paleontological Group. His duties include but are not limited to paleontological and archaeological monitoring coordinator, LSA's Safety Manager, liaison with developers/construction management, and tribal coordinator. He directs staff on multiple concurrent projects. Mr. Sample is responsible for coordinating compliance assessments and monitoring; directing fossil salvage operations before and during earth-disturbing activities; overseeing the analysis, preparation, and curation of cultural and paleontological resources, the collection of contextual geologic data, and the mapping of cultural and paleontological resources; and for Principal QA/QC of project documents. Mr. Sample also designs and sets up cultural and paleontological interpretive exhibits for private and public clients. Mr. Sample has more than 33 years of experience, with 30 of those years at LSA.

PROJECT EXPERIENCE

City of Dublin, Quarry Lane School Performing Arts Complex, Dublin, California

Mr. Sample provided Principal QA/QC review of cultural reports for a Supplemental IS/MND evaluating the Quarry Lane School Performing Arts Center project, which would develop a 13,800-square-foot performing arts center, 126 parking spaces, and related site and landscape improvements on 2.64 acres located just south of the existing Quarry Lane School in eastern Dublin. The Supplemental IS/MND compared the project evaluated in the Eastern Dublin Specific Plan (EDSP) EIR with the proposed project to identify whether it would result in any new or substantially more severe impacts than those analyzed in the EDSP EIR or whether any of the other standards requiring further environmental review under CEQA were met. The City adopted the Supplemental IS/MND in September 2023.

Hayward Area Recreation and Parks District, Mateo Street Park Project IS/MND, Alameda County, California

Mr. Sample served as the Principal in Charge for the cultural resources section of the IS/MND for the development of the neighborhood community park. The cultural resources study was conducted to identify the archaeological cultural resources in and adjacent to the project site. The three residences at the site were evaluated for their eligibility for listing in the California Register of Historical Resources (California Register). For inclusion of tribal cultural resources into the CEQA Environmental Checklist, a draft notification letter about the project, including a project description and maps of the project site, was distributed to the Native American tribal groups pursuant to Assembly Bill 52.

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

Mr. Sample served as the Principal in Charge for cultural and archaeological services for the project that includes the preparation of a Historic Resources Evaluation Report. Tasks included records searches at the Northwest Information Center and local historical archives. The Veterans Memorial building and San Bruno Park Pool were evaluated to determine their eligibility for listing in the California Register. The existing Veterans Memorial building qualified as a historical resource for the purposes of CEQA.

BRIEANN DEORNELLAS, M.A., RPA

ARCHAEOLOGIST

CONTRACT ROLE: ARCHAEOLOGICAL RESOURCES

EXPERTISE

- Archaeology
- Human Osteology
- Ethnography

EDUCATION

M.A., Applied Anthropology, San Jose State University, 2022

B.A., Anthropology, San Jose State University, 2016

PROFESSIONAL EXPERIENCE

Archaeologist, LSA, Roseville, California, May 2025–Present

Senior Archaeologist, ASM Affiliates, Sacramento, California, November 2023–April 2025

Staff Archaeologist, Far Western Anthropological Research Group, Davis, California, October 2020–November 2023

Archaeologist, Albion Environmental, Santa Cruz, California, 2018–2019

Tribal Osteologist, Muwekma Ohlone Tribe, San Jose, California, 2017–2018

PROFESSIONAL CERTIFICATIONS/ REGISTRATIONS

Register of Professional Archaeologists (RPA) #5783 – Since January 2024

PROFESSIONAL RESPONSIBILITIES

Ms. DeOrnellas has 9 years of experience in cultural resource management (CRM), having conducted survey, test excavation, data recovery, and monitoring projects throughout California as well as select projects in Nevada and Hawaii.

Ms. DeOrnellas exceeds the Secretary of the Interior's Professional Qualifications Standards and has combined field and academic experience in the physical, archaeological, medical, and cultural subfields of anthropological study. She specializes in human osteology and has gained experience in the identification, excavation, and analysis of human skeletal remains throughout her career, as she has excavated and analyzed over 300 primary inhumations. Ms. DeOrnellas began her career as a tribal archaeologist and osteologist for the Muwekma Ohlone Tribe, a Bay Area tribal government. Her experience with the Muwekma allowed her to become a practitioner of CRM while also balancing the interests and goals of the tribe. Additionally, she has fulfilled leadership roles as she has served as a field director for test excavations, data recovery, and survey projects, as well as a crew chief in large-scale data recovery projects. Ms. DeOrnellas brings her expansive experience and interest in interdisciplinary research and facilitates collaborative interagency relationships with clients, contractors, and tribal governments in CRM projects.

PROJECT EXPERIENCE

Marin County Community College District, COM LRC Project
Marin County, California

As Staff Archaeologist, Ms. DeOrnellas conducted construction monitoring and post-field processing for the College of Marin (COM) Learning Resource Center (LRC) Project.

Pacific Gas and Electric Company, R-1018 Calistoga Data Recovery Project
Napa County, California

As Staff Archaeologist, Ms. DeOrnellas conducted archaeological data recovery excavation, identified human remains, worked collaboratively with team members and Native American monitors, and documented artifacts, features, and sites with photo and written documents for the Pacific Gas and Electric Company R-1018 Calistoga Data Recovery Project.

Caltrans District 4, Huichica Creek Excavation and Monitoring Project
Napa County, California

As Staff Archaeologist, Ms. DeOrnellas conducted archaeological test excavation and data recovery at CA-NAP-189/H to locate and mitigate impacts to prehistoric cultural resources in advance of bridge replacement and construction. Following excavation, Ms. DeOrnellas conducted archaeological monitoring at CA-NAP-189/H to locate and mitigate impacts to prehistoric cultural resources during bridge replacement and construction for the Huichica Creek Excavation Project for Caltrans District 4.

MICHAEL HIBMA

ASSOCIATE / ARCHITECTURAL HISTORIAN / HISTORIAN
CONTRACT ROLE: HISTORICAL RESOURCES

EXPERTISE

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

EDUCATION

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

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

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

PROFESSIONAL EXPERIENCE

Associate/Architectural Historian/Historian, LSA, Emeryville, California, May 2007–Present

SPECIALIZED TRAINING

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

PROFESSIONAL RESPONSIBILITIES

Mr. Hibma is an architectural historian with more than 19 years of experience in cultural resources management. He holds an M.A. in History from California State University, Sacramento, and meets the Secretary of the Interior's *Professional Qualifications Standards* as an architectural historian and historian (48 CFR 44716). Mr. Hibma conducts historical research and field studies and authors historical sections of cultural resource reports, Initial Studies, and EIRs. He documents and evaluates historical built environmental cultural resources in accordance with the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP). He also conducts studies to address Section 106 of the National Historic Preservation Act, as well as compliance with State and local regulations, and prepares cultural resource documents in accordance with Caltrans requirements. Mr. Hibma also conducts third-party peer reviews and prepares Historic American Buildings Survey and Historical American Engineering Record (HABS/HAER) photo-documentation and recordation of built environment cultural resources, such as buildings and bridges, to National Park Service requirements. He has documented and evaluated residential and commercial buildings, structures, and objects, and has worked on cultural resource studies in the San Francisco Bay Area, Central Valley, Sierra Nevada, the North and Central Coasts, southern California, and western Nevada.

PROJECT EXPERIENCE

City of San Rafael, Northgate Mall Redevelopment EIR
San Rafael, California

Mr. Hibma peer reviewed previously prepared eligibility evaluations of Northgate Mall and Terra Linda, an adjacent neighborhood that contains many Mid-Century Modern-styled homes designed by master architect Joseph Eichler. Mr. Hibma reviewed the existing documentation for technical adequacy and to inform defensible findings for the project's environmental document.

Valhalla Residential Condominium Project, Sausalito, California

Mr. Hibma served as Architectural Historian for this project and prepared an Architectural Eligibility Evaluation for an existing single-family home built in 1911 at 206 Second Street and the Valhalla building built in 1893 at 201 Bridgeway to accommodate seven new condominium units, parking areas, and landscaping. He conducted archival background research and a field survey for this study, which included an eligibility evaluation of both buildings on the project site for their listing in the CRHR and Sausalito Local Register. The study found that although the Valhalla is significant for its association with Sausalito's early waterfront history and commercial development, it does not appear eligible for inclusion in the CRHR due to a lack of integrity. The Valhalla is designated locally as a Noteworthy Building, however, and LSA found Valhalla appears eligible for inclusion in the Sausalito Local Register. A building that is included in a local register of resources or is otherwise determined by a lead agency to be historically significant is generally considered to be a historical resource for the purposes of CEQA. The study also found the building at 206 Second Street does not appear eligible for inclusion in the CRHR or the Sausalito Local Register due to a lack of significant historical associations.

KELLY VREELAND, M.SC.

SENIOR PALEONTOLOGIST

CONTRACT ROLE: PALEONTOLOGICAL RESOURCES

EXPERTISE

- Paleontological Resource Monitoring
- Fossil Collection, Salvage, Identification, and Curation
- Paleontological Mitigation Reports
- Federal, State, and Local Laws, Ordinances, Regulations, and Standards (LORS) Regarding Paleontological Resources

EDUCATION

M.Sc., Geology, California State University, Fullerton, 2014

B.Sc., Geology, California State University, Fullerton, 2010

PROFESSIONAL EXPERIENCE

Senior Paleontologist, LSA, Irvine, California, 2023–Present

Principal Investigator for Paleontology, Cogstone Resource Management, Orange, California, 2020–2023

Paleontological Monitor, LSA, Irvine, California, 2015–2023

Graduate Student Researcher, Department of Geological Sciences, California State University, Fullerton, 2012–2014

Undergraduate Student Researcher, Department of Geological Sciences, California State University, Fullerton, 2006–2010

PROFESSIONAL RESPONSIBILITIES

Ms. Vreeland is a paleontologist at LSA. Her field and laboratory experience includes fieldwork and research projects throughout California and Nevada, as well as conducting fieldwork and surficial geologic mapping in Montana. She earned her Master of Science in Geology from California State University, Fullerton, in 2014, where she focused her research in invertebrate paleontology and paleoecology. Her coursework and research at California State University, Fullerton provided her with a strong knowledge of both the geology and the paleontology of the Southern California region.

PROJECT EXPERIENCE

Placer Retirement Residence Project
Placer County, California

Ms. Vreeland supervised paleontological monitoring services for ground-disturbing activities that may include site excavation and grading, footing excavations, utility trenching, and any other tasks as required for the development of a residential care home for seniors. The facility consisted of a single, three-story, 50,855-square-foot building, containing 145 residential suites and a total building area of approximately 129,505 square feet. At the conclusion of ground disturbance, Ms. Vreeland prepared a Paleontological Resources Monitoring Compliance Report for the project.

Hillcrest Residential Development Project
Hercules, California

The project consists of approximately 600 units, of which 198 units will be condominiums or apartments, and the remainder a combination of townhomes and motor court units. Additional components of the project include roughly 4,000 square feet of neighborhood commercial/retail space, common open space, site access, parking areas, bioretention basins, public right-of-way improvements, utility improvements, and landscaping. Ms. Vreeland assisted with the Paleontological Analysis Memorandum.

Eureka Grove Project
Granite Bay, Placer County, California

Ms. Vreeland provided paleontological resources consulting services in compliance with the California Environmental Quality Act. These services included a Paleontological Monitoring and Mitigation Program prior to construction, preparation of a Workers Environmental Awareness Training for paleontological resources, training for all construction personnel, paleontological monitoring during construction, and the preparation of a Paleontological Resources Monitoring Compliance Report.

WestCal Residential Project
Corona, California

LSA conducted environmental technical studies for the WestCal Residential Project in Corona. The project seeks to construct a 23-unit residential development on 4.84 acres. Additionally, the project includes constructing the associated street, sidewalks, curbs, walls, and fencing, as well as landscaping and lighting. Ms. Vreeland prepared the paleontological assessment for this project.

JESSICA CORIA

PRINCIPAL, AIR QUALITY AND CLIMATE CHANGE SERVICES
CONTRACT ROLE: AIR QUALITY AND GREENHOUSE GAS EMISSIONS

EXPERTISE

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

EDUCATION

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

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

PROFESSIONAL EXPERIENCE

Principal, Air Quality and Climate Change, LSA, Clovis, California, 2023–Present

Senior Air Quality Scientist, FirstCarbon Solutions, Fresno, California, 2021-2023

Regional Program Manager-Air Quality Science and Planning Department, San Joaquin Valley Air Pollution Control District, San Joaquin Valley, California, 2015-2021

PROFESSIONAL RESPONSIBILITIES

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

PROJECT EXPERIENCE

City of San Rafael Community Development Department, Northgate Mall Redevelopment EIR Project
San Rafael, California

As the Air Quality Technical Lead, Ms. Coria helped with the preparation of the comprehensive EIR to satisfy the requirements of CEQA. Tasks included peer review of applicant-prepared technical studies and preparation of all supplemental technical materials and reports. The project involved the redevelopment of the existing mall with a mix of uses through the demolition of most of the mall structures and ultimately two of the anchor buildings. The project consists of redevelopment of commercial spaces, the construction of new commercial pads, new structured and surface-level parking facilities, development of approximately 800 multifamily dwelling units, and community open space amenities. The redevelopment of the project site was proposed to be completed in two phases pursuant to the proposed 2025 Master Plan and 2040 Vision Plan.

City of Berkeley, 2109 Virginia Street
Berkeley, California

Ms. Coria directed the development of air quality documentation for a consistency analysis pursuant to *State CEQA Guidelines* Section 15183 for this project, which compares the potential environmental effects of the project with the scope of analysis and identified environmental impacts in the program-level Final EIR for the 2023–2031 Housing Element Update. The project includes the demolition of the existing approximately 4,604-square-foot, two-story commercial building on the project site and construction of a new eight-story mixed-use residential building consisting of 112,969 square feet of residential space and 690 square feet of commercial space in the southwest corner of the ground floor. The new mixed-use residential building would consist of a total of 110 dwelling units, including 9 very low-income units and 9 middle-income units.

LELAND VILLALVAZO

SENIOR AIR QUALITY SPECIALIST

EXPERTISE

- Air Quality, GHG, and Energy Analyses
- Human Health Risk Assessment
- Air Dispersion Modeling
- Regulatory Analysis

EDUCATION

Bakersfield College, 1991–1992

PROFESSIONAL EXPERIENCE

Senior Air Quality Specialist, LSA, 2010–Present

SPECIALIZED TRAINING

Air Dispersion Modeling Workshop and AERMOD Course, Lakes Environmental

OEHHA Training – Health Risk Assessment Training

PROFESSIONAL AFFILIATIONS

Air and Waste Management Association

PROFESSIONAL RESPONSIBILITIES

Mr. Villalvazo is a Senior Air Quality Specialist at LSA with 30 years of experience in air emissions modeling and impact analysis, human health risk assessment, and regulatory analysis. His direct experience with all industry-standard environmental models ensures a thorough analysis using the best analysis methodology. Mr. Villalvazo is proficient in the use of AERMOD, AERSCREEN, HARP, CalEEMod, EMFAC2017, and CALINE air quality models as well as various noise models. Mr. Villalvazo has conducted many quantitative Health Risk Assessments (HRAs) of project emissions of toxic air contaminants and the health risks to nearby residents and other sensitive receptors.

PROJECT EXPERIENCE

Mr. Villalvazo has conducted HRAs that determined the cancer and non-cancer health risk levels to nearby residents from project operations and heavy-duty truck exhaust emissions for the following projects.

CONSTRUCTION AND OPERATIONAL HRAS

- **City of Menlo Park, 111 Independence Drive EIR** – Menlo Park, CA
- **City of Menlo Park, 141 Jefferson Drive EIR** – Menlo Park, CA
- **City of Menlo Park, 115 Independence Drive EIR** – Menlo Park, CA
- **City of Menlo Park, Menlo Flats EIR** – Menlo Park, CA
- **FF Realty III LLC, 40 Airport Boulevard HRA** – South San Francisco, CA

OPERATIONAL HRAS

- **Scannell Properties, 2740 West Nielsen IS/MND** – Fresno, CA

CONSTRUCTION HRAS

- **Adapture Renewables, Carthage Solar Project Air Quality Analysis** – Kern County, CA
- **Adapture Renewables, Hydaspes Solar Project IS/MND** – Stanislaus County, CA
- **BH Luxury Residence LLC, 9850, 9876, 9900, and 9988 Wilshire Boulevard Project Air Quality Analysis** – Beverly Hills, CA
- **City of Belmont, 2 Davis Drive EIR** – Belmont, CA
- **City of Berkeley, theLAB Berkeley IS/MND** – West Berkeley, CA
- **City of Fremont, Villa Ellsworth Air Quality and Greenhouse Gas Memorandum** – Fremont, CA
- **City of Millbrae, 30 Rollins** – Millbrae, CA
- **City of Millbrae, 210 Adrian** – Millbrae, CA
- **Hilbers Inc., Tractor Supply Store Air Quality and Greenhouse Gas Memorandum** – Suisun City, CA

BIANCA MARTINEZ

AIR QUALITY SPECIALIST

CONTRACT ROLE: AIR QUALITY AND GREENHOUSE GAS EMISSIONS

EXPERTISE

- CEQA Documentation
- Environmental Analysis

EDUCATION

B.S., Earth System Science, Minor in Global Sustainability, University of California, Irvine

PROFESSIONAL EXPERIENCE

Air Quality and Climate Change Analyst, LSA, Irvine, California, March 2022–Present

PROFESSIONAL RESPONSIBILITIES

Ms. Martinez has been heavily involved in the research and preparation of a variety of environmental and community planning projects for commercial, industrial, residential, and mixed-use projects. Her primary duties consist of air quality and greenhouse gas emission modeling, analyzing model data, conducting research, and assisting in the preparation of environmental assessments/documents and technical studies.

PROJECT EXPERIENCE

City of San Rafael, Northgate Mall Redevelopment EIR
San Rafael, California

Ms. Martinez assisted with the preparation of air quality documentation for this project, which involved the redevelopment of the existing mall with a mix of uses through the demolition of most of the mall structures and ultimately two of the anchor buildings. The project consists of redevelopment of commercial spaces, the construction of new commercial pads, new structured and surface-level parking facilities, development of approximately 800 multifamily dwelling units, and community open space amenities. The redevelopment of the project site was proposed to be completed in two phases pursuant to the proposed 2025 Master Plan and 2040 Vision Plan.

City of Berkeley, 2109 Virginia Street
Berkeley, California

Ms. Martinez assisted with the development of air quality documentation for a consistency analysis pursuant to *State CEQA Guidelines* Section 15183 for this project, which compares the potential environmental effects of the project with the scope of analysis and identified environmental impacts in the program-level Final EIR for the 2023–2031 Housing Element Update. The project includes the demolition of the existing approximately 4,604-square-foot, two-story commercial building on the project site and construction of a new eight-story mixed-use residential building consisting of 112,969 square feet of residential space and 690 square feet of commercial space in the southwest corner of the ground floor. The new mixed-use residential building would consist of a total of 110 dwelling units, including 9 very low-income units and 9 middle-income units.

City of Fremont, Fremont Central Park Community Center Project
Fremont, California

Ms. Martinez assisted with the development of air quality documentation for this project to demolish the existing Teen Center within Central Park and construct a new, approximately 36,000-square-foot Community Center south of the Fremont Main Library, within the existing, approximately 433-acre Central Park, which is owned and operated by the City of Fremont.

City of Antioch, PG&E Antioch Service Center Project
Antioch, California

Under the contract with the City of Antioch, Ms. Martinez assisted in the preparation of Air Quality, Energy, and Greenhouse Gas Initial Study/Mitigated Negative Declaration (IS/MND) sections for the demolition and replacement of a fleet maintenance building, logistics warehouse, a logistics shop, and operations building. Issues addressed in the Air Quality, Energy, and Greenhouse Gas IS/MND sections include an analysis of the project's construction and operational emissions, consistency with the City of Antioch Climate Action and Resilience Plan and other applicable regulatory bodies, a health assessment of the project's potential impact to nearby sensitive receptors, and an evaluation of project-related energy impacts.

JOHN T. (J.T.) STEPHENS

PRINCIPAL NOISE AND VIBRATION SPECIALIST

CONTRACT ROLE: NOISE AND VIBRATION

EXPERTISE

- Noise and Vibration Analysis
- Interior Acoustics Assessment

EDUCATION

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

PROFESSIONAL EXPERIENCE

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

Other Companies: 2005–2012

PROFESSIONAL CERTIFICATIONS

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

PROFESSIONAL AFFILIATIONS

Member, Institute of Noise Control Engineering (INCE)

SPECIALIZED TRAINING

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

PROFESSIONAL RESPONSIBILITIES

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

PROJECT EXPERIENCE

City of San Rafael, Northgate Mall Redevelopment Project
San Rafael, California

Mr. Stephens assisted with the preparation of an EIR for this project, which involves the redevelopment of an existing mall with a mix of commercial and residential land uses. Mr. Stephens was responsible for peer reviewing the Noise and Vibration Technical Report and assisting in the development of the Noise and Vibration section of the EIR.

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

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

City of Fairfield, Green Valley 3 Residential Development
Fairfield, California

Mr. Stephens prepared the noise study for this project. In conjunction with Barati Consulting, LSA prepared an EIR for the Green Valley 3 Apartments Project in Fairfield. The project includes the development of a single four-story apartment building with 185 rental units situated around a central clubhouse area. LSA peer reviewed the applicant-provided technical studies for biological resources, cultural resources, and vehicle miles traveled, and conducted an air quality analysis/construction health risk assessment, greenhouse gas emission analysis, and noise study in-house. Based on the urban setting of the project location, the primary areas of concern included aesthetics, traffic, noise, and public services. The EIR was certified by the City of Fairfield in September 2023.

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

Mr. Stephens prepared the Technical Noise and Vibration Analysis for the Deer Valley Estates Project in Antioch. The project involves the construction of 121 single-family homes located north of the existing Kaiser Permanente Antioch Medical Center.

MOHAMMAD ABUSHANAB

MECHANICAL NOISE ENGINEER

CONTRACT ROLE: NOISE AND VIBRATION

EXPERTISE

- Noise Modeling and Analysis
- Vibration Analysis

EDUCATION

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

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

PROFESSIONAL EXPERIENCE

Mechanical Noise Engineer, LSA, Emeryville, California, April 2022–Present

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

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

Other Employers, 2017–2019

PROFESSIONAL RESPONSIBILITIES

Mr. Abushanab is an acoustics and vibration specialist with 8 years of experience in the fields of acoustics, noise, and vibration. He has experience in noise modeling and assembling data for analysis and presentation in reports. He develops solutions related to noise and vibration issues, and his expertise spans the areas of construction, transportation, industrial, and residential buildings. He is experienced in noise modeling using CadnaA and SoundPLAN, and he is familiar with regulations and guidance with respect to noise and acoustics. Mr. Abushanab is also responsible for performing noise monitoring surveys using a variety of Larson-Davis sound level meters.

PROJECT EXPERIENCE

City of Milpitas, 1601-1765 South Main Street
Milpitas, California

Mr. Abushanab conducted noise monitoring and prepared the noise section for this project. This project includes the demolition of six existing buildings and the construction of 29 new residential buildings that would include 272 new townhome units. LSA is tiering from the City's General Plan EIR and Housing Element Addendum.

City of Fremont, Fremont Central Park Community Center Project
Fremont, California

Mr. Abushanab prepared the noise and vibration impact analysis for this project to demolish the existing Teen Center within Central Park and construct a new, approximately 36,000-square-foot Community Center south of the Fremont Main Library, within the existing, approximately 433-acre Central Park, which is owned and operated by the City of Fremont.

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

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

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

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

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

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

ARTHUR BLACK

PRINCIPAL / TRANSPORTATION PLANNER

CONTRACT ROLE: TRANSPORTATION/TRAFFIC

EXPERTISE

- Transportation Planning
- Parking Demand and Shared-Parking Studies
- Transit Systems

EDUCATION

Master of Urban and Regional Planning, California State Polytechnic University, Pomona, 2012

B.S., Industrial Management, Grove City College, Pennsylvania, 1999

PROFESSIONAL EXPERIENCE

Principal/Transportation Planner, LSA, Irvine, California, December 2006–Present

Logistical Support, United States Marine Corps, 4th Light Armored Reconnaissance Battalion, Camp Pendleton, California, 2002–2009

PROFESSIONAL CERTIFICATIONS/ REGISTRATIONS

American Planning Association

Institute of Transportation Engineers

Orange County Transportation Engineers Council

PROFESSIONAL RESPONSIBILITIES

As a Principal in the Transportation Group at LSA, Mr. Black's primary responsibilities include the production of technical reports for LSA's transportation function. This role involves the preparation of traffic and parking studies, operational analysis, and transportation planning research. Mr. Black has prepared guidelines for SB 743 implementation for multiple Southern California jurisdictions.

Mr. Black has prepared reports for development, public infrastructure, and transportation projects. Mr. Black has also prepared parking studies ranging from individual businesses to Anaheim's Center City and the West Civic Center in Westminster. Mr. Black's transportation planning research has included parking generation rates, transit planning, traffic calming, internal trip capture, and transit mode share.

PROJECT EXPERIENCE

La Honda Creek Open Space Preserve
San Mateo County, California

The Midpeninsula Regional Open Space District was considering options for improved public access to areas within the La Honda Creek Open Space Preserve. Access to these areas is possible from State Route 84, which is a two-lane hilly and winding road. Mr. Black assisted the feasibility study by preparing an access analysis for the new areas. Previous traffic investigations had determined that the roadway has a low traffic volume, many drivers greatly exceed the posted speed limit, and sight distance for proposed access points would be less than necessary given speeds in excess of the speed limit. Mr. Black identified locations for access points that would provide adequate stopping sight distance and coordinated with Caltrans on methods for moderating vehicle speeds to further improve roadway safety.

Sir Francis Drake Boulevard
Marin County, California

Mr. Black prepared a construction Traffic Impact Analysis for the rehabilitation of Sir Francis Drake Boulevard in Marin County. Construction trip generation projections were estimated based on the number and type of vehicles required for the various phases of activity during project construction.

Stafford Lake Park
Novato, California

Mr. Black analyzed traffic impacts for expansion of Stafford Lake Park. Trip generation for the project was developed based on the total undeveloped/passive area that would become active park space after the expansion. Additional topics addressed included sight distance at proposed new vehicle entrances. While the total size of the park was not changed, refurbishment of park elements could be expected to draw additional vehicles to the park. Mr. Black recognized that parking capacity constrains traffic to the park and that the proposed parking expansion could facilitate additional traffic.

PAM READING

PRINCIPAL / ENVIRONMENTAL PLANNER

CONTRACT ROLE: HYDROLOGY AND WATER QUALITY

EXPERTISE

- CEQA/NEPA Planning and Analysis
- Land Use Planning
- Natural Resource Management
- Water Quality
- NEPA & CEQA Agricultural Land Evaluations and Site Assessments

EDUCATION

M.S., Hydrology & Watershed Management, Yale University, School of Forestry & Environmental Studies, New Haven, Connecticut

B.A. (Magna Cum Laude), Environmental Studies/ Political Science, University of Vermont, Burlington, Vermont

PROFESSIONAL EXPERIENCE

Principal and Environmental Planner, LSA, San Luis Obispo, California, 2004–Present

Other Companies: 1988–2008

PROFESSIONAL AFFILIATIONS

American Planning Association, California Central Coast Chapter

Association of Environmental Professionals, Channel Counties Chapter

PROFESSIONAL RESPONSIBILITIES

Ms. Reading is one of LSA's Environmental Planning Principals, with particular expertise in hydrology and water quality. Ms. Reading has been providing environmental planning services throughout California for the past 21 years. Ms. Reading specializes in working with public agencies to complete land development and transportation/infrastructure-oriented projects. She also serves as Principal in Charge and Project Manager for the preparation of a variety of documents pursuant to CEQA/NEPA, including Initial Studies, Mitigated Negative Declarations, EIRs, Preliminary Environmental Assessment Reports, Environmental Assessments, and EISs. In addition to her CEQA/NEPA experience, Ms. Reading oversees LSA's in-house water quality work. In this capacity, she prepares and/or oversees the preparation of CEQA/NEPA technical water quality reports and analyses. Ms. Reading also develops technical CEQA/NEPA visual and farmland impact assessments and land use and coastal zone consistency analyses. Complementing her CEQA and NEPA experience, Ms. Reading also has experience in land use planning and has served as a contract planner for cities and utilities. In this capacity, Ms. Reading conducts analyses, prepares documents, and makes presentations to advisory and elected bodies about proposed projects.

PROJECT EXPERIENCE

City of Redwood, Docktown Marina Project
Redwood City, California

Ms. Reading was the Water Quality Task Lead for the preparation of a Hydrology and Water Quality Memorandum in support of a Categorical Exemption, pursuant to CEQA, for the Docktown Marina Project. The Docktown Marina Project involved the deconstruction of existing facilities at the project site, including the removal of existing dock and all related supports and in-water infrastructure.

City of Vacaville, Vanden Cove Subdivision
Vacaville, California

Ms. Reading oversaw the preparation of the water quality analysis for the IS/MND for a project that proposes the construction of 114 single-family homes on an undeveloped 26.7-acre property in Vacaville.

City of Fairfield, Green Valley 3 Apartments Project
Fairfield, California

Ms. Reading prepared the water quality analysis for the EIR for The Green Valley 3 Apartments project. The proposed project involves the development of an apartment (multifamily) complex, including a two-story parking structure on an approximately 5.78-acre project site.

City of Berkeley, Haste Street Residential Project
Berkeley, California

Ms. Reading oversaw the preparation of a technical Hydrology and Water Quality Report in support of the environmental documentation for a residential project at 2442 Haste Street in Berkeley.

MATT PHILLIPS

ASSOCIATE / SENIOR GRAPHIC DESIGNER

CONTRACT ROLE: AESTHETICS

EXPERTISE

- Computer Mapping and Graphic Design
- View Simulation and 3D Conceptual Design
- Technical Illustration
- Marketing Presentation Design
- Digital Photography
- Interactive Media Design and Presentation

EDUCATION

B.A., Anthropology, California State University, Long Beach, 1992

PROFESSIONAL EXPERIENCE

Senior Graphic Designer, LSA, Irvine, California, 2002–Present

Graphic/GIS Manager and Archaeology/Paleontology Lab Director, SWCA Environmental Consultants (formerly RMW Paleo Associates, Inc.), Mission Viejo, California, 1996–2002

Project Coordinator, NEC Technology, Mountain View, California, 1996

Project Recruiter, JPM Associates, Inc., Newport Beach, California, 1993–1996

Freelance Graphic Artist Specializing in Logo Creation and Advertisement Design, 1989–1999

PROFESSIONAL RESPONSIBILITIES

Mr. Phillips' responsibilities include the design and production of technical graphics for EIRs, planning documents, land use plans, view simulation/conceptual design, marketing/advertising media, and identity branding and logo design. As a graphic designer, Mr. Phillips is able to accurately communicate clients' needs and objectives, as well as each Project Manager's expertise, into graphical form. Mr. Phillips' ability to visually interpret this complex technical data is an integral element of LSA's quality work.

Coupled with the coordination of technical and creative resources, Mr. Phillips' current projects include photometric view simulations, 3D conceptual design and rendering, digital artifact illustration (cultural), brochure design, conference booth concept and development, digital photography, and a variety of other graphics projects that extend throughout the wide range of LSA's expertise. Mr. Phillips is also proficient with website administration using WordPress.

Mr. Phillips has extensive experience with Adobe Creative Cloud Suite (Illustrator, Photoshop, Acrobat, and InDesign), Corel Draw (Corel Graphics Suite 2026). His in-depth use of Google Earth Pro in combination with Trimble Sketchup Pro creates simulated environments for visual impact studies, shade/shadow analysis, and 3D conceptual design. His experience with interactive media includes Microsoft PowerPoint and Canva, and his technical program experience includes AutoCAD Map 3D 2025 and Esri ArcGIS Pro. Mr. Phillips uses all programs universally to create a precision product that reflects LSA's high standards.

PROJECT EXPERIENCE

City of Fairfield, Green Valley 3 Residential Development
Fairfield, California

Mr. Phillips provided all graphic design and Illustration support for the technical and administrative tasks involved with this project. In conjunction with Barati Consulting, LSA prepared an EIR for this project, which included the development of a single four-story apartment building with 185 rental units situated around a clubhouse. The EIR was certified by the City of Fairfield in September 2023.

California High-Speed Rail Authority, High-Speed Rail Project, Bakersfield to Palmdale Project Section
Kern and Los Angeles Counties, California

Mr. Phillips managed all graphics and illustration efforts for this project, including schematic design, view simulations, photo layouts, engineering maps, and presentation materials. He supported the development and visualization of various graphics within the high-speed rail alternatives throughout the project.

JENNETTE BOSSELER

SECTION 508 COMPLIANCE SPECIALIST

CONTRACT ROLE: SECTION 508 COMPLIANCE

EXPERTISE

- Section 508 Compliance/ Document Remediation
- Adobe Acrobat (Pro and DC)
- Microsoft Word, Excel, and PowerPoint
- HTML/CSS

EDUCATION

B.A., English, with Minor in Professional Writing, University of California, Santa Barbara, 2002

PROFESSIONAL EXPERIENCE

Associate, Section 508 Compliance Specialist/Senior Technical Editor, LSA, Irvine, California, 2007–Present

Other Employers, 2003–2007

SPECIALIZED TRAINING

Acrobat Section 508 Accessibility Training Course, Sterling Ledet & Associates, Inc., 2018

TEACHING/ PRESENTATIONS

Section 508 Compliance and LSA: Prioritizing Document Accessibility for a New Era of Inclusivity

PROFESSIONAL RESPONSIBILITIES

As the leader of LSA's Section 508 Compliance team, Ms. Bosseler is responsible for ensuring all technical documentation LSA prepares for federal and California agencies is fully accessible to readers with disabilities. She is well versed in the requirements of the Web Content Accessibility Guidelines (WCAG) 2.1 and PDF/Universal Accessibility (UA) standards, and how they apply to a variety of file formats, including Word, PDF, Excel, and InDesign files. As a Section 508 compliance specialist, she has remediated a wide range of documentation, from correspondence and public notices to large, multivolume documents like EIR/EISs and IS/EAs. She is experienced in the use of PAC and CommonLook testing software to ensure compliance, as well as using NVDA screen-reading software to ensure information will be conveyed to readers accurately. Ms. Bosseler also provides guidance to staff in other departments on topics like writing alternative text, ensuring proper color contrast in graphics, and understanding of accessibility concepts in general.

Section 508 refers to a 1998 amendment to the Rehabilitation Act of 1973 that mandates that readers with disabilities (e.g., low vision/blindness, cognitive disabilities) have the same level of access to information as the general population. As of July 1, 2019, Assembly Bill 434 also requires that all California State agencies and their contractors follow the federal guidelines, and that all electronic content generated for State agencies be fully accessible.

PROJECT EXPERIENCE

City of Milpitas, 1601-1765 South Main Street Project
Milpitas, California

Ms. Bosseler provided editing and formatting for documents prepared for this project, which includes the demolition of six existing buildings and the construction of 29 new residential buildings that would include 272 new townhome units.

CSW, Niles Canyon Trail Project
Alameda County, California

LSA prepared an EIR for the proposed Niles Canyon Trail Project, a 6-mile, Class 1, multi-use trail for pedestrians, bicyclists, and equestrians between Sunol and the Niles District of Fremont in Alameda County. The project would also provide a critical link to Palomares Road, bypassing State Route 84, and would expand the Alameda Creek Trail, which provides a direct connection to the 500-mile San Francisco Bay Trail. Ms. Bosseler provided editing and formatting for this project, ensuring reports were prepared consistent with LSA standards.

California High-Speed Rail Authority, High-Speed Rail Project, Fresno to Bakersfield Section Locally Generated Alternative
Fresno and Kern Counties, California

Ms. Bosseler manages the Section 508 compliance effort for the Supplemental EIR/EIS and technical reports prepared for the Fresno to Bakersfield Section of the California High-Speed Rail Project. This entails making sure that Word and PDF documents prepared for the project meet Level AA WCAG 2.1 standards and are fully accessible to readers with disabilities. All documents are checked with both PAC 3 accessibility testing software and a screen reader to ensure all information will be relayed correctly to readers with disabilities. Ms. Bosseler also provides guidance to technical authors on writing alternative text, such as for maps and graphics.

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