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DUDEK

ENVIRONMENTAL IMPACT REPORT FOR THE HARE CREEK CENTER

PROPOSAL

PREPARED FOR

City of Fort Bragg

PREPARED BY

Dudek
465 Magnolia Avenue
Larkspur, California 94939
415.758.9833
www.dudek.com

February 19, 2016

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DUDEK

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LARKSPUR, CALIFORNIA 94939
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Cover Letter

February 19, 2016

Marie Jones
Community Development Director
City of Fort Bragg
416 North Franklin Street
Fort Bragg, California 95437

Dear Ms. Jones:

Providing the City of Fort Bragg (City) Community Development Department with a comprehensive and legally defensible environmental impact report (EIR) for the Hare Creek Center requires a reliable team with extensive coastal experience, an understanding of regional environmental sensitivities, and good working relationships with local regulatory agencies. Dudek will work effectively with City staff to make the EIR process an efficient and seamless process. We will provide the City with the following strengths:

Extensive Experience with and Knowledge of the Region The work we most enjoy is the work we are able to do in the places we know and we are invested in the success of local projects. As residents of Northern California, the entire project team has had experience in North Coast counties. Our project manager, Darcey Rosenblatt previously worked with the City on the Mill Site Specific Plan EIR, and knows City issues and concerns. She and our deputy project manager, Brian Grattidge, have also assisted clients in the Cities of Eureka and Ukiah and in neighboring Sonoma and Humboldt Counties. This work has given us a thorough understanding of the region's environmental review procedures and familiarity with current development trends and issues facing the North Coast.

EIR Experts Dudek has completed more than 2,500 California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA) documents throughout California, none of which have been successfully legally challenged. Our project team is comprised of land use planners with extensive public- and private-sector experience preparing environmental review documents in compliance with the mandates of CEQA. Our documents are produced by in-house technical experts, who perform studies that efficiently summarize technical data and publish high-quality CEQA/NEPA documents, getting them right the first time.

Responsive and Reliable Project Management Dudek understands the importance of reliable and responsive project management. This contract will be managed from our Marin office, with support from our Sacramento, San Francisco and Auburn offices. We will respond to any task requests within 24 hours, and can be on site within 3 hours, as needed.

We look forward to continuing our working relationship with the City. If you have any questions regarding our qualifications, please contact our project manager Darcey Rosenblatt at 415.758.9811 or drosenblatt@dudek.com.

Sincerely,

Frank J Dudek

Frank Dudek
President

A. Firm Description

Dudek is a California-based environmental firm with more than 300 planners, scientists, facilitators, and support staff. For 36 years, we have assisted public clients on a broad range of projects that improve California's communities, infrastructure, and natural environment. From planning and design to permitting we help move public projects forward through the complexities of regulatory compliance, budgetary and schedule constraints, and conflicting stakeholder interests. Our professionals will find practical, cost-effective approaches to help the City develop a quality analysis of the Hare Creek Center project.

Dudek at a Glance

- Multidisciplinary environmental and engineering services
- 300+ employees
- 12 California offices
- Founded in 1980; employee-owned
- Top 150 US Environmental Firms (Engineering News-Record)
- Dun & Bradstreet 90% rating for reliability, timeliness, and responsiveness

Environmental Document Experts

Our experts have prepared more than 2,500 CEQA/NEPA documents, including EIRs and environmental impact statements, initial studies (ISs), environmental assessments (EAs), and mitigated negative declarations (MNDs) for large and small projects throughout California. Our familiarity with the environmental review process enables our staff to develop workable solutions to meet City expectations.

We leverage our in-house technical expertise in biological resources, noise, air quality, cultural resources, hazards, and hydrology/water quality to efficiently summarize technical data and publish high-quality CEQA/NEPA documents, getting them right the first time. Our team has addressed up to 9,000 comments on a single CEQA document with the goal of resolving all issues and leaving no margin for successful legal challenge. As a result, none of our CEQA/NEPA documents have ever been successfully challenged in court. Our environmental experts, in-house technical publications editors, and graphic designers prepare high quality, clear, and organized documents that are easily interpreted by the public, agencies, and individuals responsible for future project development.

Our multidisciplinary team includes:

- AICP-certified CEQA/NEPA planners
- California Department of Fish and Wildlife (CDFW)- and U.S. Fish and Wildlife Service (USFWS)- certified biologists
- Certified arborists and foresters/oak specialists
- Compliance monitoring and reporting specialists
- Registered professional archaeologists
- Licensed landscape architects
- Registered environmental property assessors
- Professional foresters
- Air quality, noise, and climate change specialists
- Certified floodplain managers
- Leadership in Energy and Environmental Design professionals
- Certified geographic information system (GIS) professionals
- Certified hydrogeologists
- Licensed geologists
- Licensed professional engineers
- Licensed contractors (Class A, C-27)

Responsive Team

We will manage projects from our Marin office, with additional support from our Sacramento, Auburn, and San Francisco offices. Figure 1 is a map of our Northern California offices. When needed, we can also call on experts from our more than 300 staff statewide to provide specialized expertise. We will respond quickly and efficiently to any task or project, no matter the location.

FIGURE 1. NORTHERN CALIFORNIA OFFICES

Dudek Team Reliability

Team Continuity

Dudek has remarkably low company turnover, and the team we present will see your projects through to completion. Our environmental team effectively communicates with the local community and decision makers by coordinating technical expertise, policy interpretation, and client advocacy. We will leverage our long-standing relationships with local permitting agencies to expedite complex permitting processes, saving the City time and money. Our professionals bring multifaceted local experience and expertise to meet the City's needs with federal, state, and local public agencies, including:

- CEQA/NEPA documentation for hundreds of projects across Northern California;
- Biological technical reports covering the full range of habitat types and species encountered in the Coastal Range, North Coast, and Northern California generally, as well as the ability to meet the needs and satisfy the requirements of the various agencies within the region;
- Archaeological technical reports for all types of historic and prehistoric resources, including architectural building assessments;
- Specialized analyses, including air quality, health risk assessments, noise, and visual impact assessments;
- Regulatory permitting strategies and attainment for a variety of programs and development activities (e.g., USFWS, U.S. Army Corps of Engineers (ACOE), CDFW, and the Regional Water Quality Control Boards (RWQCBs);
- Hydrology and water quality studies, including aquatic resources for infrastructure and development projects; and
- Restoration/mitigation plans for design-build projects.

B. Relevant Experience

Dudek staff members have considerable experience preparing EIRs for proposed development projects throughout the region, and are well versed in all aspects of the California Coastal Act. Dudek's EIRs and environmental documents are backed by comprehensive technical studies, and are focused on well-articulated analysis that is useful to decision makers and easily understandable by the lay public. We pride ourselves on having expert designers who produce excellent graphics, and technical editors that are trained specifically to work with our CEQA/NEPA practitioners.

Mill Site Specific Plan EIR

Client: The City
Project Team: Darcey Rosenblatt (Project Manager), Dylan Duvergé (Geology/Hydrology/Hazards)

Dudek staff assisted City planning efforts for the site of the historic Georgia-Pacific lumber facility. The City worked with Georgia Pacific, the owner of the Mill Site, to reclaim the site from intensive industrial use through the eventual placement of multiple sustainable uses. Dudek staff managed the development of several technical studies and preliminary CEQA efforts. In 2012, Georgia-Pacific withdrew their application in order to focus their attention on the remediation of the Mill Site. Prior to Georgia-Pacific's withdrawal, Dudek staff also assisted in the analysis of water rights change petitions, adoption of a local coastal plan amendment, and administration of portions of the robust CEQA-related community outreach program.

Walmart Expansion EIR

Client: City of Ukiah
Project Team: Brian Grattidge (Project Manager)

Dudek prepared an EIR for the proposed expansion of an existing Walmart store in the City of Ukiah. Key issues included traffic, noise, air quality, greenhouse gas (GHG) emissions, urban decay, land use, and stormwater runoff. Mr. Grattidge managed an extensive scoping process and assisted the lead agency with numerous public hearings. The project generated considerable controversy, but the final EIR was certified by the City.

34th America's Cup EA

Client: City and County of San Francisco
Project Team: Darcey Rosenblatt (Project Manager), Dylan Duvergé (Geology/Hydrology), Matthew Morales (Air Quality)

Working closely with four lead federal agencies, Dudek staff developed this complicated, fast-track effort to complete NEPA documentation for one of the largest sporting events ever proposed for the San Francisco Bay. A full range of technical analysis was required to describe the impacts to facilities and operations of the National Park Service, U.S. Coast Guard, ACOE, and the Presidio Trust. Darcey Rosenblatt directed the schedule and coordinated the analysis, facilitating weekly meetings of a large agency task force and organizing and facilitating meetings between all agencies and the interested public.

Vallejo Marine Terminal Environmental Documents

Client: City of Vallejo
Project Team: Darcey Rosenblatt (Project Manager), Heather Ivey (Deputy Project Manager) Paul Caligiuri (Aesthetics), Dylan Duvergé (Geology/Hydrology), , Matthew Morales (Air Quality), Adam Giacinto (Cultural)

Dudek is developing environmental documentation for two separate, but related, applications to revitalize and repurpose the site formerly occupied by a General Mills production facility. Vallejo Marine Terminal LLC (VMT) and Orcem California Inc. (Orcem) have submitted applications to establish both a marine terminal and a processing facility for the production of a high-performing "green" cement material. The proposed project focuses on the removal of a deteriorated timber wharf and construction of a modern deep-water terminal, including wharf improvements, laydown area, and trucking and rail connections, primarily servicing the import and export of commodities at the VMT Terminal Site. Construction of the terminal would require fill activities, and dredging would be required for both phases. The proposed Orcem Project involves reuse of the former General Mills site for the construction and operation of an industrial facility for the production of cement produced with less pollution than traditional cement. Primary issues are traffic, air quality, and impacts to biological resources, particularly benthic resources.

Costco Final EIR

Client: City of Ukiah
Project Team: Brian Grattidge (Project Manager)

Dudek staff prepared an EIR for a proposed Costco Wholesale Warehouse in the City of Ukiah. The proposed project consists of a 148,000-square-foot store located on a 15.33-acre site near Highway 101, and includes a 16-pump fuel station. Environmental issues addressed in the EIR include traffic, air quality, GHG, aesthetics, stormwater runoff, energy usage, "urban heat island" effects, and urban decay. Mr. Grattidge also prepared an addendum to address changes in the entitlement process, proposed drainage improvements, and energy usage. Dudek staff also provided litigation support in a successful effort to uphold the City's action in approving the project.

Climate Action Plan

Client: City of Ukiah
Project Team: Brian Grattidge (Project Manager)

Dudek is working as part of a project team to prepare a climate action plan (Plan) for the City of Ukiah. The Plan includes an existing and future GHG inventory at both the community-wide and municipal operations levels. The Plan identifies future reduction targets, state actions to reduce GHG emissions, existing local programs, which may reduce GHG emissions, and additional local policies, programs, and measures to meet the reduction targets. The Plan also identifies potential effects of climate change on the City of Ukiah, and makes recommendations for adaptation and mitigation. Dudek is providing policy review of the Plan and formulating the environmental review process for future development within the City.

Waterfront EIR

Client: City of Eureka
Project Team: Darcey Rosenblatt (Project Manager), Dylan Duvergé (Geology/Hydrology/Hazards)

Dudek staff managed the development of CEQA compliance for several development projects along the Eureka Waterfront, including a mixed commercial/residential site, a recreational boat dock and pier, and possible hotel site. In addition to the CEQA analysis, we assisted in facilitating the public outreach efforts and provided assistance for compliance with Section 106 of the National Historic Preservation Act and informal consultation with the U.S. Army Corps of Engineers regarding a Section 404 Clean Water Act permit.

Keiser Park Master Plan EIR

Client: Town of Windsor
Project Team: Darcey Rosenblatt (Project Manager), Dylan Duvergé (Geology/Hydrology/Hazards)

Dudek staff managed the preparation of a project-level EIR and construction permitting for the Keiser Park Master Plan, which proposed to expand recreational facilities at an existing community park. The project involved the development of several new fields, an aquatic center, and a community recreation center. Dudek staff worked with town staff and RHAA, the town's contracted landscape architects, to conduct public outreach and to analyze cumulative effects from changes to the adjacent school facilities. Staff worked with the town and the U.S. Army Corps of Engineers to design facilities that would avoid impacts to wetlands and a riparian area that winds through the center of the park site.

Belden Barns Winery Focused EIR

Client: County of Sonoma
Project Team: Heather Ivey (Project Manager) Paul Caligiuri (Aesthetics), Dylan Duvergé (Geology/Hydrology), Matthew Morales (Air Quality)

Dudek is preparing an EIR for Sonoma County for a proposed farmstead and winery project that involves winemaking, hospitality, and farmstead food production on a 55-acre parcel in unincorporated Sonoma County. An MND was prepared for the project, and the project was previously approved; however, a lawsuit was filed challenging the project and a settlement agreement was reached, which requires preparation of an EIR focused on specific environmental issues, including aesthetics, air quality, biological resources, geology and soils, GHG emissions, hydrology and water quality, noise, and traffic. A summary in the previously prepared MND addresses all other issues. The EIR also includes a thorough analysis of cumulative impacts and project alternatives.

Canon Road Agua Hedionda South Shore Specific Plan

Client: Caruso Acquisition Co. LLC
Project Team: Dylan Duvergé (Geology/Hydrology), Alison Evans (Land Use/Coastal Compliance), Adam Giacinto (Cultural)

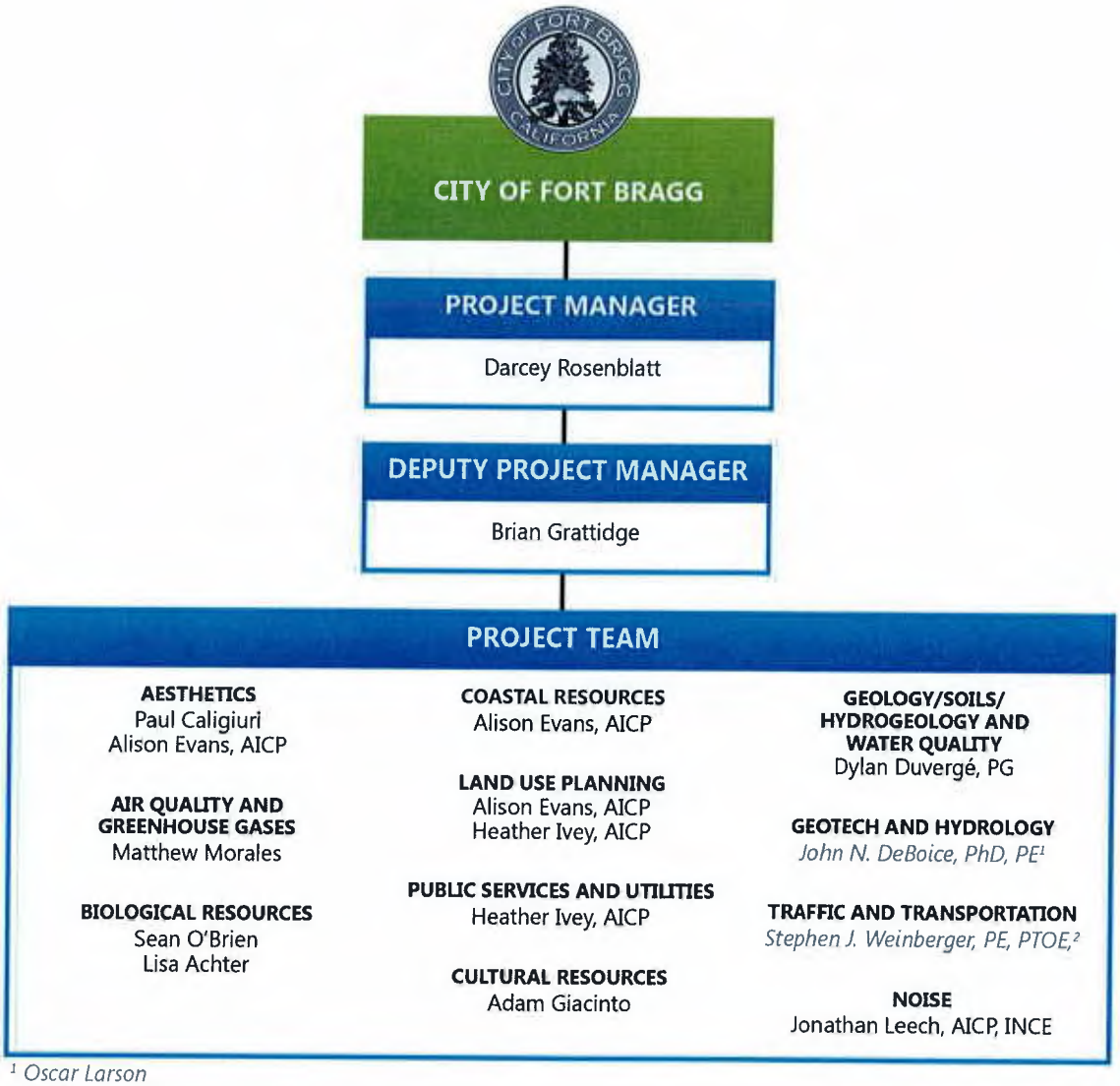
Dudek's landscape architects prepared preliminary concept plans for the Agua Hedionda South Shore Specific Plan for 85% Open Space and 15% Retail, over 155 acres of agricultural and natural resource areas. The plans prescribe preliminary concepts for public access, low-cost visitor uses, trails, interpretation and overlooks, native habitat restoration, and preservation of existing historic agriculture areas (strawberry fields) and biological resources associated with the adjacent Agua Hedionda Lagoon. The plans call for more than 75 acres of habitat open space preserve, more than 39 acres of open space preserve and habitat restoration, and more than 60 acres of active agriculture land. Proposed site amenities in the conceptual plan include more than 3 miles of trails, multiple interpretive overlooks, trailhead kiosks, an open-air classroom, and parking. Proposed site furnishings include fitness stations, benches, picnic areas with shade structures, trash receptacles, drinking fountains, dog stations, restroom facilities, and wayfinding signs.

The conceptual design considers an overall educational theme of historical land used in concert with the need to respect the natural environment and its resources to preserve, utilize, and appreciate the resources for a sustainable future. Through interpretive signage and identification of key site features, and through interpretation at key panoramic overlooks, the plan connects the natural resources to the site's original inhabitants (Native Americans), who lived off the ocean by gathering resources in the lagoon area and used the adjacent hillsides as camps and temporary villages. In addition, interpretation will include the influences of the early inhabitants of the area including the Spanish and the Dutch. Also, preliminary design themes reflect Carlsbad's "funky beach town" character and propose using landscape art. Lastly, interpretation will include the various ecosystems on and adjacent to the site, native habitat, and native plant communities within the site and adjacent lands.

C. Key Personnel Qualifications

Dudek understands local requirements, and knows that strong project management, quality staff, and a clear organizational framework are crucial to the City's project success. Figure 2 outlines the team organization developed for this project. Darcey Rosenblatt, project manager, will serve as point of contact, and lead the EIR effort, with assistance from Brian Grattidge, deputy project manager. Ms. Rosenblatt and Mr. Grattidge have extensive experience in Northern California, including in the City and other coastal and regional communities. A team with extensive experience preparing large development EIRs and familiar with the California Coastal Act familiarity will support Ms. Rosenblatt and Mr. Grattidge. Team resumes are located in Appendix A.

FIGURE 2. DUDEK TEAM ORGANIZATION



[1] *Oscar Larson*
[2] *W-Trans*

Project Manager

Darcey Rosenblatt

Ms. Rosenblatt has 24 years' experience as a CEQA/NEPA project manager in Northern California. She has particular expertise in large-area land management, coastal infrastructure, as well as water quality and water supply. Her experience includes successful completion of a number of complicated fast-track CEQA efforts in the last decade. She has worked for the Trust for Public Land and for the U.S. Environmental Protection Agency's Office of Water. Ms. Rosenblatt has had training in public outreach, mediation, and negotiation of environmental policy and siting disputes.

EDUCATION

University of Washington, Seattle
MA, Marine Resource Management, Coastal Infrastructure Development Specialization

University of California (UC), Berkeley
BS, Conservation of Natural Resources

Deputy Project Manager

Brian Grattidge

Brian Grattidge is an environmental land use planner with 19 years' experience. Mr. Grattidge has worked extensively in CEQA/NEPA compliance as a senior project manager. His project experience includes a wide range of residential, commercial, industrial, mining, and infrastructure projects. He has assisted clients with airport compatibility planning, development review, environmental permitting, specialized planning studies, and project management. Prior to his consulting work, Mr.Grattidge was a member of the Governor's Office of Planning and Research, where he prepared the 2003 update of the General Plan Guidelines, assisted with the 2003 CEQA Guideline Amendments, contributed to the 2003 draft Environmental Goals and Policy Report, provided CEQA support and technical training, and coordinated state review of environmental documents.

EDUCATION

UC Davis
MA, Political Science
BA, International Relations

PROFESSIONAL AFFILIATIONS

American Planning Association, Legislative Liaison for Sacramento Valley Chapter

Aesthetics

Paul Caligiuri

Paul Caligiuri has 37 years' designer-level experience as a civil drafter and CADD operator. With the use of AutoCAD and Land Development Desktop software, he has been responsible for the plan preparation of numerous water, sewer, reclaimed water, and stormwater projects. Included in these projects are drawings for pipeline plans and profiles, pump stations and associated detail, traffic control, and right-of-way acquisition.

In addition to Mr. Caligiuri's extensive design and drafting skills, he is also experienced in digital simulations and computer animation for architectural walkthroughs and engineering flybys. AutoCAD and 3-D Studio Max software are used to create a true-scale 3-D model of the proposed project.

EDUCATION

Mira Costa College
Vocational Certificate

Palomar College
AA, General Studies

Palomar College
Three Semesters 3-D Modeling and Animation

DRAFTING, DESIGN, AND MODELING SOFTWARE

AutoCAD

3-D Studio Max

Land Development Desktop

Air Quality and Greenhouse Gases

Matthew Morales

Matthew Morales is an air quality specialist with 11 years' experience preparing technical analyses for numerous planning and environmental projects related to development, natural resource management, and facility expansion. Trained in air quality, including GHGs and climate change, and noise analysis, he is adept at applying air quality and noise models, such as the California Emissions Estimator Model (CalEEMod), Caline-4, AERSCREEN, AERMOD, and the Federal Highway Administration's Traffic Noise Prediction Model. He performs quantitative analyses for CEQA/NEPA environmental documents, such as EIRs, ISs, and MNDs.

EDUCATION

UC Davis

BS, Environmental Toxicology

Noise

Jonathan Leech, INCE, AICP

Jonathan Leech has 28 years' environmental planning experience, including environmental research, impact assessment, field research, and land use analysis. Mr. Leech has more than 8 years' focused experience in noise assessments, including exterior and interior noise exposure studies for single-family homes, as well as large-scale evaluations of proposed sub-divisions and specific plan projects, for inclusion in environmental impact reports (EIRs) or negative declarations (NDs). Mr. Leech has also performed noise evaluation of commercial and industrial sources, and provided noise monitoring during construction for compliance with project conditions and noise ordinance restrictions.

EDUCATION

UC Santa Barbara

BA, Environmental Studies/Geology

Pennsylvania State University, Coursework in Graduate Acoustics Program, 2012

LICENSES AND CERTIFICATIONS

Institute of Noise Control Engineering (INCE)

Biological Resources

Sean O'Brien

Sean O'Brien is a biologist with more than 20 years' experience in the planning, management, and implementation of natural resource-related projects throughout California. Mr. O'Brien specializes in wetlands and endangered species permitting, mitigation planning, biological impact assessment, and biological compliance monitoring program development for public and private clients.

EDUCATION

California Polytechnic State University, San Luis Obispo

BS, Ecology and Systematic Biology

Mr. O'Brien's primary focus has been on management of projects that involve preparation of regulatory permit applications and supporting documentation to secure local, state, and federal approvals on behalf of his clients. Mr. O'Brien has been involved with numerous large, complex projects in the San Francisco Bay region. These projects have required management of multidisciplinary project teams, preparation of complex environmental documents on accelerated schedules, and negotiations with the regulatory agencies. Mr. O'Brien has successfully negotiated with, and obtained regulatory approvals from, the ACOE, USFWS, RWQCB, CDFW, and San Francisco Bay Conservation and Development Commission for dozens of projects encompassing the aviation, transportation, utilities/infrastructure, residential, and institutional development markets. Mr. O'Brien has also led the development and implementation of numerous biological construction monitoring/permit compliance programs.

Lisa Achter

Lisa Achter is a wildlife biologist with 9 years' experience specializing in conducting presence/absence surveys and various other studies for a number of special-status and common wildlife species in Northern California. She has several years expertise studying, surveying, handling, and monitoring the federally and state threatened giant gartersnake (*Thamnophis gigas*). Ms. Achter is familiar with the survey protocols and techniques for burrowing owl (*Athene cunicularia*), Swainson's hawk (*Buteo swainsoni*), several raptors, and most nesting bird species common in Northern California. She performs a broad array of biological construction monitoring for power line and gas line projects, and various transportation and development projects.

EDUCATION

Humboldt State University
BS, Wildlife Management and Conservation

Sierra College
AA, Liberal Arts

CERTIFICATIONS

USFWS, GGS Recovery Permit No. TE05665B-0

CDFW, GGS MOU and SCP No. SC-12693

Ms. Achter is experienced in several ecological fields with knowledge of California's ecosystems including the Northern California Coast Ranges, and Interior Coast Ranges. She helps mitigate impacts to vernal pool communities and associated habitats, is familiar with best management practices (BMPs) related to erosion control and riparian habitat preservation, assesses wildlife habitat functions and values, and is proficient at identifying most forest and grassland trees, shrubs, and other plants. In addition to writing biological sections of EIRs and other survey and analysis reports and documentation, Ms. Achter is experienced using Trimble and GPS systems for field mapping efforts. She is familiar with environmental laws and regulations, including CEQA/NEPA, state and federal Endangered Species Acts, federal Migratory Bird Treaty Act, federal and state Clean Water Acts (Section 404 and Section 401), and state Lake and Streambed Alteration Agreements (1600).

Coastal Resources, Aesthetics, Land Use Planning

Alison Evans, AICP

Alison Evans is a certified environmental planner with 16 years' professional experience specializing in project planning and regulatory compliance pursuant to CEQA, NEPA, and the California Coastal Act. Ms. Evans has completed numerous environmental and regulatory compliance documents in support of a diverse range of public and private developments, including public utilities and infrastructure, port-related industry, transportation, school redevelopment and expansion, and mixed-use commercial and residential developments. Ms. Evans provides clients and applicants with a range of value-added services from preparation of permit applications and agency consultations through successful obtainment of grant funding for project construction and implementation, as well as client and team coordination, technical editing, and development and adherence to scopes of work, budgets, and schedules. Her background is in land-use policy analyses, visual quality, and public services and utilities issues for complex and controversial programmatic and project-specific environmental and coastal permitting documents.

EDUCATION

UC Santa Barbara

BA, Environmental Studies

CERTIFICATIONS

American Institute of Certified Planners (AICP)

Land Use Planning, Public Services and Utilities

Heather Ivey, AICP

Heather Ivey is an environmental planner with 7 years' experience in project planning with a focus on environmental review projects, including both program- and project-level CEQA/NEPA analyses. Ms. Ivey has served in project management and analyst roles on a variety of projects, including EIRs, MNDs, general plans, specific plans, and climate action plans. Her work includes a range of public and private development and infrastructure projects, as well as long-range planning efforts. Ms. Ivey has been active in all phases of the project planning and environmental review process, including, but not limited to, budget allocations and monitoring, subconsultant contracting, scheduling, document preparation, and extensive community outreach and public hearing presentations.

EDUCATION

UC San Diego
BA, Urban Studies and Planning

UC Irvine
MRP, Urban and Regional Planning

CERTIFICATIONS

AICP

Cultural Resources

Adam Giacinto

Adam Giacinto is an archaeologist with 8 years' experience preparing cultural resource reports, site records, and conducting archaeological survey, evaluation, and data recovery-level investigations. His research interests include prehistoric hunter-gatherer cultures and contemporary conceptions of heritage. His current research focuses on the social, historical, archaeological, and political mechanisms surrounding heritage values. He has gained practical experience in archaeological and ethnographic field methods while conducting research in the Southwest, Mexico, and Eastern Europe. Mr. Giacinto brings specialized experience in cultural resources information processing gained, while working at the South Coastal Information Center. He has worked as part of a non-profit collaboration in designing and managing a large-scale, preservation-oriented, standardized database and conducting site and impact-predictive GIS analysis of the existing cultural resources surrounding ancient Lake Cahuilla. He provides experience in ethnographic and applied anthropological methods gained in urban and rural settings, both in the U.S. and internationally.

EDUCATION

San Diego State University
MA, Anthropology

Sonoma State University
BA, Anthropology/Linguistics

Santa Rosa Junior College
AA, Anthropology

Geology/Soils/Hydrogeology, Water Quality

Dylan Duvergé, PG

Dylan Duvergé is an environmental analyst and hydrogeologist with 9 years' experience in the environmental industry and 6 years' experience assisting large-scale planning efforts and individual project proposals through CEQA/NEPA compliance. Mr. Duvergé specializes in assessing program and project impacts to surface water and groundwater resources; geologic and hydrologic hazards; and soil, mineral, and paleontological resources. He has prepared, contributed to, and/or peer reviewed groundwater resource investigations, stormwater drainage reports, geologic hazard investigations, and paleontological resource assessments for renewable energy, water/wastewater, and resource management projects throughout California. Mr. Duvergé understands both the scientific and regulatory aspects of hydrologic and geologic issues, and has the skillset necessary to effectively translate complex technical information for the benefit of agencies and the general public.

EDUCATION

San Francisco State University
MS, Geosciences

UC Santa Cruz
BA, Environmental Studies

LICENSES AND CERTIFICATIONS

Professional Geologist (PG)

40-Hour HAZWOPER, as per 29 CFR 1910.120(e)

Geotech and Hydrology

John N. DeBoice, PhD, PE – *Oscar Larson*

Dr. John DeBoice has a broad range of experience in the field of sanitary engineering, ranging from design and construction of wastewater treatment facilities, sewers, lift stations and force mains to computer modeling of sewer systems and waste treatment processes; and evaluations of the impact of wastewater discharge to ground waters, marshlands, tidal sloughs, rivers, and open ocean areas. His water system experience includes evaluations of water treatment and distribution facilities, computer modeling of water distribution systems, design of water treatment, distribution and storage facilities. He has also carried out pilot studies, designed waste handling facilities for water treatment plants, conducted corrosion studies, and spoken on disinfection at water treatment forums and workshops throughout California and Nevada.

EDUCATION
UC Berkeley
PhD, Sanitary Engineering
MS, Sanitary Engineering
University of Hawaii, Honolulu
BS, Civil Engineering
LICENSES AND REGISTRATIONS
Civil Engineer, CA No. 26167

Dr. DeBoice has also been responsible for the design and construction of industrial water supply and wastewater disposal facilities, and has conducted waste surveys, in-plant source control programs, and studies of corrosion, scaling, and biological fouling of cooling towers, boilers, and water distribution piping.

Traffic and Transportation

Stephen J. Weinberger, PE, PTOE – *W-Trans*

Stephen J. Weinberger, a founding Principal of W-Trans, is a transportation consultant with more than 34 years' experience in traditional transportation planning and traffic engineering operations and design. He specializes in "Complete Streets", pedestrian safety, bicycle facilities, and projects that balance competing transportation needs within the existing public right-of-way. He is adept at working with communities to develop measures to transform vehicle-dominated arterials to systems that provide more livable conditions for all users by incorporating traffic-calming schemes, lane reallocation techniques, roundabouts, and traffic control systems that favor local traffic, bicyclists, and pedestrians.

EDUCATION
UC Berkeley
MS, Transportation Engineering
BS, Civil Engineering
LICENSES AND CERTIFICATIONS
Civil Engineer (PE), CA No. 43159
Traffic Engineer, CA No. 1440
Professional Traffic Operations Engineer (PTOE), No. 342
Safe Routes to School National Course Instructor

D. References

Dudek maintains good working relationships with our past and current clients. Table 1 lists three public agencies for which we have performed similar work.

TABLE 1. DUDEK REFERENCES

Client and Project	Contact Information
City of Vallejo Vallejo Marine Terminal Environmental Documents	Andrea Ouse, AICP Community and Economic Development Director 707.648.4163
City of Ukiah Costco Final EIR	Charley Stump Planning Director 707.463.6219
Presidio Trust 34th America's Cup EA	John Pelka Compliance Manager 415.561.5300

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E. Project Understanding, Approach, and Scope of Work

Project Understanding

Dudek understands that the City is seeking proposals from qualified environmental firms to assist in the preparation of a project-level EIR for the proposed Hare Creek Center shopping facility. We recognize that significant analysis has been developed previously, and our scope will build on that effort.

Since 2004, the applicant has submitted a variety of proposals for the development of portions of the Hare Creek Parcel. In 2013, the applicant submitted a project with a similar development program but a different site plan and grading schedule from the current proposed project. The City completed an MND for this proposed project and received important feedback from the California Coastal Commission (CCC) that required a redesign of the project to reduce the amount of grading associated with the development. Additionally, due to significant opposition to the project, Fort Bragg City Council directed staff to prepare an EIR for a revised submittal to address both CCC staff members' and the public's concerns.

Project Approach to Scope of Work

1 Project Management and Kickoff

Project Kickoff

Understanding of the project at the kickoff stage will facilitate communication and efficient completion of work products for the entire project team. Under this task, Dudek staff will meet with City staff to kick off the project and discuss relevant existing technical information and project components. We will discuss the project description, timeline, objectives, critical issues, background data, prior and nearby planning efforts, and Dudek's approach to the project. Dudek staff will also tour the site with City staff. Dudek will document the results of this task with meeting minutes and an updated project schedule so that all parties have a common understanding of issues and direction.

Coordination

Over the course of the project, Dudek will consult, communicate, and meet with City staff often to verify, refine, and complete the project requirements and review the progress of the project. Our scope assumes a project conference call every two (2) weeks in addition to four (4) in-person meetings (these meetings are in addition to the kickoff meeting and meetings that may occur as part of public hearing responsibilities). All meetings and conference calls will be documented with short meeting minutes and an updated schedule when necessary. Dudek staff will initiate consultation with responsible agencies and other involved local, state, and federal agencies. Dudek offers a number of tools to facilitate efficient, productive virtual collaboration. These methods include:

- **File sharing and storage.** ShareFile is Dudek's cloud-based file sharing and storage system that allows Dudek to share and access files with the City.
- **Document co-authoring.** Dudek offers simultaneous document co-authoring capabilities through the SharePoint engine through a client portal.
- **Client portal.** Dudek can prepare and maintain a client portal through a custom-built website designed for clients, and per project specifications.

- **GoTo Meeting.** Dudek utilizes GoTo Meeting to schedule and conduct real-time online (video/audio/web) meetings with clients.

2 Prepare and Distribute the Notice of Preparation (NOP)

Dudek staff will review the project description, identify any additional needs, and prepare the draft NOP, including an environmental scoping study that briefly describes the project (including a brief project history) and the topics planned for analysis in the EIR. We understand that the City will be responsible for circulation of the NOP to the appropriate local, state, and Federal agencies.

3 Evaluate Existing Technical Studies

Dudek will review all pertinent documents and existing studies in order to analyze potential project impacts and determine that the existing information will support CEQA document preparation. We will produce a memo as part of this task that indicates completeness for each resource area and, if necessary, describes any data gaps.

Based on the evaluation of the existing technical documents and complete project description, if necessary, we will recommend additional studies. Upon agreement of City staff, we will scope and staff any needed additional technical studies. At this time, the following additional technical studies have been included in our scope:

New/Revised Geotechnical Report

As part of this study, the Dudek team will evaluate current conditions at the site, and address potential impacts associated with proposed grading and site development. We will verify the general site geology by examining nearby (off-site) cliffside and stream bank exposures for comparison. We will verify shallow soils conditions and strengths by hand-auguring and sampling multiple boreholes and, as feasible, making in-situ measurements. All collected samples will be evaluated in a lab. Soil logs of augur holes or nearby pertinent exposures will be prepared. Using this collected data, an updated geotechnical report will be prepared. It will reference the existing geotechnical report, other pertinent documents and maps, and our own observations that confirm the site geology and soils conditions. The report will update the seismic setting information and the design seismic parameters and will verify the tsunami run-up hazard. The report will address any other geologic hazards and risks that might become evident in the course of the analysis. The report will include pertinent maps and/or data tables and appendices, and will provide any necessary recommendations for future geotechnical investigation.

New Cultural Resources Evaluation Report

Dudek will complete a cultural resources inventory for the proposed Hare Creek project in order to comply with CEQA. The inventory will consist of a records search, initiation of Native American correspondence (if requested by the City), a pedestrian survey, and documentation of results.

Dudek will complete a records search for a 1-mile radius around the proposed project site, assumed to be no more than 10 acres. The records search will be completed at the North Coastal Information Center. The purpose of the records search is to identify any previously recorded cultural resources that may be located within the project area. In addition to a review of previously prepared site records and reports, the records search will also review historical maps of the project area, ethnographies, the National Register of Historic Places, the California Register of Historical Resources, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and Archaeological Determinations of Eligibility.

If requested, and pending specific notice to proceed, Dudek will also assist in the initiation of Native American correspondence by contacting the Native American Heritage Commission (NAHC) to request information on Native American cultural resources that may be in or near to the project area. The NAHC will determine if any NAHC-listed Native American sacred lands are located within or adjacent to the project area. In addition, the NAHC will provide a list of Native American contacts for the project who should be contacted for additional information. Dudek will prepare and mail a letter to each of the NAHC-listed contacts, requesting that they contact us if they know of any Native American cultural resources within or immediately adjacent to the project area. If requested, Dudek may also assist in Assembly Bill 52 consultation by preparing and sending letters to consulting tribes on behalf of the lead agency. Dudek assumes that the City will be responsible for all correspondence beyond these initial efforts and that there will be no in-person meetings required.

After pre-field research, Dudek will complete an intensive pedestrian survey of the entire project area, focusing on areas of earthen exposure. We assume that no archaeological resources will be identified, and that no built environment resources more than 50 years in age, requiring recordation and evaluation, are located on the property. As such, we assume that a negative letter report will suffice to document inventory results complete with appropriate appendices. Should resources be identified that require formal documentation, we will work with the City to amend this scope as appropriate, such as to accommodate completion of Department of Parks and Recreation 523 series resource records, and an Archaeological Resource Management Report, complete with the necessary cultural context and research design to provide baseline interpretation of the resources and provide guidance for potential significance of the resources.

New/Update of the Groundwater Recharge and Water Balance Evaluation Study

Dudek will update the groundwater recharge and water balance evaluation prepared by Nolan Associates (1995) to reflect the most recent period of record for rainfall (which will include the current drought period) as well as revisions to the proposed project. Dudek will coordinate with the City to update consumptive water use factors, existing land uses and the general plan build-out scenario to reflect current conditions and to determine the existing and cumulative future demands on the underlying aquifer. In addition, Dudek will re-evaluate Nolan Associates' assessment of the volume of groundwater in storage by requesting well completion reports from DWR and the City, and through an updated literature review. Dudek will document the findings of the updated analysis in a technical report to be included in the EIR as an Appendix.

This scope assumes no change to the study area as determined by Nolan Associates (i.e., Todd Point terrace deposits), and assumes the number of new well completion reports in the study area to be limited (i.e., no more than 10).

New Drainage Study that Evaluates Potential Stormwater Impacts

Oscar Larson & Associates (OLA) will provide the drainage study required for the Hare Creek Center project EIR incorporating the following tasks:

OLA will review the KASL Consulting Engineers *Water Model Study for 1250 Del Mar Drive Proposed Retail Shopping Center, Oct 2014*, and the *1986 Storm Drainage Master Plan*, Winzler & Kelly, 2004. The Dudek team will meet with the City to determine what changes to the drainage and sewer systems, that would be relevant to the Hare Creek Center project, have been made since the times of those reports. We would also obtain information on City requirements relative to storm drainage, which may include such requirements as no increase in runoff from the site that would require detention basins or other means of controlling runoff.

We will determine the drainage loading from the Hare Creek Center project. This will include determining the runoff under existing conditions and after development in order to quantify the change. The team will determine the impacts that demand and loading will have on the existing drainage systems, and the improvements that will be necessary to mitigate those impacts, including detention requirements. Whether or not the City has requirements for detention, we will evaluate and compare the costs of making off-site drainage improvements versus providing detention, and will recommend the lowest-cost alternative. We will provide the revised drainage study, presenting the results of our analysis for incorporation in the EIR. The report will include, as appropriate, maps showing the locations of impacts and recommended improvements. One (1) round of revisions is assumed in response to comments received from the City.

New/Revised Water Supply Study

OLA will provide the drainage study required for the Hare Creek Center project EIR to make sure that the City has adequate water resources to serve the proposed development in a severe drought incorporating the following tasks:

- OLA will review the *KASL Consulting Engineers. Water Model Study for 1250 Del Mar Drive Proposed Retail Shopping Center, Oct 2014*, and *the Water System Study and Master Plan, City of Fort Bragg, 1986*. The Dudek team will meet with the City to determine what changes to the water systems have been made since the times of those reports that would be relevant to the Hare Creek Center project. We would also obtain information on City requirements relative to water. OLA will determine the water demand from the Hare Creek Center project. We will determine the impacts that demand will have on the existing water systems, and outline the improvements that will be necessary to mitigate those impacts. We will provide the revised water supply study, presenting the results of our analysis for incorporation in the EIR. The report will include, as appropriate, maps showing the locations of impacts and recommended improvements. One (1) round of revisions is assumed in response to City comments.

4 Technical Evaluation of Issues Identified and Identification of Additional Technical Information

Following the completion of Task 3, Dudek will evaluate all information necessary to complete the analyses of issues of concern. The process may include fieldwork, interviews and meetings, and map and exhibit preparation. We will identify all additional technical information that might be needed to prepare the environmental document.

5 Incorporation of Technical Information into Environmental Review

Dudek will incorporate all technical information gathered into the environmental review and analysis. This incorporation will make every effort to analyze the relevance of the data in the main body of the document and incorporate actual data itself by reference or in an appendix.

6 Consultation with State Agencies in Cooperation with City

Dudek is prepared to undertake initial consultations with the following agencies in order to obtain early input and address initial agency concerns. This scope assumes reaching out to at least the following agencies:

- State Water Resources Control Board
- CCC
- North Coast Regional Water Quality Control Board

- State Historic Preservation Office
- California Department of Transportation

7 Public Scoping Session

Dudek will participate in a public scoping meeting after issuance of the NOP. We understand that due to the extensive public interest in the project, the City will hold at least one public meeting to receive comments from the public on the proposed scope of the EIR. Dudek will develop and present materials and information to assist educating and soliciting comment from the interested public. Dudek will prepare a written summary of environmental issues raised at the scoping meetings. Additional scoping meetings with staff, public agencies, and the project proponents can be added to this scope if determined necessary by the City.

8 Prepare Administrative Draft EIR

Dudek will prepare an Administrative Draft EIR (ADEIR) and submit an electronic version that can be easily circulated and edited, and three (3) hard copies to the City for review. The ADEIR will include an executive summary and a summary table of impacts and mitigation measures to facilitate comparison of impacts among the alternatives. The EIR will be prepared pursuant to the requirements of CEQA, California Public Resources Code Sections 21000 *et seq*, and CEQA Guidelines, Title 14, California Code of Regulations 15000 *et seq*. The document will include all of the required elements of an EIR, including, but not limited to:

- Cover Sheet Title Sheet
- Purpose, scope and contents of the EIR
- Compliance with CEQA requirements for distribution, notification, and public comment
- Summary of proposed actions and consequences
  - Significant effects
  - Areas of controversy
  - Resolution of issues through alternatives and mitigation
- Table of Contents
- Chapter 1 – Proposed Project/Program Description
  - Introduction
  - Project Objectives
  - Project Description
  - Intended uses of EIR
  - Agencies to review EIR
    - Conformance with plans and policies
    - Permits and approvals needed
    - Other environmental review and consultation required
  - List of all project decisions subject to CEQA
- Chapter 2 – Environmental issues will be addressed consistent with CEQA statute (Public Resources Code) and Guidelines and recent case law. Thresholds of significance will be developed in consultation with the City using sources including Appendix G, regulatory agencies, and accepted professional practice. The Environmental Impact Analysis section will focus on significant impacts, which may include any of the following (**bold** indicates sections with impacts likely to require mitigations):

- **Geology, Soils, Seismic, Tsunami, Topography**

  Dudek will prepare the Geology, Soil, and Seismicity section of the EIR by incorporating the findings and recommendations of the geotechnical report; and summarizing the grading plan in an easily understandable format. If necessary to supplement the geotechnical report, Dudek will use the best available surveys, maps, and reports available from resource agencies such as the U.S. Geological Survey, California Geological Survey, the U.S. Department of Agriculture, and others to identify potential issues with respect to geologic, seismic, and tsunami hazards. In addition, Dudek will describe the building codes, City ordinances, and geologic hazard regulations that are applicable to the proposed development; as well as evaluate the potential project impacts and required mitigation measures in that context.

- **Hydrology, Floodplain**

  The project is not in a flood zone, and due to the urban setting, hydrology and water quality analysis will be focused on the adequacy of storm water facilities, and the potential effects of the project on stormwater quantity and quality.

- **Climate change/GHG Emissions**

  The Climate Change/GHG Emissions section of the EIR will include an assessment of the project in relation to the potential impacts of the associated GHG emissions. The section will include a setting and background discussion consisting of a summary of the greenhouse effect and global climate change, potential changes to the global climate system and to California, and emission inventories at the national, state, and local levels. It will also include a summary of the key federal, state, and local regulatory actions and programs to reduce GHG emissions. Dudek will estimate the GHG emissions associated with construction and operation of the project using CalEEMod. Construction GHG emissions estimates will be based on the same construction scenario utilized in the air quality analysis. Project-generated operational GHG emissions will include those associated with motor vehicles, natural gas consumption, electricity generation, water supply and wastewater generation, and solid waste disposal. Dudek will assess the significance of the project with respect to the Appendix G thresholds; specifically, whether the implementation of the project would generate GHG emissions that may have a significant impact on the environment or would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

- **Natural Communities**

  A Dudek biologist will visit the site. Using information from this visit and existing information, the EIR analysis will describe existing plant communities and associated wildlife species that currently occupy and/or could potentially occupy the site. This scope assumes that, given the developed nature of the site, specific plant or wildlife surveys will not be required. The section will summarize and evaluate federal, state, and local plans and regulations as they pertain to biological resources in the area.

- **Cultural Resources**

  As described previously, Dudek will complete a cultural resources inventory for the proposed Hare Creek project in order to comply with CEQA.

- **Land Use, Consistency with State, Regional, and Local Plans and Programs**

  The Dudek team will analyze the project's consistency with state, regional, and local land use plans for the purposes of determining potential environmental effects. Such effects may include impacts related to land use incompatibility, and the potential to divide an existing community. If appropriate, mitigation measures will be recommended to reduce potential impacts to land use.

- **Parks and Recreational Facilities**

  The EIR will evaluate potential impacts of the project on existing nearby recreational facilities, including impacts associated with temporary effects during construction if applicable.

- **Economic and Social Effects**

  Under CEQA, an economic or social change by itself is not to be considered a significant effect on the environment. However, if a social or economic change is related to a physical change, then social or economic change may be considered in determining whether the physical change is significant. Since this project would result in physical change to the environment, in assessing the significance of the project's effects, Dudek will consider changes to community character and cohesion, as well as the impact of the project on the physical character of the central business district.

- **Wastewater collection, treatment and disposal**

  The analysis will consider the potential for the project to significantly affect wastewater collection, treatment, and disposal, as well as the environmental effects of changed service impacts. A Dudek engineer will review available information regarding existing and proposed capacity to accommodate the project.

- **Water rights, storage, treatment and distribution**

  Dudek will summarize the results of the technical memorandum prepared by Oscar Larson Associates, and supplement the information, where needed, to describe and evaluate the potential impacts of the project on the City's water supply and distribution system. This analysis will require coordination with the City to develop a comprehensive understanding of the current state of the City's water supply system. In addition, Dudek will summarize the results of the water balance/groundwater recharge analysis, and describe how the project could affect the underlying aquifer.

- **Water Quality and Stormwater Runoff/Management**

  Dudek will summarize the results of the technical memorandum prepared by Oscar Larson Associates, and supplement the information, where needed, to describe and evaluate the project's impacts with respect to stormwater runoff and water quality. Dudek will summarize the results of the pre- versus post-project drainage analysis and identify the stormwater BMPs and low impact development designs that would be required to avoid or substantially reduce potential impacts on drainage and water quality.

- **Fire protection and emergency response**

  This section will include a description of existing fire, police, and other relevant services. The analysis will consider the potential for the project to significantly affect these services, and the environmental effects of service impacts. A Dudek engineer will review available information regarding existing and proposed capacity to accommodate the project.

- **Traffic and Transportation/Pedestrian and Bicycle Facilities**

  W-Trans will prepare the transportation and circulation section of the EIR. A circulation analysis for the project has already been completed, as published in the *Report for Group II Commercial Real Estate – Hare Creek Commercial Center TIS, GHD, March 2014.* W-Trans will complete a peer review of this report, using the analysis (or modified analysis if necessary) to determine near-term and long-range project impacts. The original traffic impact study (TIS) evaluated the following 12 traffic analysis scenarios:

  - Existing (AM peak-hour, PM peak-hour, Weekend Midday peak-hour)
  - Existing plus Project (AM peak-hour, PM peak-hour, Weekend Midday peak-hour)

- Future (AM peak-hour, PM peak-hour, Weekend Midday peak-hour)
- Future plus Project (AM peak-hour, PM peak-hour, Weekend Midday peak-hour)

The transportation and circulation analysis for the EIR will include these same 12 scenarios and, because they represent worst-case summertime traffic conditions, they will continue to be used for the project impact analysis. Because there has been substantial community concern regarding the need to consider traffic generated by the nearby College of the Redwoods campus, however, the EIR will include analysis of the following four additional scenarios:

- Future with College Traffic (AM peak-hour and PM peak-hour)
- Future with College Traffic plus Project (AM peak-hour and PM peak-hour)

The Future with College Traffic scenarios will be a hybrid in which community college traffic is added to peak summertime traffic, even though the college would not typically be operating simultaneously with peak summertime traffic. In order to establish the amount of traffic generated by the College, new traffic data will need to be obtained while classes are in session. This traffic data will include a 48-hour count obtained at the college's driveway on Ocean View Drive, as well as new AM and PM peak-hour counts obtained at the State Route 1/Ocean View Drive intersection. This data will be used to determine the college's traffic patterns, and will facilitate the estimation of college-specific turning movement volumes at the study intersections. These volumes will be added to the original TIS Future and Future plus Project volumes for the AM and PM peak hours. The additional four scenarios will include analysis of intersection level of service (LOS), queuing, and signal warrants. With respect to assessment of project traffic impacts, these hybrid scenarios are anticipated to be addressed qualitatively unless the analysis reveals a project-related impact.

The EIR will include additional review and assessment of multimodal circulation (bicycle, pedestrian, and transit) per CEQA guidelines. Given the anticipated timing of the project's environmental document, proposed amendments to CEQA guidelines currently being evaluated by the California Office of Planning and Research, which will shift the focus of transportation analyses from LOS to vehicle miles traveled (VMT), are not anticipated to be in effect, and a VMT analysis is therefore not proposed for this project.

Vehicle LOS and operations will be analyzed in Synchro, using the same inputs as applied in the original TIS if deemed appropriate and valid. The analysis of vehicular impacts will include exhibits showing intersection configurations and traffic volumes for various scenarios, tabular summaries of the LOS and operational analyses using Highway Capacity Manual methodologies, and a technical appendix. Recommended mitigation measures for each of the transportation and circulation topic areas will be indicated, where appropriate.

- **Visual/Aesthetics**

The Dudek team will examine the aesthetic impacts of the proposed project, including the construction of all new buildings. Dudek will describe the existing visual characteristics of the project area and determine the baseline visual setting. Designated scenic vistas, will be identified. In addition, Dudek will describe surrounding land uses in order to identify sensitive visual receptors in the area that will likely be afforded views of the various projects and structures under consideration, and those that may potentially be affected by construction and operations.

Dudek will create photographic simulations of up to three (3) photo locations. The 3-D simulations will use existing site photographs as backgrounds with true-scale 3-D models for the proposed facilities rendered onto the background photographs. These simulations will show the proposed project at completion. These facilities will include proposed buildings,

driveways, curbs, gutters, sidewalks, and street landscaping if applicable. Landscaping will be shown at an estimated 10-year growth.

It is assumed that the applicant's architect will provide 3-D models for the proposed buildings. The file format shall be compatible with 3ds Max software. The 3-D models shall include a digital color board for all exterior finishes. If 3-D models are not available, Dudek can provide the cost to create these models. Architectural drawings shall be provided to Dudek in order to prepare this cost estimate.

Potential effects of light and glare will be examined. Building lighting and glare in the project area may be altered by the new buildings. If potentially significant visual effects are identified, feasible mitigation measures will be identified in the EIR.

- **Hazardous Waste/Materials**

  According to the Water Board's GeoTracker system and the Department of Toxic Substances Control Envirostor system, there are no hazardous materials sites located within the project area. The project does not require routine transport, use, or disposal of hazardous materials for operations or maintenance. Heavy equipment utilizes fuels, lubricants and oils with the potential for soil contamination during construction activities. A hazardous materials management plan will be required as a part of the Stormwater Pollution Prevention Plan. These conditions will be explained in the EIR.

- **Air Quality**

  A discussion of local and regional climate, meteorology, and topography as they affect the accumulation or dispersal of air pollutants will be presented in the EIR. Federal, state, and local regulatory agencies responsible for air quality management will be identified and applicable federal, state, and local air quality policies, regulations, and standards will be summarized. Current air quality conditions and recent trends in the project area will be described based on California Air Resources Board (CARB) and the U.S. Environmental Protection Agency air quality monitoring data.

  Dudek will estimate emissions associated with the construction phase of the project using the California Emissions Estimator Model (CalEEMod) land use and air quality model. An analysis of short-term construction emissions will be prepared to the extent that information is available regarding construction schedules. Dudek will work with City staff to obtain an anticipated schedule (e.g., overall construction duration, phasing, and phase timing) and construction activities (e.g., construction equipment type and quantity, workers, and haul trucks). Dudek will then evaluate the significance of the emissions based on the Mendocino County Air Quality Management District significance criteria.

  The long-term operational analysis will quantify mobile source emissions created by project-generated traffic and area source emissions caused by the operation of the proposed project using CalEEMod. Dudek will utilize the traffic study prepared for the project, which will provide estimates for the number of trips for the campus baseline and proposed project scenarios, to estimate the emissions from motor vehicles associated with these scenarios.

- **Noise (and vibration, if applicable)**

  The Dudek team will prepare a noise analysis that examines construction, operational, and mobile noise sources. We will review local and state guidelines applicable to the project, not limited to: the State of California (Title 24) guidelines; the Noise Element of the City's General Plan; and the City Noise ordinance. Dudek will conduct short-term noise measurements of existing noise levels at up to four (4) locations at or adjacent to the project site. The measurements will be conducted using

an ANSI Type 1 or Type 2 sound level meter(s). We will evaluate the potential noise impacts from demolition, construction, and construction equipment upon noise-sensitive receptors proximate to the construction site, based on equipment list and conceptual construction phasing as provided by the project applicant. If applicable, we will evaluate vibration impacts from building construction upon vicinity properties and receptors.

- **Energy, Climate Change and Sustainability**

  The Dudek team will examine the energy consumption for the construction and operation of the proposed project. Per Appendix F of the CEQA Guidelines, the analysis will focus on the potential for wasteful, inefficient, and unnecessary consumption of energy. Project energy conservation features and renewable energy opportunities will be considered, and if necessary, mitigation measures identified. The energy section will also consider the air quality and GHG emissions analysis, as mitigation measures for these impacts are often energy-saving measures.

In addition to the issues discussed above, the EIR will include a discussion of issues including significant and unavoidable impacts, impacts ruled out during the scoping process as less than significant, and the potential for growth-inducing impacts,. The document will also address the consideration and discussion of alternatives to the proposed project.

Appendices will include, but not be limited to, the following:

- CEQA Checklist and NOP
- Glossary of Technical Terms
- Technical Studies
- Bibliography
- Persons contacts
- Report Preparers

9 Respond to Internal Review of ADEIR

Dudek will produce an electronic copy (in Microsoft Word) plus a printed version of the screen-check draft EIR sections to the City for review. Our scope assumes City staff will consolidate comments and prepare one set of City comments for incorporation into the draft EIR (DEIR). Dudek will meet with City staff to discuss each section as necessary. City staff modifications will be incorporated into the DEIR. The first required screen-check section will consist of the draft Table of Contents, Project Description, and Environmental Setting. The precise time schedule for screen-checks will be determined after the project schedule is finalized. Although not expected, Dudek will inform the City of any circumstances arising that may delay or change the contracted work program. An electronic copy (in Microsoft Word) and a printed version of the ADEIR will be submitted to the City. A post-ADEIR submission meeting/conference call will be held to discuss the draft and any required modifications.

10 Prepare and Circulate ADEIR

Following City review, Dudek will revise the Administrative Draft EIR based upon City direction. Dudek will produce one (1) CD with all word processing and graphic files of the DEIR and 15 discs of the DEIR, which will be distributed as follows: five (5) copies of the DEIR to local and state agencies, one (1) copy to the State Clearinghouse, and three (3) copies to the City. Two (2) hard copies will be submitted to the City. A Microsoft Word version of the text will be provided with the DEIR. A photo-ready copy (PDF) of the final document, including all technical appendices will also be provided. The Draft EIR will be distributed by the City. Our scope assumes that public noticing and hearing responsibilities will be undertaken by City staff.

11 Notice and Hold Public Hearing on Draft EIR

Dudek's scope proposes to assist the City with the public engagement process, including q Joint City Council/Planning Commission meeting. As such, this scope of work includes participation by Dudek's project manager in a Joint City Council/Planning Commission meeting that will inform the community regarding the primary findings of the EIR. Dudek would prepare informative material including handouts, power point presentations and other relevant maps and graphics.

12 Prepare Administrative Draft/Response to Comments (Ten (10) days before hearing)

Dudek will review the DEIR comments (both written and oral) and prepare a preliminary matrix of responses for the City to review. Dudek will identify any responses that may require additional analysis, require information from other parties, or otherwise require consultation with the environmental team. Dudek and City staff will agree upon a general approach to responding to the DEIR comments, including consideration of whether master responses should be provided, and if consultation with the project applicant is required. This draft will include a draft Mitigation Monitoring and Reporting Program (MMRP) detailing mitigation timing and responsibilities. This scope assumes Dudek will respond to up to 200 comment letters; however, this estimate will be adjusted based on actual response. Dudek will prepare an administrative draft Responses to Comments document containing the City's responses to the comments on the DEIR.

13 Hold Public Hearing

Dudek will be present at the public hearing and, if necessary, prepare informative material including handouts, power point presentations and other relevant maps and graphics.

14 Provide an Administrative Draft of Final EIR for City Review

Following the close of the DEIR comment period, the Dudek will prepare an administrative draft final EIR in the form of response to comments/errata document. This document will be circulated to City Staff for internal review.

15 Prepare Final EIR

The final EIR will be prepared including responses to City comments. Dudek will provide a Microsoft Word version of the text for the final EIR. A photo-ready copy of the final document, including all technical appendices, will also be provided. Our scope assumes the final EIR will be distributed by the City, and that public noticing and hearing responsibilities will be undertaken by City staff. The final EIR will include, at minimum, the following:

- A list of all persons, organizations, and public agencies commenting;
- The DEIR;
- Copies of all written comments received on the DEIR;
- Responses to all environmental issues raised in the review process; and
- Revisions to the DEIR based on the responses.

16 Prepare Required Findings

Dudek will prepare the findings required by CEQA (per Guidelines Sections 15091 and 15092) for review by the City and the City Attorney. If the EIR identifies significant and unavoidable impacts, a Statement of Overriding Considerations will also be provided (per Guidelines Section 15093) to enable certification of the final EIR.

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F. Budget and Schedule of Charges

Table 2 is Dudek's "Not to Exceed" project budget that details hours and personnel by task. Travel reimbursement and other costs are included as "direct costs" by task. For consultation with resource agencies and response to comments, we have provided an estimated task cost. If additional time is required, these tasks would be estimated at $200 and $170 per hour respectively

TABLE 2. PROJECT BUDGET

Employee	Darcey Rosenblatt	Brian J Grattidge	Sean M O'Brien	Alison K Evans	Heather Ivey	Matthew J Morales	Dylan J Duverge	Paul A Caligiuri	Lisa Achter	Adam R Giacinto	Stephanie L Schmidt	Johmathan Leech	Labor Hours	Labor @ Billing Rates	Oscar Larson	Sub-Consultant 1 BILLING	w-Trans	Reimburseables COST	Reimburseables BILLING	Total
Employee Type	Senior Project Manager/Specialist I	Enviro Specialist Planner V	Principal	Senior Project Manager /Coastal Planner I	Enviro Specialist Planner V	Enviro Specialist / Planner IV	Hydrogeologist VI/Engineer VI	Senior Designer	Biologist	Enviro Specialist / Archaeologist IV	Publications Assistant I	Noise								
% Used on job	24%	16%	2%	5%	4%	8%	12%	7%		6%	9%	3%								
Phase	215.00	175.00	240.00	210.00	175.00	165.00	160.00	145.00	135.00	155.00	85.00	215.00								
1.Project Kick off Meeting	60	40	4	4	10	4	10	4	10	10			156	29,190		-		1,100	1,100	30,290
2.Prepare and Distribute the Notice of Preparation (NOP)	2	4									2		8	1,300		-			-	1,300
3.Evaluation of existing technical information	8	4					34			12			58	9,720	32,483	34,107		800	800	44,627
4.Evaluation of environmental issues and identification of additional required technical information	12	8	2	6	2	2		2		2			36	7,000		-			-	7,000
5.Incorporation of technical information into the required environmental documentation	6										4		10	1,630		-			-	1,630
6.Consultation with State agencies in cooperation with City	6			4			4			4			18	3,390		-			-	3,390
7.Scoping sessions with the public	16										8		24	4,120		-		250	250	4,370
8.Prepare Administrative Draft EIR pursuant to the California Environmental Quality Act	40	24	6	24	16	52	52	48	24	16	16	16	334	56,460		-	29,750		-	87,698
9.Respond to internal review of Administrative Draft EIR	16	24	2	4	4	8	6	6	4	4	8	4	90	15,510		-			-	15,510

TABLE 2. PROJECT BUDGET

Employee	Darcey Rosenblatt	Brian J Grattidge	Sean M O'Brien	Alison K Evans	Heather Ivey	Matthew J Morales	Dylan J Duverge	Paul A Caligiuri	Lisa Achter	Adam R Giacinto	Stephanie L Schmidt	Johnathan Leech	Labor Hours	Labor @ Billing Rates	Oscar Larson	Sub-Consultant 1 BILLING	w-Trans	Reimburseables COST	Reimburseables BILLING	Total
Employee Type	Senior Project Manager/Specialist I	Enviro Specialist Planner V	Principal	Senior Project Manager /Coastal Planner I	Enviro Specialist Planner V	Enviro Specialist / Planner IV	Hydrogeologist VI/Engineer VI	Senior Designer	Biologist	Enviro Specialist / Archaeologist IV	Publications Assistant I	Noise								
% Used on job	24%	16%	2%	5%	4%	8%	12%	7%		6%	9%	3%								
Phase	215.00	175.00	240.00	210.00	175.00	165.00	160.00	145.00	135.00	155.00	85.00	215.00								
10.Prepare and circulate Draft EIR	4	2									8		14	1,890		-		300	300	2,190
11.Notice and hold public hearing on Draft EIR (Joint City Council/Planning Commission meeting)	12										6		18	3,090		-		250	250	3,340
12.Prepare administrative draft of response to comments and draft responses sent to public agencies ten days before hearing	16	12		4	4	6	6	2	2	4	10	4	70	11,920		-			-	11,920
13.Internal Review of administrative draft of Final EIR	8	12									8		28	4,500		-			-	4,500
14.Prepare Final EIR and Response to Comments	8	2									4		14	2,410		-		300	300	2,710
15.Prepare CEQA resolution and required findings	2	6									2		10	1,650		-			-	1,650
16.Prepare Statement of Overriding Considerations	2	8									2		12	2,000		-			-	2,000
Total Hours	**218**	**146**	**14**	**46**	**36**	**72**	**112**	**62**	**40**	**52**	**78**	**24**	**900**	**155,780**						
Total Billing	**46,870**	**25,550**	**3,360**	**9,660**	**6,300**	**11,880**	**17,920**	**8,990**	**5,400**	**8,060**	**6,630**	**5,160**		**155,780**	**32,483**	**34,107**	**29,750**	**3,000**	**3,000**	**224,125**

G. Work Schedule

Table 3 is Dudek's proposed time schedule for completion of the work.

TABLE 3. ESTIMATED PROJECT SCHEDULE – ASSUMING MARCH 15, 2016 START DATE

Start Date		March 15, 20165	
Task	**Task Duration**	**Date Begin Task**	**Date Task Complete**
1. Project Kickoff Meeting	1 day	Week of March 14, 2016	
2. Prepare and Distribute NOP	2 weeks	March 15, 2016	March 29 2016
3. Evaluation of existing technical information (and preparation of background studies)	9 weeks	April 1, 2016	June 6, 2016
4. Evaluation of environmental issues; Identification of additional required technical information	2 weeks	March 15, 2016	March 29, 2016
5. Incorporation of technical information	Ongoing		
6. Consultation with state agencies	Ongoing		
7. Scoping sessions with the public	4 weeks	April 1, 2016	April 31, 2016
9. Complete ADEIR	12 weeks	May 1, 2016	July 22, 2016
City Review	4 weeks	July 22, 2016	August 22, 2016
10. Preparation and circulation of DEIR	2 weeks	August 22, 2016	September 5, 2016
30-day public review	30 days	September 6, 2016	October 7, 2016
11. Notice and hold public hearing on DEIR	1 day	September 21, 2016	
12. Preparation of administrative draft of response to comments	3 weeks	October 10, 2016	October 31, 2016
City review response to comments	2 weeks	November 1, 2016	November 14, 2016
13. Prepare administrative draft of final EIR	2 weeks	November 14, 2016	November 28, 2016
City review of draft Final EIR	2 weeks	November 29, 2016	December 13, 2016
14. Prepare final EIR and Response to Comments	1 week	December 14, 2016	December 21, 2016
15. Prepare CEQA resolution and required findings	2 weeks	January 6, 2017	January 23, 2017
16. Prepare Statement of Overriding Considerations	TBD		

Note: Any delays in receipt of information or comments on review drafts outside of Dudek's control may result in a shift in the project schedule.

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H. Sample Work Product

Dudek has provided a digital copy of the Vallejo Marine Terminal Document EIR and associated technical documents on the attached thumb drive.

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I. Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/9/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Michael J Hall & Company
A/E Insurance Services
19660 10th Ave NE
Poulsbo WA 98370

CONTACT NAME: Michael J Hall & Company License #0792445
PHONE (A/C, No, Ext): 360-598-3700 FAX (A/C, No):
E-MAIL ADDRESS: certificates@hallandcompany.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: American Automobile Insurance Co	21849
INSURER B: Indian Harbor Insurance Company	36940
INSURER C: American Automobile Insurance Compa	21849
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
25
Dudek
605 3rd Street
Encinitas CA 92024

COVERAGES CERTIFICATE NUMBER: 1287009535 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	GENERAL LIABILITY			MXG80965258	8/28/2015	8/28/2016	EACH OCCURRENCE	$1,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$10,000
	X OCP/XCU/BFPD						PERSONAL & ADV INJURY	$1,000,000
	X Cross Liability						GENERAL AGGREGATE	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$2,000,000
	POLICY X PRO-JECT LOC							$
C	AUTOMOBILE LIABILITY			MXG80965258	8/28/2015	8/28/2016	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS / X NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			CGX48875322	8/28/2015	8/28/2016	EACH OCCURRENCE	$1,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$1,000,000
	DED X RETENTION $0							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC81030014	8/28/2015	8/28/2016	X WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
B	Professional Liab Claims Made Contractors Pollution Liab: Occur			PEC002403108	8/28/2015	8/28/2016	$1,000,000 Per Claim $1,000,000 Aggregate	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

For Informational Purposes

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ashley L. Tolmie

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J. Consultant Agreement

Dudek has no issues with the provisions of the City's standard consulting services agreement.

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