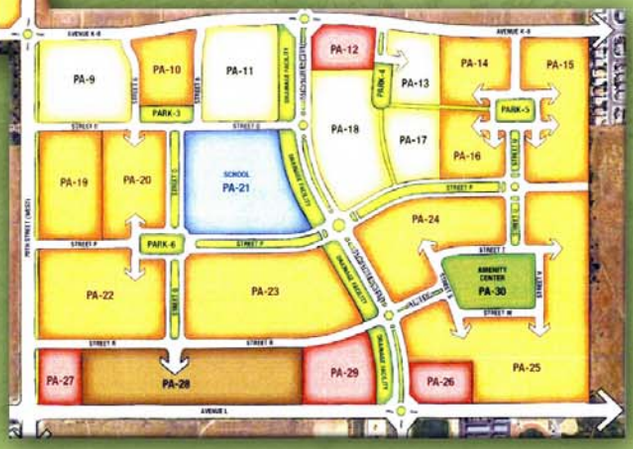
lancaster ca
it's positively clear.

PROPOSAL FOR CONSULTING SERVICES | MARCH 2016

Avanti South Specific Plan Environmental Impact Report



Prepared by:

Michael Baker
INTERNATIONAL

Michael Baker
INTERNATIONAL

We Make a Difference

March 4, 2016

Ms. Jocelyn Swain
Associate Planner - Environmental
CITY OF LANCASTER
Community Development Division
44933 Fern Avenue
Lancaster, California 93534

Subject: Proposal for the Preparation of an Environmental Impact Report for the Avanti South **Specific Plan Environmental Impact Report**

Dear Ms. Swain:

Michael Baker International Inc. (Michael Baker) is pleased to submit this proposal to the City of Lancaster to prepare a Programmatic Environmental Impact Report (EIR) for the Avanti South Specific Plan Project. The Avanti South Specific Plan Project is a proposal for a 318-acre site with a mix of commercial and residential uses, parks, a school, and a fire station.

Michael Baker International, Inc.

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Irvine, California 92618
www.mbakerintl.com
Federal Tax ID 25-1228638

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Starla Barker, AICP
Project Manager
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sbarker@mbakerintl.com

Based upon our review of available project information, material provided by City staff, and background preparing environmental documents within and around the project site, we have developed a greater understanding of the work program required for the project. We believe that our key attributes for the project include our team members' environmental background and experience.

The Michael Baker Team – The Right Team for Lancaster

Michael Baker brings to the City of Lancaster 75 years of experience providing services to communities throughout southern California. Michael Baker's environmental planning experts will ensure successful project completion with a focus on sound CEQA compliance. In addition, Michael Baker is joined by Ninyo & Moore and SWCA Environmental Consultants to provide technical peer review for geology/soils and cultural resources, respectively.

Michael Baker offers the following benefits for your consideration:

Project Team Commitment and Availability: The designated Team will be led by Mr. Glenn Lajoie, AICP, serving as Project Director and Ms. Starla Barker, AICP, serving as Project Manager. The designated management team is committed to completing this project within the project timeline and budget set forth in this work program by maintaining close communication with City staff and working quickly to resolve critical issues. Mr. Lajoie and Ms. Barker have an extensive background related to environmental review in the City of Lancaster and similar projects.

Background in Lancaster: The Michael Baker Team has had the opportunity to become intimately familiar with environmental factors and issues of concern in Lancaster over the past 30 years, including the subject site as part of previous environmental compliance prepared for the Lancaster Capital, LLC Project. Project references include several policy, development, and infrastructure improvement projects.

Experience with Specific Plans and Residential Projects: Our Team has an extensive resume involving CEQA compliance documentation for Specific Plans and residential developments. Representative experience includes the Portola Center Project EIR in Lake Forest, Carrari Ranch EIR in Rancho Cucamonga, Mackay Place Specific Plan EIR in Cypress, Colonies at San Antonio Specific Plan EIR in Upland, and Lancaster Capital, LLC EIR.

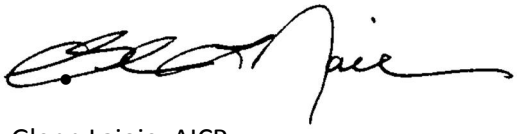
Multi-Disciplinary Capabilities: Michael Baker possesses a unique in-house network of professionals in disciplines including Planning/Environmental Sciences, Transportation Engineering, Civil Engineering (including Grading, Public Works, Water/Wastewater and Hydrology), Mechanical/Electrical/Energy Engineering, Computer Aided Design and Drafting (CADD) and GIS Services, Mapping, Surveying, Aerial Photogrammetry and Media Services, which results in a coordinated and efficient effort, with full-service consulting capabilities within one firm.

Legally Defensible Documentation: Preparation of legally defensible documents is imperative in today's environment. Michael Baker has more than 40 years of experience in writing accurate, legally defensible environmental documents for all types of controversial projects.

Excellent Track Record of Meeting Schedules and Budgets: Michael Baker has proven capabilities to effectively complete projects on time and on budget.

We appreciate your consideration of Michael Baker for this assignment, and welcome the opportunity to meet with you to further discuss our services, capabilities, and qualifications. Please do not hesitate to contact Glenn at 949.855.3663 | gal@mbakerintl.com or Starla at 949.855.5771 | sbarker@mbakerintl.com should you have any questions or need clarification. We look forward to once again being of service to the City of Lancaster.

Respectfully submitted,



Glenn Lajoie, AICP
Vice President
Planning and Environmental Sciences

Starla Barker, AICP
Project Manager
Planning and Environmental Sciences

PROPOSAL

FOR CONSULTING SERVICES

Environmental Services for the Avanti South Specific Plan Environmental Impact Report

PREPARED FOR:

CITY OF LANCASTER

SUBMITTED BY:

MICHAEL BAKER INTERNATIONAL, INC.

MARCH 4, 2016

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I. Project Experience and Qualifications

Firm Overview

Primary Office Location:
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14725 Alton Parkway
Irvine, CA 92618
949-472-3505

Office Locations:
Camarillo
Carlsbad
Irvine
Long Beach
Los Angeles
Monterey
Oakland
Ontario
Palm Desert
Rancho Cordova
Sacramento
San Diego
San Luis Obispo
Temecula
Walnut Creek

Michael Baker International, Inc. (Michael Baker), is a leading global provider of engineering and consulting services which includes planning, architectural, environmental, construction, program management, and full life-cycle support services as well as information technology and communications services and solutions. The company provides its comprehensive range of services and solutions in support of U.S. federal, state, and municipal governments, foreign allied governments, and a wide range of commercial clients. A privately held company with more than $1 billion in annual revenue, Michael Baker International has more than 6,000 employees in over 90 locations located across the U.S. and internationally. The Michael Baker Planning and Environmental teams in California are comprised primarily of experts from the legacy companies of RBF Consulting and PMC.

Key Qualification Factors

Michael Baker is a multi-disciplinary planning and engineering firm with offices in Orange, Los Angeles, Riverside, San Bernardino, San Luis Obispo, Monterey, Ventura, San Diego, Contra Costa, Marin, Santa Clara, Butte, and Sacramento counties. With over 75 years of public and private sector experience, Michael Baker is respected and recognized in the profession of consulting planning, environmental, and engineering services throughout the state of California. Michael Baker has in-house expertise in disciplines including Environmental Analysis, Planning, GIS Services, Surveying, Aerial Photogrammetry, Mapping, Real Estate Assessments, Transportation/Traffic Engineering, Civil Engineering (including Grading, Public Works, Water/Wastewater, Hydrology), Mechanical/Electrical/Energy Services, Computer Aided Design and Drafting (CADD) and Media Services. Over 200 professionals are dedicated to Environmental, Planning, Urban Design, and Landscape Architecture services company-wide.

As a leader in the environmental consulting field, Michael Baker offers an extensive array of services associated with environmental compliance and documentation. Michael Baker provides evaluation for the full range of environmental effects for all types of projects. Our award-winning team offers documentation in compliance with environmental laws and regulations including CEQA, NEPA, the Clean Water Act, the Clean Air Act, and other applicable environmental laws.

ENVIRONMENTAL SERVICES

Environmental documents prepared at Michael Baker address the full range of environmental and technical issues, with in-house specialists providing technical evaluation for traffic and transportation, flood control and drainage, air quality, climate change, noise, land use, socioeconomics, utilities and services, energy conservation, visual and aesthetic effects, relevant planning, Phase I hazardous materials, neighborhood and construction effects, landform modification, agricultural suitability and many other environmental issue areas. Michael Baker draws upon the profession's leading subconsultants for specialized biological, archeological, geotechnical and fiscal/economic studies to build a multi-disciplinary team of environmental analysts. State-of-the-art computer facilities including CADD, ARC/INFO, and specially created computer programs are utilized in obtaining the highest level of technical completeness and efficiency.

CEQA AND NEPA DOCUMENTS

The Michael Baker Environmental staff have provided CEQA and NEPA documentation and environmental technical studies for a diverse range of capital improvement and development projects, as well as regulatory/policy documents such as General Plans and zoning ordinances.

Michael Baker environmental documents are not only legally defensible and user-friendly, but are supported by professionals with expertise in hydrology, water quality, transportation, water/wastewater, landscape architecture, urban design, policy planning, structural design, civil engineering, GIS, mapping, and surveying. Michael Baker produces environmental documents that are sensitive to both the public's concern for resource protection and community impacts, as well as real-world issues associated with cost and feasibility of implementing mitigation measures. Michael Baker's environmental compliance managers have a broad resume of project experience in coastal, urban, and rural communities and have worked on numerous complex projects requiring technical expertise, creative solutions, and development of effective and workable mitigation. Our team has a thorough understanding of CEQA, NEPA, the Endangered Species Act, Clean Water Act, Clean Air Act, National Historic Preservation Act, and other local, state, and federal regulations.

AIR QUALITY STUDIES/HEALTH RISK ASSESSMENTS

Michael Baker utilizes air quality models that are developed by the U.S. Environmental Protection Agency, California Air Resources Board and local Air Pollution Control Districts. Michael Baker's air quality services include project-specific analysis of regulatory impacts, short-term construction emissions, long-term operational emissions, and computer modeling of source-specific pollutant emissions and dispersion analysis. Additionally, Michael Baker has carried out mitigation programs for commercial, transportation, and industrial projects, as well as General Plan Air Quality Elements.

Michael Baker also prepares Health Risk Assessments (HRA) in accordance with U.S. Environmental Protection Agency and the California Office of Environmental Health Hazard Assessment (OEHHA) guidelines to evaluate potential health risks associated with Toxic Air Contaminants (TAC). An HRA is typically required when a new receptor is proposed near an existing source

of toxic pollutants (e.g., freeways, distribution centers, factories, power plants, refineries, etc.), or when new sources of pollutants are proposed near existing receptors. Our capabilities include emission inventory preparation, meteorological air dispersion modeling, and risk calculation.

GREENHOUSE GAS STUDIES

Michael Baker's climate change experts are at the forefront in developing sound scientific regulatory assessments and strategies within the rapidly changing regulatory environment. We advise both government and private industry on greenhouse gas (GHG) policies and methodologies and the impact that they have on the new carbon constrained business future. To ensure a sustainable future, there is a great need to understand and manage GHG emissions in ways that promote economic growth. As the climate change debate and private sector market solutions evolve, Michael Baker continues to offer its clients unparalleled analytical, policy, and business management services.

Michael Baker has been aggressively tracking all aspects of Assembly Bill 32 (AB 32) and Senate Bill 375 (SB 375) over the last several years. Our internal legislative working group meets monthly to discuss the implications of these GHG reduction mandates as implementation unfolds. Specific to SB 375, our team has also conducted numerous presentations with public sector, private developer, and land broker clients about the influence these GHG reduction mandates may have on their respective businesses.

As a result of this extensive experience, Michael Baker has developed proprietary models for quantifying and analyzing GHG's from a variety of direct and indirect sources including construction, vehicular traffic, electricity consumption, water conveyance and sewage treatment. Michael Baker's analyses recommend innovative greenhouse gas/air pollutant reduction methods during the construction and operation of a project, conduct advanced dispersion modeling, investigate the use of renewable energy sources/energy efficient products and quantify the benefits of resource conservation (i.e., electricity usage and recycling).

NOISE STUDIES

Michael Baker's acoustical services include instrument-assisted noise and vibration field surveys, commercial and industrial stationary sources noise impact analyses, Federal Highway Administration (FHWA) computer modeling of motor vehicle noise impacts for roadway and freeway projects, and rail noise impact analysis. Michael Baker's acoustical staff also evaluates sound insulation performance, manufacturing and industrial noise impact mitigation, building exterior and interior sound and vibration isolation analysis, room acoustics, and prepares General Plan Noise Elements. Services typically provided include technical analysis for NEPA or CEQA documents, or focused studies used in planning and civil design projects.

REGULATORY AGENCY PERMITS

Our regulatory services team is trained in the most up-to-date regulations and have prepared and processed hundreds of permit applications through the U.S. Army Corps of Engineers (USACOE), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and the California Coastal Commission (CCC). Michael Baker works closely with each applicant to assure that the jurisdictional baseline and permit applications accurately address project impacts and ultimately complies

with the state and federal review process. Michael Baker's existing relationships with the resource agencies allow Michael Baker to be a liaison between the applicant and the regulatory agencies.

Michael Baker has certified regulatory staff that is professionally trained to perform wetland delineations on projects that need to meet regulatory requirements of the ACOE (Clean Water Act Section 404), CDFW (California Fish and Wildlife Code Sections 1600-1616), RWQCB (Clean Water Act Section 401, Porter-Cologne Water Quality Control Act), and CCC (California Coastal Act).

Years of experience preparing and processing regulatory permits through the resource agencies have enabled Michael Baker to identify successful strategies for satisfying agency requirements. No matter the location, the regulatory services team has provided regulatory support to clients throughout California, Nevada, and Arizona. Our staff has successfully delineated project sites and properties ranging from less than 1-acre to 1,600-acres. Projects have ranged from small stream crossings to long-term maintenance projects to large-scale mass grading activities. The regulatory services team, coupled with our environmental and stormwater staff, allows Michael Baker to expeditiously acquire permits from state and federal regulatory agencies.

BIOLOGICAL RESOURCES

Michael Baker has expert in-house biologists experienced in the Federal and State Endangered Species Acts, the Migratory Bird Treaty Act, the California Department of Fish and Game Code, the Clean Water Act and biological analysis under CEQA and NEPA.

Michael Baker team's staff relationships with wildlife agencies, regulatory agencies, federal land managers and various conservation groups allow the firm to serve as a liaison between the applicant and these agencies/organizations. Michael Baker's biological team has decades of experience in the biological consulting process. Valued services provided by Michael Baker include conducting habitat assessments to characterize the biological features of an area, rapidly identifying any sensitive features, suggesting a compliance strategy to resolve identified impacts, and working with the client to make sure their planning needs are met while meeting permitting and mitigation requirements. Michael Baker staff biologists prepare general biological inventories, endangered species/sensitive plant surveys and biological monitoring. In consultation with resource agencies, Michael Baker staff has extensive experience in mitigating biological resources impacts through restoration/revegetation and conservation/mitigation banking.

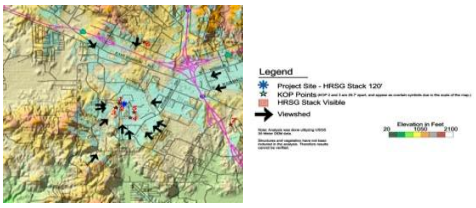
HAZARDOUS MATERIALS ASSESSMENTS

Michael Baker provides a range of Hazardous Materials Assessments to meet our clients' needs for various project types. Michael Baker has prepared hundreds of Hazardous Materials Assessments for a variety of projects throughout California utilizing the American Society for Testing & Materials (ASTM) standards for commercial real estate transactions (E1527-05 and E1528-06), All Appropriate Inquiry (AAI) as well as appropriate protocol from lending institutions and regulatory agencies. The comprehensive capabilities and professional experience of our in-house staff allows Michael Baker to effectively and efficiently complete Hazardous Materials Assessments for any type of property.

Michael Baker's capabilities include Phase I Environmental Site Assessments (ASTM E1527-05), Transaction Screens (ASTM E1528-06), Preliminary Hazardous Materials Assessments, Environmental Baselines Surveys (for the United States Department of Navy) and Initial Site Assessments (for the California Department of Transportation).

VISUAL IMPACT ASSESSMENTS

Michael Baker provides visual simulation studies for aesthetic and visual impact evaluation. Simulations produced by Michael Baker range from simple photo composite/3-D massing studies to full photorealistic depictions. Michael Baker uses state of the art software and advanced techniques such as metric photogrammetry and Real Time Kinematic (RTK) global positioning. Data is processed using state-of-art computer techniques into high-quality graphics that allow the public to understand the visual impacts of a project.



Michael Baker provides dynamic views of proposed developments through the use of animations and Matchmove technology (the process of combining computer animation with video). Animations provide visual analysis while moving through or around a project on foot, in a vehicle or plane. Additionally, Michael Baker has the capabilities to perform viewshed analyses that may be utilized to determine whether or not project features are visible within a one-mile-radius. The viewshed map is created using Geographic Information Systems (GIS) technology and may include Digital Surface Model (DSM) data. DSM data allows Michael Baker to determine view blockage resulting from existing structures, terrain, and landscaping (i.e., large trees).

Michael Baker also prepares shade and shadow analyses by overlaying shadow diagrams on a base map that show the building footprints of the project and the surrounding buildings. The intent of this work is to illustrate any change in shadow patterns that would be directly attributable to the project, and to visually demonstrate the effect of these shadows on surrounding land uses, particularly any adjacent residential or other sensitive uses.

TRAFFIC/PARKING/CIRCULATION

Michael Baker emphasizes traffic planning and design techniques to satisfy the requirements of the study site and the adjacent areas. This is accomplished by utilizing any or all of the following external study site traffic analyses.

- Traffic Generation
- Directional Distribution of Traffic
- Access Design Criteria
- Traffic Signal Considerations
- Adjacent Land Access Needs
- Impact on Existing Streets
- Evaluation of Alternate Designs
- Intersection Capacity Utilization

Michael Baker's goal is to achieve safe and efficient movement of vehicles, and plan adequate parking facilities for the projected land uses and economic growth. Pedestrian safety and movement is factored into the overall plan. Michael Baker utilizes traffic models derived from data collected at peak intervals to capture the current performance of the traffic system and simulate potential need.

MITIGATION MONITORING

Michael Baker develops Mitigation Monitoring Programs for CEQA documents, and provides assistance to public and private sector clients in interpreting and implementing the required programs. Michael Baker services include, through a combination of our Construction Management and Planning staff, field monitoring for air quality, dust, traffic control, and resource mitigation. Michael Baker received an award from the Association of Environmental Professionals for our Mission Bay Mitigation Monitoring Program web site, allowing interactive viewing and updating of mitigation compliance by agency staff, the developer, and the public.

STORM WATER QUALITY/DRAINAGE

Michael Baker has a broad base of experience that can provide a wide variety of services to meet the challenges associated with storm water quality. Current projects give the Michael Baker Team a unique and clear understanding of the requirements that the regulated community faces in complying with Court orders, fulfilling National Pollutant Discharge Elimination System (NPDES) Permit obligations, and other related storm water activities.

Michael Baker's Storm Water Quality capabilities include the identification of constituents of concern, research relative to Best Management Practices (BMP) effectiveness, BMP siting, design, construction, construction management and operation, and maintenance and monitoring. Furthermore, Michael Baker has completed studies relative to BMP effectiveness and cost including prototype studies relative to operation and maintenance cost and capital costs evaluation for new construction and retrofit construction. Michael Baker has completed designs for the following types of conventional structural controls:

- Wet Pond/Constructed Wetlands
- Infiltration (Basin and Trench)
- Biofiltration (Swale and Strip)

Key stormwater/water quality services provided by Michael Baker include municipal stormwater program development; NPDES compliance; BMP research and application; BMP retrofit studies; water quality monitoring; and stormwater management related training.

TEAMING PARTNERS

SWCA Environmental Consultants has been providing services to Michael Baker in Southern California for over ten years. SWCA professionals combine scientific expertise with in-depth knowledge of permitting and compliance protocols to achieve technically sound, cost-effective solutions for a full spectrum of environmental projects. Their highly skilled cultural resource specialists assist with the often complicated processes necessary for compliance with cultural resource laws and regulations. SWCA meets the requirements of the Secretary of the Interior's Standards and Guidelines and holds numerous federal and state permits that enable them to work throughout the country.

SWCA's experienced staff can provide clients with the following services:

- California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents
- Cultural Resource Management
- Paleontological Resources Management
- Natural Resource Surveys, Management, and Compliance
- Clean Water Act Section 404 and Storm Water Permitting
- Environmental Compliance Monitoring

Ninyo & Moore, a California corporation, was established in 1986 to provide geotechnical engineering, environmental consulting, and materials testing and inspection services for both public and private projects. For more than 29 years, Ninyo & Moore have provided these services for numerous agencies in southern California and have steadily grown to over 400 professionals in 14 offices in the southwestern portion of the United States. Offices are located in San Diego, Irvine, Los Angeles, Rancho Cucamonga, Oakland, San Francisco, Sacramento, and San Jose, California; Las Vegas, Nevada; Phoenix, Prescott Valley, and Tucson, Arizona; Denver and Broomfield, Colorado, and Houston, Texas.

The firm's professionals include registered geotechnical and civil engineers, geologists, hydrogeologists, engineering geologists, geophysicists, environmental scientists, and specialists in fields such as regulatory issues and interpretation, hazardous waste management, and remedial action planning.

Ninyo & Moore's geotechnical experience encompasses projects throughout the western United States, including geotechnical evaluations for airports, bridges, commercial developments, dams, educational facilities, harbor and offshore structures, highways and roadways, hospitals, industrial developments, landfills, light rail transit lines, parks and recreational facilities, pipelines, power stations, railroads, residential developments, reservoirs and tanks, transmission lines, tunnels, water treatment plants, and wastewater treatment plants.

REPRESENTATIVE PROJECTS

Michael Baker has an extensive background related to CEQA analyses of specific plan and development projects with a mix of uses. Our approach to this project reflects this experience. The Michael Baker Team is very knowledgeable regarding the legal requirements associated with the preparation of environmental clearance documents and applies the Team's CEQA expertise to the development of impact analysis methodologies that ensure comprehensiveness, legal adequacy of the EIR, and usefulness for project monitoring.

Detailed representative project descriptions and project references have been provided on the following pages. Project references include the Portola Center Project EIR for the City of Lake Forest, which similar to the Avanti South Specific Plan, evaluated the development of residential, mixed-use, park, open space and other land uses, including connections to trails, on undeveloped land located adjacent to existing residential uses. The project site is physically separated by two roadways that serve the area. The Area Plan provided a comprehensive set of guidelines, regulations, and implementation plans that governed development of the project site. Of concern was increased development within the area, including land use consistency with surrounding residential uses, increased traffic, and demands on public services and utilities, which were analyzed within the EIR.

The Mackay Place Specific Plan EIR involved the development of a former school site with residential and park uses. Although a previously developed site, similar to the Avanti South Specific Plan, the Mackay Place Specific Plan EIR involved more intensive development adjacent to existing residential uses. The Mackay Place Specific Plan identified a preferred development concept with single-family residential uses and a park, as well as internal circulation and a signalized intersection. Similar to the Avanti South Specific Plan, the Mackay Place project proposed a General Plan Amendment and Zone Change, which was analyzed as part of the EIR. Of primary concern was land use compatibility, traffic/access, noise, and increased demand on public services and utilities, which were analyzed within the EIR.

The Colonies at San Antonio Specific Plan Project proposed multiple planning areas to accommodate single-family and multi-family residential, neighborhood and community-serving commercial and entertainment uses, natural and open space area, drainage and flood control features, and community facilities on approximately 448 acres within the City of Upland. As with the Avanti South Specific Plan Project, The Colonies, involved a General Plan Amendment for adoption of a Specific Plan. The Specific Plan provided regulations and development standards to guide future development of the area. The analysis addressed land use compatibility issues, including the adjacency of the freeway. Before and after view simulations were prepared to support the viewshed analysis and change in character/quality of the area. Other issues of concern were traffic and circulation, air quality, noise, biological resources, geology and soils, hydrology and drainage, and public services and utilities.

Michael Baker has proven capabilities to effectively complete environmental studies on time and on budget. Specifically, the recently approved Union Street Condominiums Mixed Use Project in the City of Pasadena involved an expedited schedule to accommodate a hearing date in early September, requiring public review to begin within approximately 11 weeks from project kick-off. In addition to air quality, noise, and greenhouse gas emissions, the technical analyses included an expanded historical resources assessment and preparation of photosimulations. Michael Baker worked closely with City staff and the project applicant to ensure an understanding of key milestones and factors that influenced the schedule. The project was completed within the allocated budget and met the requested schedule.

Carrari Ranch Project EIR | Rancho Cucamonga, CA

Michael Baker assisted the City of Rancho Cucamonga with preparation of an EIR for the Carrari Ranch Specific Plan. The Carrari Ranch project site is located at the foothills of the San Bernardino Mountains, adjacent to the San Bernardino National Forest. The project proposed to annex approximately 342-acres within the City's Sphere of Influence into the City's incorporated area.

A portion of the 342-acre project site was proposed to be developed with 107 single-family residential units, requiring a general plan amendment and development district amendment. Primary issues associated with this controversial project included:

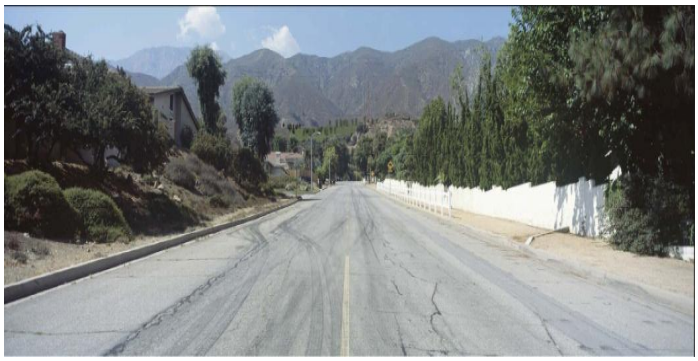
- Biological resources, due to the undeveloped hillside conditions of the project site
- Air quality and noise for both construction and long-term operations
- Traffic generation on local roadways
- Public safety, due to the site's mountainous terrain and potential wildland fire hazards
- Aesthetics, in consideration of the sensitive hillside nature of the project site and impacted viewpoints

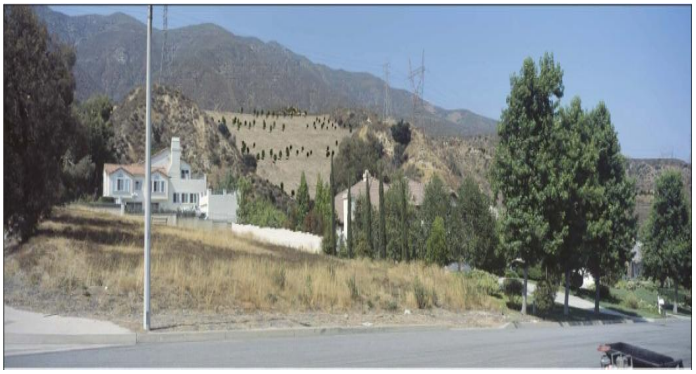
CLIENT

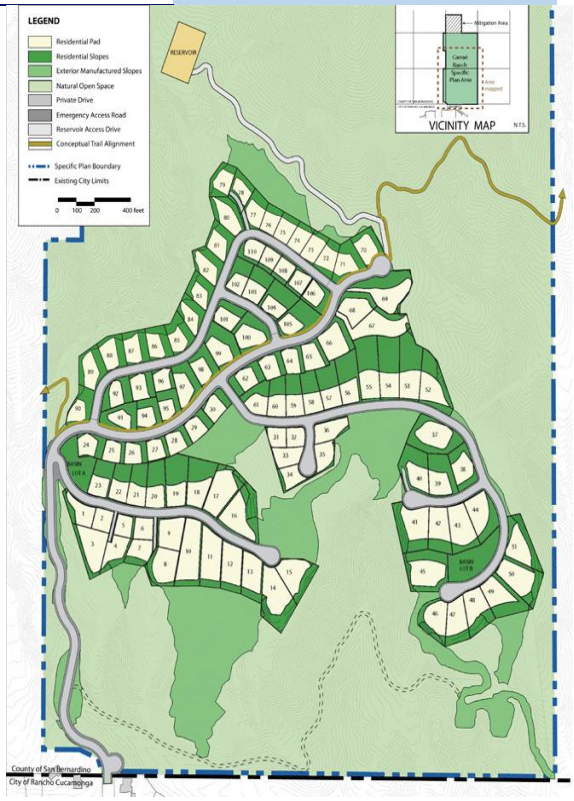
City of Rancho Cucamonga

HIGHLIGHTS

- CEQA Documentation: Environmental Impact Report
- 342-Acres / 107 Single-Family Dwelling Units
- Annexation of City's Property within the City's Sphere of Influence
- Public Safety / Fire Safety Concerns
- Hillside Development







Mackay Place Specific Plan EIR | Cypress, CA

Michael Baker prepared an Initial Study and Environmental Impact Report for the proposed Mackay Place Specific Plan, which provides a comprehensive land use plan for the 9.7-acre site of the closed Mackay Elementary School. Mackay Elementary School closed in 1980 and the buildings have been abandoned and are boarded-up. The Mackay Place Specific Plan allows for flexibility in the application of development regulations to encourage quality development that is compatible with the surrounding neighborhood and community at large. The preferred land use plan allows for 47 medium density single-family residential units and 2.9 acres for a future park. A looped private two-lane neighborhood street will provide internal circulation and a proposed signalized intersection will provide access to the Specific Plan area. The project required General Plan and Zoning Map amendments to maintain consistency with the Specific Plan land use plan. Key environmental issues addressed in the EIR include land use compatibility, traffic/access, air quality, noise, hydrology and drainage, and public services and utilities.

CLIENT
City of Cypress

HIGHLIGHTS
- General Plan Amendment and Zone Change
- Re-use of a closed school site
- Residential and Park Uses
- Land Use Compatibility
- Traffic/Access

The Colonies at San Antonio Specific Plan EIR | Upland, CA

Michael Baker prepared the Specific Plan Amendment Environmental Impact Report for the Colonies at San Antonio. The 447.8-acre project area included multiple planning areas to accommodate single-family and multi-family residential, neighborhood and community-serving commercial and entertainment uses, natural and open space area, drainage and flood control features, and community facilities. At buildout, the project site is designed to accommodate up to 1,150 new dwelling units of various types on nearly 168 acres. Approximately 115 acres of highway commercial development are to be located north and south of I-210 and provide for large-scale retail and entertainment uses. An open space area, located near the center of the project, would offer a focal point for the project, a passive recreational area with trails and views, and flood control facilities with a natural appearance.

Key issues evaluated included: land use and relevant planning; aesthetic/viewshed (with the use of before and after view simulations); local and regional traffic and circulation; air quality; noise; biological resources; geology and soils; hydrology and drainage; and public services and utilities.

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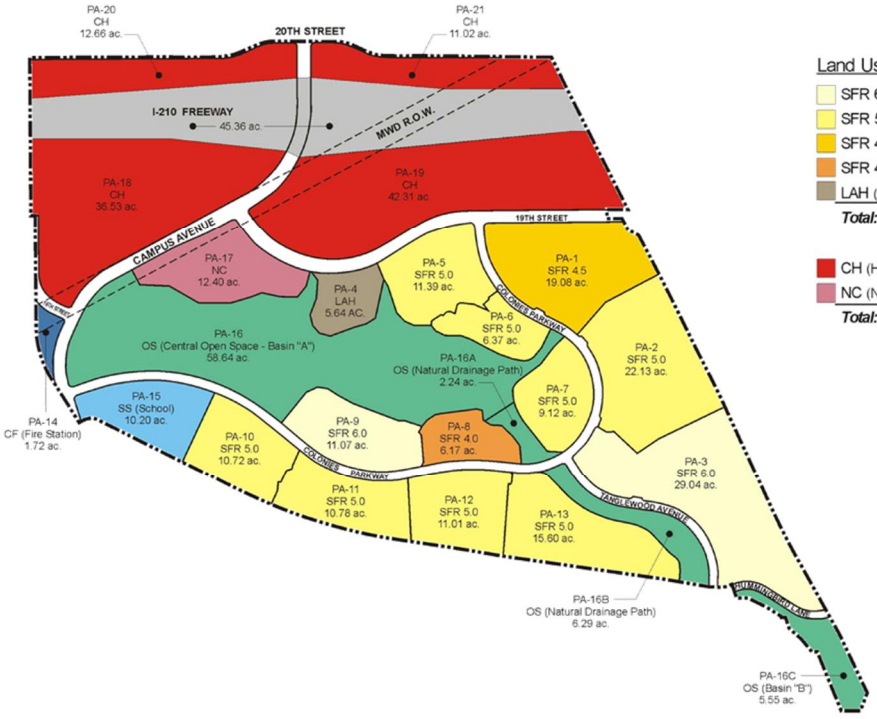
City of Upland

HIGHLIGHTS
- 450-Acre Specific Plan
- Adjacent to Planned I-210 Extension
- Freeway Commercial Uses



Land Use:	Acreage:	Units:
SFR 6.0 (Single Family Residential)	40.11	175
SFR 5.0	97.12	475
SFR 4.5	19.08	105
SFR 4.0	6.17	45
LAH (Luxury Attached Housing)	5.64	350
Total:	***168.12***	***1,150***

	Acreage:	Sq. Ft.:
CH (Highway Commercial)	102.52	1,070,519
NC (Neighborhood Commercial)	12.40	129,481
Total:	***114.92***	***1,200,000***

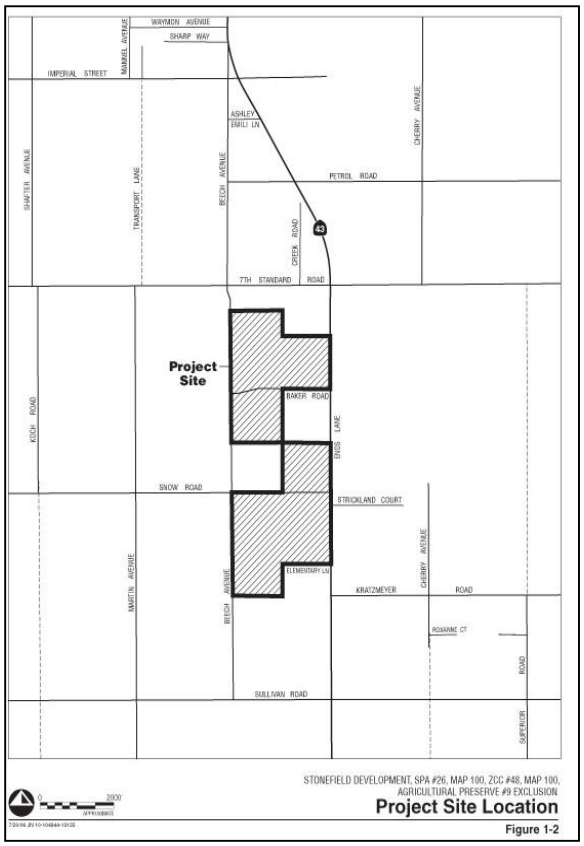
	Acreage:
SS (School)	10.20
OS (Central Open Space)	58.64
OS (Natural Drainage Path)	8.53
OS (Basin "B")	5.55
CF (Fire Station)	1.72
I-210 FREEWAY	45.36
ROADS	34.76
Total:	***164.76***
GRAND TOTAL:	***447.80***

Stonefield Development Specific Plan Amendment and Zone Change Program EIR | Bakersfield, CA

This project included a Specific Plan Amendment (SPA #26, MAP 100) and concurrent Zone Change (ZCC #48, MAP 100) to modify the existing WRSP land use designations. The project site is also located within Agricultural Preserve No. 9, and a Petition for Exclusion from the Agricultural Preserve is proposed. The project proposed a 15-acre elementary school site along with approximately 30-acres of designated parkland. The project also proposed to construct approximately 1,450 dwelling units with a range of densities. Approximate 254 acres of the site will consist of single-family residential (700 unites), 25 acres will consist of condominiums (400 units) and 16.4 acres will consist of apartments (350 units). The medium density and high-density residences are proposed to be located along Enos Highway. In addition to the proposed residential development, the project proposes approximately 10 acres of commercial development, a 15-acre elementary school site, and approximately 28.55 acres for park sites are proposed as part of the project and are part of the areas to be designated for residential use.

CLIENT
City of Bakersfield

HIGHLIGHTS
- Four (4) Vesting Tentative Tract Maps
- 1,450 Dwelling Units
- 15-Acre Elementary School Site
- Approximately 30-Acres of Parkland



University Village/Orchard Park Specific Plan EIR | Loma Linda, CA

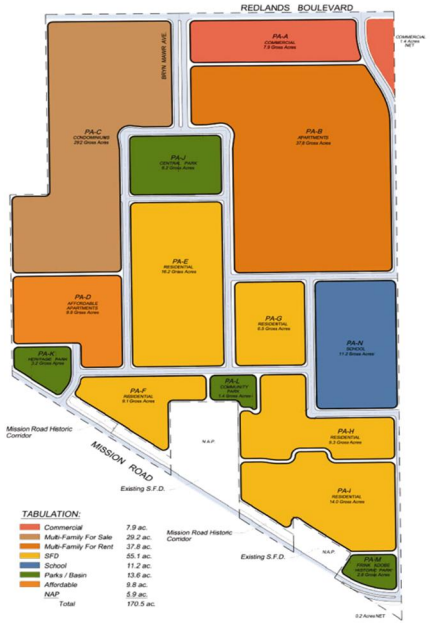
The University Village/Orchard Park Program Specific Plans EIR addressed two separate applicant proposals and due to their proximity along California Avenue, the analysis included a site-specific and overall cumulative effect review. The University Village portion consists of approximately 170 acres and Orchard Park consists of 138 acres.

University Village proposed a mixed-use master planned community on 170 acres, based upon a neo-traditional, pedestrian-oriented land use plan. The land use plan and streetscape character would include a linear or grid circulation pattern, community greens as axial focal points, a diverse range of housing types, narrow tree-lined streets that de-emphasize the automobile while emphasizing pedestrian connections, pedestrian access to uses on-site and the preservation of historic resources. Orchard Park would reflect the area's history and would provide a mixture of commercial, residential, and other uses in order to achieve a walkable community. The goals of the Orchard Park Specific Plan include efficient use of land resources, full use of urban resources, mix of uses, transportation options, detailed, human-scaled design and implementation.

Key project issues included on-site cultural/historic resources, overall local and regional traffic effects, downstream drainage conditions, upgrades to service and utility systems, soil stability, viewshed effects along scenic corridors, as well as impacts for biological resources, air quality, noise and public safety.

CLIENT
City of Loma Linda

HIGHLIGHTS
- Neotraditional Planning
- Historic Resources Considerations
- Extensive Community Involvement



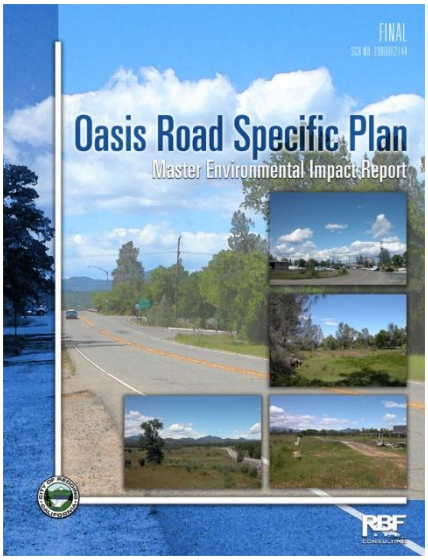
Oasis Road Specific Plan Master EIR | Redding, CA

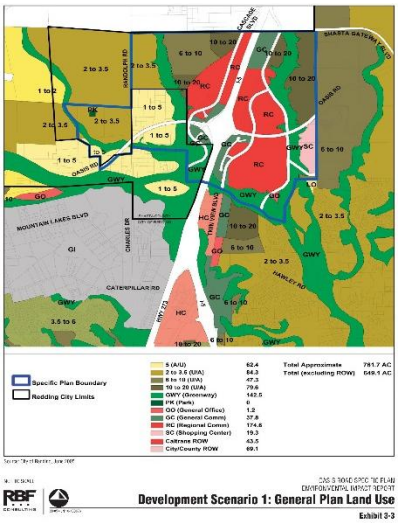
Michael Baker prepared the Master Environmental Impact Report (EIR) for the Oasis Road Specific Plan in the City of Redding. The Specific Plan Area (SPA) is comprised of 159 parcels, totaling approximately 672 acres. The SPA is partially developed with commercial and residential uses and a freeway interchange (I-5 and Oasis Road). The purpose of the Oasis Road Specific Plan is to ensure the orderly development of Redding's next major commercial and high-density residential area. The Master EIR evaluated two development scenarios: the existing General Plan Land Use Plan (Development Scenario 1); which included development of 2,064 residential units and approximately two and a half million square feet of office and commercial uses. The City Council Proposed Land Use Plan (Development Scenario 2) proposed development of 2,183 residential units and approximately 3.1 million square feet of office and commercial uses.

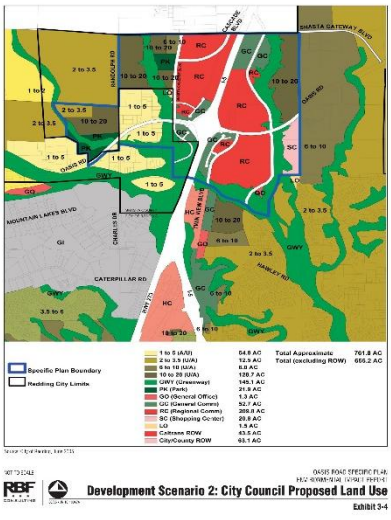
Key project issues included land use and a consistency review with the General Plan; aesthetic/viewshed affects from the neighboring Gold Hills residents; traffic and circulation affects to the local and regional network (especially the Oasis Road freeway ramps); drainage resulting from three riparian corridors within the project area; biological resources; cultural resources; air emissions; construction and buildout noise conditions; and affects to infrastructure and service providers.

CLIENT
City of Redding

HIGHLIGHTS
- Preparation of Master Environmental Impact Report
- Examination of Multiple Development Scenario Options







Heritage Valley Specific Plan EIR | Fillmore, CA

The project consisted of a specific plan and related entitlements, creating an eastern "gateway" into the City of Fillmore. The 301.2-acre project requires Local Agency Formation Commission (LAFCO) approval of a Sphere of Influence Amendment and Annexation. Project elements included: a regional debris basin and levee, elementary school, nature preserve, extensive parks and trails, a fire station site, and a future community facility. Surrounding areas included: downtown Fillmore, residential, commercial, agricultural uses, SR-126, and the El Dorado Mobile Home Park to the north. Highway commercial and residential uses exist to the west. To the south and east are agricultural uses, the Santa Clara River, and the State Fish Hatchery. Integration of the specific plan with the existing community and preservation of surrounding natural resources are critical to ensuring compatibility with the existing Fillmore community.

Additionally, Michael Baker provided extensive third party technical study review, recommendations for "New Urbanist Concepts", public and agency scoping, and coordination with an extensive team of City and applicant attorneys, public relations consultants and technical experts.

CLIENT
City of Fillmore

HIGHLIGHTS
- 750 Dwelling Unit Specific Plan
- Program EIR
- Technical Study Review
- Adjacent to Santa Clara River and SR-126
- Agricultural Land Conversion / Compatibility and Save Our Agricultural Resources (S.O.A.R.) Issues
- Two Million Cubic Yards Import with Borrow Site Alternatives

Lancaster Capital, LLC EIR | Lancaster, CA

Michael Baker prepared an EIR for a 483-acre site in the Quartz Hill area of west Lancaster. The project proposed 1,594 residential lots, a 28.05-acre park site, and dedication of a 13.39-acre elementary school site on currently vacant property in west Lancaster. Additionally, the project proposed dedication of a site for a fire station. Primary environmental issues included biology, drainage, traffic, air quality, noise, cultural resources and public services and utilities. Due to the size, nature and location of the project, a Water Supply Assessment was conducted to determine if adequate water supplies were available to serve the proposed project. The analysis included an evaluation of impacts resulting from the conversion of vacant land to urban uses and the extension of infrastructure to the project site. Additionally, the traffic impact study analyzed an extensive cumulative projects list due to the project's location and distance from State Route 14.

CLIENT
City of Lancaster

HIGHLIGHTS
- CEQA Documentation: Project EIR
- 473-Acres / 1,594 residential lots, park site, school site, and dedicated site for fire station
- Extension of infrastructure
- Conversion of vacant land to urbanized uses
- Water Supply Assessment

Downtown Lancaster Revitalization Specific Plan and EIR | Lancaster, CA

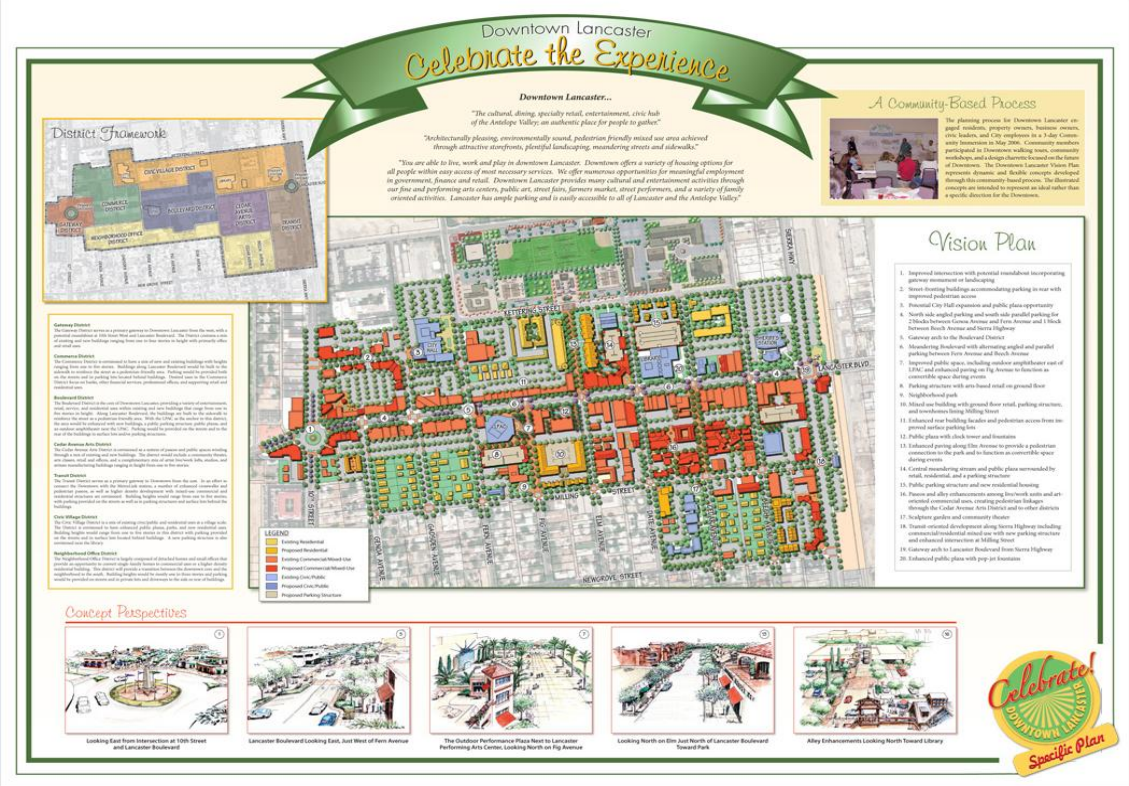
Michael Baker prepared a Specific Plan and Environmental Impact Report for Downtown Lancaster. The Specific Plan emphasizes the City's goal to revitalize the unique Business Improvement District, to improve aesthetics, update infrastructure, attract new businesses, and improve the livability of surrounding neighborhoods. The Specific Plan includes a Transit District, which is located adjacent to the City's Metrolink Station.

The Specific Plan process included an extensive community participation process, as well as an economic and market analysis to arrive at a single vision for Downtown Lancaster. The plan includes form-based development regulations, which are specifically designed to implement the community-based vision for the Downtown. The Specific Plan was unanimously recommended for approval by the Planning Commission, and was approved by the City Council.

Michael Baker prepared the master environmental document for future project applications that are included in the Specific Plan area. The environmental review included land development, aesthetics, traffic, circulation and parking, air quality, noise, population and housing, public services, facilities and utilities, and cultural resources.

CLIENT
City of Lancaster

HIGHLIGHTS
- Extensive Community Involvement
- Comprehensive Vision Plan/Specific Plan
- Innovative Streetscape Design
- Form Based Zoning Ordinance/Regulating Code



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II. Professional Team

The Michael Baker Management Team will provide close coordination with the City, ensure technical accuracy, and carefully monitor budget and schedule compliance, ensuring the overall success of the project. The Project Manager's role (Starla Baker, AICP) will be to coordinate the project directly with the City's Project Manager, be fully cognizant of the day-to-day technical issues, coordinate with subconsultants, and develop consensus with City staff and the project team. The Project Manager will oversee the project team and be responsible for ensuring Michael Baker's successful completion of each task, as well as ensuring that the City's goals and expectations are being met. Our Project Director (Glenn Lajoie, AICP) will provide extensive experience and quality assurance/quality control throughout the life of the project.

Every project will have challenges that require discussion and agreement between the affected parties. The early identification and resolution of critical issues is imperative to keep a project on track and on schedule. Michael Baker's approach is designed to allow for regular interaction between City staff, the environmental consulting project team, and other interested/responsible governmental agencies and parties, which allows for frequent information sharing among all project members. This approach will assist in data exchange without loss of time or resources and will give City staff advance input on issues that arise. Such participation by the consultant minimizes duplication of research effort, improves the technical quality and accuracy of analysis, and ultimately, reduces the cost of services. It also allows the project team to offer expert advice and counsel to the City and other interested parties, particularly regulatory agencies with jurisdiction over key elements of the project.

Michael Baker's scheduling systems allocate resources to meet all client due dates, regardless of their timing or the number of deadlines within a given period. Responsibility for planning and controlling a contract schedule belongs to the Project Manager, who will use all of the following systems:

- Weekly workload management meetings;
- Long-range staffing projections;
- Multi-media scheduling (word processing, graphics, editing, and production scheduling); and
- Critical path method and time line scheduling for tasks and milestones.

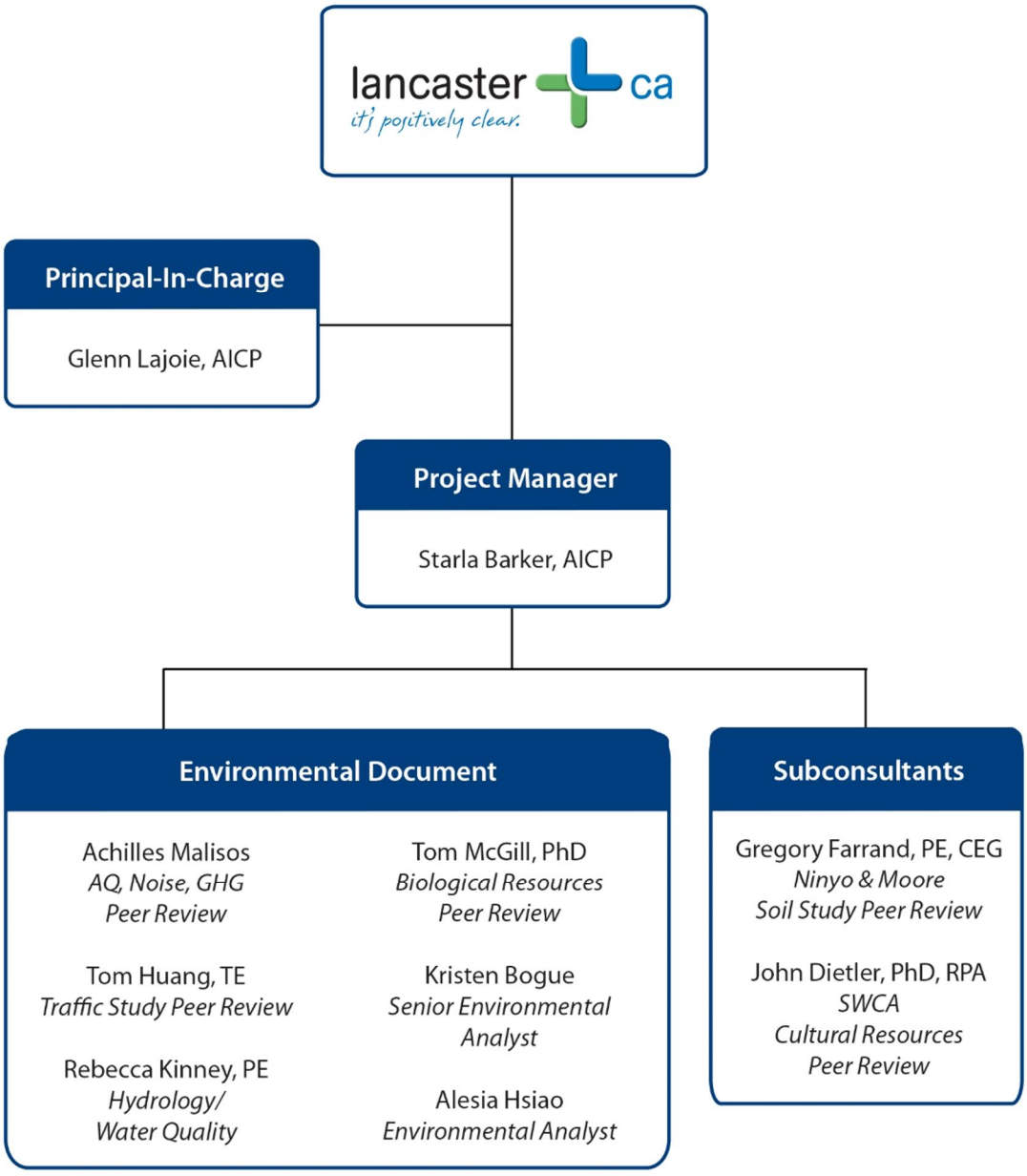
Producing high quality work is an extremely important goal for Michael Baker. The Michael Baker Team's Quality Control Program is a continuous process used not just at project milestones, but also on a daily basis as work flows from desk to desk, discipline to discipline, and consultant to client. Our plans will undergo two types of internal reviews:

- *On-going Reviews*: These occur throughout the project process by the Project Director/Project Manager and focus on the day-to-day accuracy and coordination with other disciplines.

Formal Reviews: These occur at each of the product submittal stages and will be performed by the discipline department head.

The following are brief background descriptions for the key professionals who would be responsible for preparing the environmental documentation. Michael Baker is the lead firm for this work program and will provide services from our Orange County office in Irvine. The percentage of hours of each staff member and individual tasks are included in the Fee Summary. The project organization chart is as follows:

ORGANIZATIONAL CHART



Glenn Lajoie, AICP | Principal-in-Charge

SUMMARY:

Mr. Lajoie's primary responsibilities include oversight of daily operations, management of projects, staff mentoring and instruction, scheduling, and business development. With many years of practical experience, Mr. Lajoie is a recognized leader in CEQA and NEPA studies (EIR's, EIS's, Negative Declarations, Environmental Assessments), as well as other policy planning documents, including General Plans, Area Plans, Specific Plans, and due diligence studies. Projects have ranged from private entitlement applications related to residential and commercial projects as well as a variety of solar, water, wastewater, highway, and redevelopment projects throughout California. Project responsibilities include analysis, technical review and management of environmental and policy planning documentation for compliance with CEQA/NEPA, implementation of public participation programs, and assistance to various public and private sector clients in meeting the requirements of local, State, and Federal agencies.

EXPERIENCE:

- Antelope Valley Fairgrounds Relocation Mitigated Negative Declaration (Lancaster, CA)
- Arbor Gardens Housing Project Environmental Assessment (Lancaster, CA)
- Beverly Hills Gardens and Montage Hotel Mixed Use Project EIR (Beverly Hills, CA)
- Boeing Specific Plan Program EIR (Seal Beach, CA)
- Del Sur Ranch Project EIR (Lancaster, CA)
- Downtown Lancaster Revitalization Specific Plan and EIR (Lancaster, CA)
- El Segundo Power Redevelopment Project (00-AFC-14) (El Segundo, CA)
- General Plan Amendment EIRs (Lancaster, CA)
- Grand Canal Entertainment Center EIR (Bakersfield, CA)
- Jamboree Housing Project Environmental Assessment (Lancaster, CA)
- Kingbird Solar Project (Kern County, CA)
- Lancaster Capital, LLC, EIR (Lancaster, CA)
- Lancaster General Plan Update, Master Environmental Assessment and EIR (Lancaster, CA)
- Long Point Resort EIR (Rancho Palos Verdes, CA)
- Los Alamitos Medical Center Specific Plan EIR (Los Alamitos, CA)
- Marymount College Facilities Expansion EIR (Rancho Palos Verdes, CA)
- North Downtown Lancaster Neighborhood Revitalization / Transit Village Plan EIR/EA (Lancaster, CA)
- North Village Mammoth Specific Plan Program EIR (Mammoth Lakes, CA)
- Palmdale Merged Redevelopment Project Expansion Area Amendment Program EIR (Palmdale, CA)
- Palmdale Transit Village Specific Plan / General Plan Amendment EIR (Palmdale, CA)
- Ritter Ranch Specific Plan/EIR (Palmdale, CA)

YEARS OF EXPERIENCE: 29

EDUCATION/TRAINING

B.A., 1985, Geography/Urban Studies, California State University, Long Beach

M.P.A., 1992, Public Policy and Administration, California State University, Long Beach

LICENSES/CERTIFICATIONS

1994, American Institute of Certified Planners, 087288

PROFESSIONAL AFFILIATIONS

Full Member, American Planning Association

Full Member, Association of Environmental Professionals

Member, Orange County American Planning Association Board of Directors, 1992-1997

President, Orange County American Planning Association, 1994-1996

Starla Barker, AICP | Project Manager

SUMMARY:

Ms. Barker received her master's degree in urban and regional planning from California State Polytechnic University, Pomona, specializing in community development and environmental planning. At Michael Baker, Ms. Barker's primary responsibilities are the preparation and management of environmental documents (Initial Studies, Negative Declarations, Environmental Impact Reports, and Environmental Assessments), as well as other policy planning documents, including General Plans and Specific Plans. Project responsibilities typically include research, analysis, and writing of policy planning and environmental documents for compliance with CEQA / NEPA, as well as technical review and management of General Plan and CEQA / NEPA work programs and participation in public outreach programs.

Ms. Barker has managed a wide range of projects with particular emphasis in urban infill, downtown, and redevelopment projects. Utilizing her experience in community planning, Ms. Barker is also regularly involved in land use and policy planning projects and frequently prepares environmental clearance documents for citywide policy planning and redevelopment projects. Ms. Barker is also involved in several needs assessment studies, which use GIS mapping to analyze and evaluate neighborhood and/or city needs and to develop strategies for redevelopment and revitalization within those areas.

EXPERIENCE:

- Arbor Gardens Housing Project Environmental Assessment (Lancaster, CA)
- Downtown Lancaster Specific Plan EIR (Lancaster, CA)
- Historic Upland Downtown Specific Plan EIR (Upland, CA)
- Jamboree Housing Project Environmental Assessment (Lancaster, CA)
- Lancaster Capital, LLC EIR (Lancaster, CA)
- Lancaster General Plan Update, MEA and EIR (Lancaster, CA)
- Lancaster Homeless Needs Assessment and Continuum of Care - Phase II (Lancaster, CA)
- Lancaster Neighborhood Vision Plans (Lancaster, CA)
- Mackay Place Specific Plan EIR (Palmdale, CA)
- Northeast Gateway Corridors EIR (Lancaster, CA)
- North Downtown Lancaster Neighborhood Revitalization/Transit Village EIR/EA (Lancaster, CA)
- Expansion Area Amendment to the Redevelopment Plans for the Merged Project Area EIR (Palmdale, CA)
- Palmdale Housing Element Update EIR (Palmdale, CA)
- Palmdale Transit Village Specific Plan EIR (Palmdale, CA)
- Portola Center Project EIR (Lake Forest, CA)

YEARS OF EXPERIENCE: 15

EDUCATION/TRAINING

B.A., 1996, Business Economics, University of California, Riverside

M.A., 2004, Urban and Regional Planning, California State Polytechnic University, Pomona

LICENSES/CERTIFICATIONS

2009, American Institute of Certified Planners, 024079

PROFESSIONAL AFFILIATIONS

Full Member, American Planning Association

Achilles Malisos | Air, Noise, and Climate Change

SUMMARY:

Achilles Malisos serves as an Environmental Analyst, with a specialty in Acoustics, Air Quality, and Climate Change. Achilles has experience in the research, analysis, and writing of analyses consistent with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) for a variety of environmental planning projects involving renewable energy, redevelopment, infrastructure, residential, mixed use, institutional, and commercial uses.

Mr. Malisos has the ability to implement a full analysis methodology per Environmental Protection Agency (EPA), CARB, Air Pollution Control District/Air Quality Management District, and Caltrans/FHWA guidelines. His expertise in Air Quality/Greenhouse Gas Assessments includes technical modeling experience using various state and federally approved programs including CalEEMod, AERMOD, CALINE4, and EMFAC.

Mr. Malisos also provides a full range of noise impact analyses for public and private sector clients, in accordance with local, state and federal impact assessment criteria. Mr. Malisos utilizes his experience with noise monitoring using Type I rated instruments, as well as sophisticated noise modeling using FHWA-RD-77-108 and Traffic Noise Model 2.5 to develop noise barrier recommendations where necessary.

EXPERIENCE:

- Antelope Valley Area Plan Update - Carbon Footprint Maps (Antelope Valley, CA)
- Carrari Ranch EIR (Rancho Cucamonga, CA)
- DWP Specific Plan Amendment EIR (Seal Beach, CA)
- Lancaster General Plan Update, Master Environmental Assessment and EIR (Lancaster, CA)
- Monte Vista Solar Array - Mojave Desert (Kern County, CA)
- Palmdale Transit Village Specific Plan / General Plan Amendment EIR (Palmdale, CA)
- Pacific Edge/Vacation Village Resort Hotel Project (Laguna Beach, CA)
- Portola Center Project EIR (Lake Forest, CA)
- Rosamond Solar Array - Mojave Desert (Kern County, CA)
- Temple City Gateway Plaza Project (Temple City, CA)

YEARS OF EXPERIENCE: 11

EDUCATION/TRAINING

M.A., 2005, Urban and Regional Planning, UC Irvine

B.A., 2003, Environmental Studies, University of California, Santa Cruz

Trinity Consultants, "Practical Air Dispersion Modeling Workshop," July 2008.

PROFESSIONAL AFFILIATIONS

American Planning Association

Air and Waste Management Association

Kristen Bogue | Visual/Hazardous Materials/Environmental Analysis

SUMMARY:

Kristen Bogue assists in the preparation of environmental and planning studies for public and private sector clients, with a focus on due diligence planning activities. Ms. Bogue specializes in the preparation of hazardous materials studies and visual analysis services.

Ms. Bogue has prepared numerous hazardous materials related studies. Ms. Bogue prepares Phase I Environmental Site Assessments (ESAs), Phase I Initial Site Assessments (ISAs) for the California Department of Transportation (Caltrans), Preliminary Hazardous Materials Assessments pursuant to the California Environmental Quality Act (CEQA), and Environmental Baseline Surveys (EBSs) for the Department of the Navy. The scopes of the ESAs and ISAs follow guidance provided in ASTM International (ASTM) Standard Practice E 1527-13. The ASTM 1527-13 Standard Practice outlines a procedure for completing ESAs that includes a review of records (current and historic), site reconnaissance, and interviews. Other hazardous materials related studies follow the California Environmental Quality Act (CEQA) Guidelines pertaining to hazardous materials.

Additionally, Ms. Bogue is involved with Visual Impact Assessments in conformance with appropriate agency standards, including the Federal Highway Administration (FHWA) "Visual Impact Assessment (VIA) for Highway Projects," United States Bureau of Land Management guidelines, and California Energy Commission (CEC) guidelines. Ms. Bogue assists in the preparation of documents with respect to CEQA and the National Environmental Policy Act (NEPA). Visual Services include the preparation of photosimulations, shade and shadow studies, as well as viewshed mapping.

EXPERIENCE:

- Carrari Ranch Project EIR (Rancho Cucamonga, CA)
- Department of Water and Power Specific Plan Amendment Environmental Impact Report (Seal Beach, CA)
- Downtown Specific Plan EIR (Perris, CA)
- Hercules Town Center Project Phase I ESA (Hercules, CA)
- Lincoln Acres Library and Community Center Phase I ESA (San Diego, CA)
- Miles Avenue Phase I ESA (Riverside County, CA)
- Palmdale Transit Village Specific Plan EIR (Palmdale, CA)
- Porsche Driving Center Experience Project Preliminary Hazardous Materials Assessment (Carson, CA)
- Portola Center Project Environmental Impact Report (Lake Forest, CA)
- Redevelopment Project Area Merger - Area A Program EIR (San Bernardino, CA)

YEARS OF EXPERIENCE: 11

EDUCATION/TRAINING

B.A., 2005, Environmental Analysis and Design, University of California, Irvine

PROFESSIONAL AFFILIATIONS

ASTM International E50 Committee Member

Orange County Association of Environmental Professionals Board Member

Alesia Hsiao | Environmental Analyst

SUMMARY:

Ms. Hsiao provides assistance in preparing environmental and planning studies for public and private sector clients under the California Environmental Quality Act (CEQA). As an Environmental Analyst, Ms. Hsiao's primary responsibilities include preparation of environmental documents for General Plans, Specific Plans, and various environmental planning projects. Projects range from commercial, residential, industrial developments, as well as mixed use development and transit-oriented development projects across California.

Her experience in research and analysis assists in preparation of Initial Studies, Negative Declarations, and Environmental Impact Reports. In addition, Ms. Hsiao provides technical support in air quality reports and noise impact analyses, in conformance with federal, state and local impact assessment criteria.

Ms. Hsiao is knowledgeable in computer applications for air quality, and noise including: AutoCAD, EMFAC, FHWA-RD-77-108, and CalEEMod.

EXPERIENCE:

- Case No. 2014-84 Maple Avenue Live/Work Project IS/MND (Westminster, CA)
- Carson/Avalon Mixed Use Project IS/MND (Carson, CA)
- Capitola General Plan Update and EIR (Capitola, CA)
- Cambria Emergency Water Supply Project IS/MND (Cambria, CA)
- Carlsbad Boulevard Realignment Noise Study (Carlsbad, CA)
- Duarte Station Specific Plan EIR (Duarte, CA)
- DWP Specific Plan Amendment EIR (Seal Beach, CA)
- El Segundo South Campus Specific Plan EIR (El Segundo, CA)
- Santa Teresa Boulevard Residential Project (Gilroy, CA)
- Industrial Avenue Bridge Project Air Quality Report (Roseville, CA)
- Inn at the Village Project EIR (Mammoth Lakes, CA)
- Lido House Hotel EIR (Newport Beach, CA)
- Lincoln Specific Plan EIR (Whittier, CA)
- Mackay Place Specific Plan EIR (Cypress, CA)
- Mater Dei High School Parking Structure and School Expansion Project EIR (Santa Ana, CA)
- Monterey Downs and Horse Park and Central Coast Veterans Cemetery Specific Plan EIR (Seaside, CA)
- Oak Ridge Bridge Project Air Quality Report (Roseville, CA)
- Old River One Solar Project (Kern County, CA)
- Proposed Residential Development at 14751 Brookhurst Street IS/MND (Westminster, CA)
- Rincon Palms Hotel Project (Goleta, CA)

YEARS OF EXPERIENCE: 4

EDUCATION/TRAINING

Masters, 2013, Urban and Regional Planning, California Polytechnic University, Pomona

B.A., 2004, Psychology and Social Behavior; Criminology, Law, and Society, University of California, Irvine

PROFESSIONAL AFFILIATIONS

American Planning Association

Rebecca Kinney, PE | Hydrology / Water Quality

SUMMARY:

Ms. Kinney has extensive experience in all phases of stormwater management projects including planning, design and construction. Her recent experience has focused on development of Master Plans of Drainage, which focus on storm drainage facility sizing, stormwater NPDES compliance, stream stability, and floodplain management. Her planning experience includes large master planned communities and well as supporting hydrologic and stormwater quality analysis as a basis for CEQA documentation. Ms. Kinney has prepared Water Quality Management Plans, Stormwater Pollution Prevention Plans, and CEQA water quality technical studies.

Ms. Kinney is experienced in channel restoration design work including hydrologic and hydraulic modeling and PS&E work. Ms. Kinney has also served as a regulatory agent for the application of 404 Corps of Engineers, 401 California Regional Water Quality Control Board, and 1601/1603 California of Department of Fish and Game permits. She received Wetland Delineation training by the Wetland Training Institute. Her knowledge of both engineering and environmental requirements makes her an asset to any multi-disciplinary team.

Rebecca Kinney has extensive experience in all areas of floodplain management and floodplain revisions. She has completed over 20 different floodplain mapping and revision projects for Cities, Counties, Developers, and the United States Army Corps of Engineers. Ms. Kinney's experience includes numerous Flood Insurance Rate Map (FIRM) Revisions including both Conditional Letters of Map Revisions and Letters of Map Revision. Her FIRM revision experience includes processing map revision model by approximate methods and detailed methods including floodway models. She is also well versed in computer modeling of hydraulic systems utilizing HEC-RAS River Analysis System, HEC-2, and Water Surface Pressure Gradient (WSPG).

EXPERIENCE:

- Heritage Fields Drainage and Water Quality Master Plans (Irvine, CA)
- Lancaster Capital, LLC EIR (Lancaster, CA)
- Marblehead Coastal Runoff Management Plan (San Clemente, CA)
- Marymount College Facilities Expansion EIR (Rancho Palos Verdes, CA)
- North Downtown Lancaster Neighborhood Revitalization / Transit Village Plan EIR/EA (Lancaster, CA)
- Old Town Yucca Valley Specific Plan Program EIR (Yucca Valley, CA)
- Orchard Park and University Village Residential Development EIR (Loma Linda, CA)
- Pacific Coast Highway/2nd Street Improvement MND (Long Beach, CA)

YEARS OF EXPERIENCE: 17

EDUCATION/TRAINING

B.S., 1995, Civil Engineering, California Polytechnic State University, San Luis Obispo

LICENSES/CERTIFICATIONS

1999, Civil Engineer, CA, 58797

PROFESSIONAL AFFILIATIONS

Member, Society of Women Engineers
Associate Member, American Society of Civil Engineers

Tom McGill, Ph.D. | Biological Resources Peer Review

SUMMARY:

Dr. McGill has more than 30 years of experience in preparing all types of biological reports, including resource management plans, habitat conservation plans (HCP), multi-species habitat conservation plans (MSHCP), sensitive species surveys, and biological assessments under Section 7 of the federal endangered species act. He provides the unique combination of being and environmental consultant as well as an attorney having passed the California State Bar in 1990. Dr. McGill has directed numerous habitat conservation planning, land use planning, and environmental efforts throughout the Inland Empire, including the cities of Chino, Ontario, Rancho Cucamonga, Fontana, Rialto, San Bernardino, Highland, Redlands, Riverside, San Jacinto, and Hemet. Dr. McGill is also one of the authors of the multiple award-winning first ever Tribal Multi-Species Habitat Conservation Plan prepared for the Agua Caliente Band of Cahuilla Indians which established the benchmark for all future similar documents for Sovereign Nations. Prior to his entry into the private industry, Dr. McGill worked for the U.S. Department of the Navy as head of environmental management in the Mojave Desert at China Lake.

EXPERIENCE:

- Alabama Street Bridge (County of San Bernardino, CA)
- City of Chino Annexation, General Plan Amendment and EIR
- DARPA Grand Challenge (San Bernardino County, CA)
- Desert Conservation Program Multi-Species Habitat Conservation Plan (HCP)
- Habitat Conservation Plan (HCP) for Nursery Products (Barstow, CA)
- Hawes Radio Relay Station (San Bernardino County, CA)
- MSHCP Consistency Analyses for the Western Riverside County and Coachella Valley Association of Governments
- North Fontana Habitat Conservation Plan (Fontana, CA)
- On-Call Environmental / Biological Consulting (Los Angeles, CA)
- Panattoni Development Species Relocation Plan (Chino, CA)
- Prado Basin Biological Studies and Section 7 Consultation
- San Bernardino Merged Area B Merger and Amendments Project EIR (San Bernardino, CA)
- Santa Ana River Trail Biological Assessment
- Sares Regis Relocation Plan for the Burrowing Owl (Chino, CA)
- Silver State North Solar Project (Primm, NV)
- The Preserve Development (Chino, CA)
- Walton Development San Bernardino Kangaroo Rat Habitat Conservation Plan (Redlands, CA)

YEARS OF EXPERIENCE: 31

EDUCATION/TRAINING

Ph.D., Genetics, University of California, Santa Barbara 1978

M.A., Ecology, University of California, Santa Barbara 1978

B.A., Biology, Harvard University Cambridge Massachusetts, 1971

HONORS/AWARDS

Lifetime Achievement Award, 2004 Inland Empire Leaders of Distinction

Outstanding Individual Achievement Award, 2003 AEP State of California

Outstanding Individual Achievement Award, 2003 AEP Inland Empire Chapter

PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals

Business Development Association of the Inland Empire

California State Bar Association

Death Valley Natural History Association, Past Chairman

Tom Huang, TE | Traffic/Circulation Peer Review

SUMMARY:

Mr. Huang has worked professionally in transportation planning and traffic engineering since 1995. His experience in these fields includes traffic impact analysis, circulation and access planning, parking demand analysis, and site access evaluation. He has worked on a variety of traffic engineering designs including traffic signal plans, signing and striping plans, and traffic control plans. Mr. Huang's experience with neighborhood traffic control has included the IUSD Vista Verde Elementary School Parking Lot Redesign, Downtown Beaumont On-Street Parking Striping Plan, Bolsa Chica roundabout design and numerous neighborhood street impact assessments that focus on pedestrian safety issues. Mr. Huang has extensive experience in transportation planning analysis. He has prepared numerous traffic impact analysis studies for large development projects such as the MWD Eastside Reservoir Recreation Areas, the Millennium Plan (El Toro Base Reuse), the Foothill Ranch Towne Centre, Oak Valley Calimesa Specific Plan, and Domenigoni-Barton Specific Plan. Mr. Huang has worked cooperatively with Caltrans in conducting traffic impact analysis in support of project study reports (PSR) for the freeway interchange improvement proposed along I-10 Freeway at Sandalwood Drive, Singleton Road, Cherry Valley Boulevard, Beaumont Avenue, Pennsylvania Avenue, Highland Springs Avenue, Sunset Avenue, and the SR-60/I-10 Junction.

EXPERIENCE:

- 2626 Harbor Boulevard IS/MND and Addendum (Costa Mesa, CA). Traffic Engineer.
- Anchor Live/Work Project IS/MND (Costa Mesa, CA). Traffic Engineer.
- Westgate Residential Project IS/MND (Westminster, CA). Traffic Engineer.
- Case No. 2014-84 Maple Avenue Live/Work Project IS/MND (Westminster, CA). Traffic Engineer.
- 207 Seaside Way Apartments (Long Beach, CA). Traffic Engineer.
- 442 West Ocean Boulevard Apartments (Long Beach, CA). Traffic Engineer.
- Citywide Traffic Study (Yorba Linda, CA). Assistant Project Manager.
- Depot at Santiago Mixed-Use Project Traffic Site Analysis (Santa Ana, CA). Project Manager.
- General Plan Update (Placentia, CA). Principal Analyst.
- Homewood Suites Hotel Traffic Impact Study (Irvine, CA). Project Manager.
- Huntington Memorial Hospital Master Plan Amendment Traffic Impact and Parking Study (Pasadena, CA). Assistant Project Manager.
- LCR Summer Traffic Simulation (Laguna Beach, CA). Project Engineer.
- Mission Viejo Traffic Impact Analysis (Mission Viejo, CA). Project Engineer.
- The Source Project Traffic Analysis and Transportation Engineering (Buena Park, CA). Assistant Project Manager.

YEARS OF EXPERIENCE: 20

EDUCATION/TRAINING

B.S., 1995, Civil Engineering, California State Polytechnic University, Pomona

LICENSES/CERTIFICATIONS

Traffic Engineer, California, 2010, 2575

JOHN DIETLER, PH.D, RPA | Cultural Resources Director, SWCA Consultants

SUMMARY:

Dr. Dietler is SWCA's California Cultural and Paleontological Resources Program Director and an Archaeological Principal Investigator (PI). He has over two decades of experience conducting cultural resources research in support of development, infrastructure, and multidisciplinary environmental projects in compliance with CEQA, NEPA, and Section 106 of the NHPA. Dr. Dietler has supervised research projects of all sizes and descriptions, including more than 300 projects throughout California. He is responsible for creating innovative research plans, overseeing SWCA's cultural resources team, mentoring staff, and providing QA/QC for technical studies, including peer reviews. Dr. Dietler specializes in the analysis of prehistoric craft economies, particularly those of hunter-gatherers in the Santa Barbara Channel region. His MA thesis focused on the specialized production of stone microblades by Chumash households on Santa Cruz Island, a key component of the southern California shell bead economy. He has technical expertise in the analysis of flaked stone and marine shell artifacts.

EXPERIENCE:

- **Portola Center Environmental Impact Report (EIR) Peer Review, Lake Forest, Orange County, California; Michael Baker.** SWCA conducted peer reviews of cultural and paleontological resources technical reports for the Portola Center Project on behalf of the City of Lake Forest pursuant to CEQA. *Role: Principal Investigator. Quality control officer.*
- **Solari Sand and Gravel Project EIR Peer Review; Kern County, California; Kern County.** SWCA is conducting a peer review of technical studies and preparing an EIR for a proposed 543-acre aggregate mining project that includes sand and gravel extraction, asphalt concrete and Portland cement concrete production plants, and asphalt and concrete recycling operations, located in the central area of southern Kern County, where the San Joaquin Valley converges with the foothills of the Tehachapi Mountains. *Role: Principal Investigator.*
- **Rising Tree Wind Farm Project Peer Review; Mojave, Kern County, California; EDP Renewables.** SWCA conducted a peer review of cultural resources documentation prepared for the proposed wind power generating facility on approximately 2,745 acres of private and Bureau of Land Management administered lands in the northwestern Antelope Valley. The scope of work included a review of a Class III survey report, including appended site records, as well as a site visit. The resulting peer review memorandum made recommendations for the identification and management of historic properties on within the facility's proposed footprint.

YEARS OF EXPERIENCE: 21

EDUCATION/TRAINING

Ph.D., Anthropology; University of California Los Angeles (UCLA); 2008
M.A., Anthropology; UCLA; 2003
B.A. magna cum laude, Anthropology; George Washington University, Washington D.C.; 1996

LICENSES/CERTIFICATIONS

Registered Professional Archaeologist (RPA), ID#15224
Certified Archaeologist, Counties of Orange and Riverside
BLM Permits (PI): California and Nevada

PROFESSIONAL AFFILIATIONS

Society for American Archaeology, Member
Society for California Archaeology, Member
Society of America Military Engineers – Orange County Chapter, Member

Gregory Farrand, PG, CEG | Principal Geologist, Ninyo and Moore

SUMMARY:

Mr. Farrand's professional experience includes geologic and geotechnical investigations for treatment plants, reservoirs, dams, tunnels, pipelines, highways, bridges, power plants, quarries, groundwater resources, and environmental impact reports. Mr. Farrand has authored scientific papers on fault and landslide hazards, and coastal bluff stability in southern California and Baja California. He has performed extensive field mapping, analyses of borings and trenches, seismic refraction surveys, remote sensing surveys, and environmental studies. His responsibilities consist of technical direction to the staff of geologists and field personnel, and in-house QA/QC review of investigations and analyses on geologic, hydrogeologic, and geotechnical projects.

EXPERIENCE:

- Antelope Valley Solar Tierra Bonita Project. Los Angeles County, CA. Principal Geologist.
- City of Los Angeles Enhanced Watershed Management Program. Los Angeles, CA. Principal Geologist.
- County of Los Angeles Enhanced Watershed Management Program for the Upper San Gabriel. Los Angeles County, CA. Principal Geologist.
- City of Twentynine Palms EIR. Twentynine Palms, CA. Technical Reviewer.
- Harper Lake Dairy Park, San Bernardino County, CA. Principal-in-Charge. LADWP First Street Trunk Line. Los Angeles, CA. Principal-in-Charge.
- Mitsubishi Cement South Quarry EIR/EIS. San Bernardino, CA. Principal Geologist.
- Perris II Desalination Plant. Perris, Riverside County, CA. Principal-in-Charge.
- Pine Tree Wind Project, Tehachapi Mountains. Kern County, CA. Principal-in-Charge.
- Proposition O, Low-Flow Diversion Upgrades Project. Los Angeles, CA. Principal Geologist.

YEARS OF EXPERIENCE: 37

EDUCATION/TRAINING

Masters in City Planning, 1976, San Diego State University

B.S., Geology, 1969, California State University, Northridge

LICENSES/CERTIFICATIONS

PG 3645 (California)
CEG 1087 (California)

III. Project Approach and Work Schedule

Project Understanding

The City of Lancaster is seeking a consultant to prepare a Programmatic Environmental Impact Report (EIR) for an approximately 318-acre site. The eastern parcel is generally bounded by Avenue K-8, Avenue L, 70th Street West, and 63rd Street West. The western parcel is generally bounded by Avenue K-8, Avenue K-4, 75th Street West, and 70th Street West. The Avanti South Specific Plan proposes commercial, residential, school, and fire station uses. The project also proposes six parks, landscaped trails and promenades, and a drainage facilities.

The eastern parcel is designated as Urban Residential (UR) with a Specific Plan overlay while the western parcel is designated as Non-Urban Residential (NU) and zoned RR-2.5 (rural residential, minimum lot size 2.5 acres). The Applicant is seeking a General Plan Amendment and Zone Change to redesignate these parcels to Mixed. Use and UR with a specific plan overlay. Individual tentative tract maps and conditional use permits would be filed in the future as specific projects within the specific plan are proposed.

Based upon the RFP and correspondence with City staff, it is our understanding that the Applicant has prepared or is in the process of preparing the following technical studies for peer review by Michael Baker.

- Traffic Impact Analysis
- Biological Resources
- Soil Study
- Cultural Resources
- Air Quality Analysis
- Greenhouse Gas Analysis
- Noise Analysis

Although a Fiscal Impact Report has been prepared, it is our understanding that this report will not require a peer review and will be provided for reference purposes.

Scope of Work and Approach

The initiation of the CEQA process will involve a detailed scoping process including a review of issues, constraints, and project goals/objectives. This scope of work assumes that preparation of an Initial Study will not be required, as City staff has determined that an EIR will be required for the proposed project, which is consistent with Title 14, California Code of Regulations, Section 15063, Initial Study. Michael Baker agrees with this approach. The City will prepare and circulate a Notice of Preparation for the proposed project. Michael Baker, working closely and in collaboration with City staff, will include a public scoping session, which will provide an opportunity to obtain a better understanding of key environmental concerns of interested agencies and the community, as well as informing the public as to the purpose of the CEQA review and determination process. Comments received during the 30-day NOP review period will be evaluated as part of preparation of the Draft EIR.

The Draft EIR will include the Introduction and Purpose, Executive Summary, and Project Description. The Environmental Analysis section will evaluate the necessary information with respect to the existing conditions, the potential adverse effects of project construction and implementation (both individual and cumulative), and measures to mitigate such effects. Environmental issues raised during the scoping process (Notice of Preparation responses; public scoping meeting; and any other relevant and valid informative sources) will also be evaluated. The environmental analysis section of the EIR will thoroughly discuss the existing conditions for each environmental issue area; identify short-term and long-term environmental impacts associated with the project and their levels of significance. Feasible mitigation measures will be recommended to reduce the significance of impacts and identify areas of unavoidable significant adverse impacts even after mitigation. The environmental documentation will assist in identifying constraints, modifications, and improvements which may be incorporated into the land planning process.

The Michael Baker Team will be viewed as an integral component in the project review and will participate in meetings with staff and public hearings, as required by the City. The Michael Baker Team will have the responsibility of aiding the City during the public scoping meeting, as well as leading the public participation program for the environmental review, including the Draft EIR public review meeting and throughout the public hearing process for certification of the EIR. The Michael Baker Team will assist decision makers and the public in understanding the analysis, conclusions of the EIR review, and guide the CEQA review process. Michael Baker has served in this role with a countless number of agencies and with a wide range of projects of great interest to communities.

Michael Baker will complete the environmental review process, respond to all comments received during the Draft EIR public review period, prepare the mitigation monitoring program, and draft the necessary Findings and possible Statement of Overriding Considerations pursuant to Sections 15091 and 15093 of the CEQA Guidelines. The environmental review process will result in the presentation of pertinent information associated with project impacts and findings to the City decision makers for determination and CEQA certification.

1.0 PROJECT SCOPING

1.1 Project Kick-off and Project Characteristics

The work program will be initiated with a formal kick-off meeting with City staff to discuss the project features in greater detail. This initial meeting is vital to the success of the process and will be a key milestone in order to confirm the parameters of the analysis, the details of construction and proposed buildout conditions, scheduling, and overall communications. The City's preferred format for the environmental documentation will be provided as part of this meeting. Prior to the kick-off, Michael Baker will distribute a kick-off meeting agenda and detailed memorandum, which will identify information needs. Based upon the detailed project information obtained at the project kick-off meeting, Michael Baker will draft a preliminary project description for review and approval by City staff.

1.2 Research and Investigation

Michael Baker will obtain and review available referenced data for the project area, including policy documentation from the City of Lancaster, State and Federal agencies, the Southern California Association of Governments (SCAG), and all other agencies which may be affected by the project. This information, along with environmental data and information available from the City, will become part of the foundation of the EIR and will be reviewed and incorporated into the analysis, as deemed appropriate. This task includes a visit to the project area, which will include a detailed photographic inventory of on- and off-site conditions.

1.3 Scoping Meeting

Michael Baker will conduct a scoping meeting during the NOP public review period that will be set up as a brief project overview presentation, so that the community can gain an understanding of the proposed improvements and provide comments based upon accurate knowledge of the proposed project. The scoping meeting will orient the community on the CEQA review process and will be presented in a manner which the community can gain a greater understanding of the proposal, intent of CEQA, and the key issue areas to be addressed in the EIR. Michael Baker will provide a PowerPoint presentation to supplement the discussion. Following the presentation, the meeting will be devoted to public participation, questions, and comments. Written comment forms will be provided for this purpose, and these comments, along with oral comments, will become a part of the administrative record.

Based upon information contained in the RFP, this scope of work assumes that City staff will prepare and circulate the Notice of Preparation for the proposed project. Michael Baker will review the NOP for accuracy if requested by City staff.

2.0 PREPARATION OF ADMINISTRATIVE DRAFT EIR

2.1 Introduction and Purpose

The Introduction will cite the provisions of CEQA, the CEQA Guidelines, and the City of Lancaster CEQA Implementation procedures for which the proposed project is subject. This section will identify the purpose of the study and statutory authority as well as document scoping procedures, summary of the EIR format, listing of responsible and trustee agencies, and documentation incorporated by reference.

2.2 Executive Summary

The Executive Summary will include a Project Summary, an overview of project impacts, mitigation, and levels of significance after mitigation, summary of project alternatives, and areas of controversy and issues to be resolved. The Environmental Summary will be presented in a columnar format.

2.3 Project Description

The Project Description section of this EIR will detail the project location, background and history of the project, discretionary actions, characteristics (addressed in Task 1.1), goals and objectives, construction

program, phasing, agreements, and required permits and approvals that are required based on available information. This section will include a summary of the local environmental setting for the project. Exhibits depicting the regional and site vicinity will be included in this section. It is our understanding based on review of the RFP and discussions with City staff that review of the project and EIR by the City will occur concurrently. It is anticipated that significant changes to the project, as proposed and analyzed within the Administrative Draft EIR, will not occur. If modifications to the project description occur that require revisions to the analysis, additional funding may be required.

2.4 Thresholds of Significance

This section will provide a comprehensive description of thresholds of significance for each issue area of the environmental analysis. The significance threshold criteria will be described and will provide the basis for conclusions of significance. Primary sources to be used in identifying the criteria include the CEQA Guidelines, and local, State, Federal, or other standards applicable to an impact category.

2.5 Cumulative Projects/Analysis

In accordance with Section 15130 of the CEQA Guidelines, the EIR will include a section providing a detailed listing of cumulative projects and actions under consideration for the analysis. The likelihood of occurrence and level of severity will be studied. The purpose of the section is to present a listing and description of projects, past, present, and anticipated in the reasonably foreseeable future, even if those projects are outside of Lancaster's jurisdiction. The potential for impact and levels of significance are contingent upon the radius or area of interaction with the project area. Michael Baker will consult with City staff and other applicable local jurisdictions to define the appropriate study area for the cumulative analysis. The cumulative analysis for each topical area will be incorporated throughout the analyses in Section 2.6.

2.6 Environmental Analysis

Michael Baker will evaluate the necessary information with respect to the existing conditions, the potential adverse effects of project implementation (both individual and cumulative), and measures to mitigate such effects. Environmental issues raised during the scoping process (Notice of Preparation responses, public scoping meeting, and any other relevant and valid informative sources) will also be evaluated. The analyses will be based upon all available data, results from additional research, and an assessment of existing technical data. These analyses will be performed by qualified Environmental Analysts, CEQA experts, and Planners at Michael Baker.

The Environmental Analysis section of the EIR will thoroughly discuss the existing conditions for each environmental issue area, identify short-term construction and long-term operational impacts associated with the project, and their levels of significance. The thresholds for significance shall be identified for every environmental issue. Feasible mitigation measures will be recommended to reduce the significance of impacts and identify areas of significant unavoidable impacts even after mitigation. This section will include analysis for the following environmental issue areas:

A. AESTHETICS

Michael Baker's visual specialists will provide a thorough and complete assessment of the project's aesthetics/viewshed impacts.

Existing Conditions. This section will characterize the existing aesthetic environment and visual resources for the site, including a discussion of views within the site and views from surrounding areas. A visual inventory of the project area will be conducted in order to verify the visual character and viewshed. Color site photographs will be provided to illustrate on-site and surrounding views.

Construction-Related Impacts. Short-term demolition and construction impacts will be studied within the EIR. Potential impacts to sensitive uses as a result of staging areas and visible earthwork activities will be addressed. Construction related haul trucks and activities will also be analyzed.

Character/Quality Analysis. The analysis will consider the potential for view blockage and/or a change in visual quality of the surrounding landscape. This would include consideration of views in the project area that encompass the project site and surrounding visual resources, such as the General Plan-identified mountain views (to the southwest) and desert scenes, which are characteristic of community identity. The analysis will consider the potential for the modification of the surrounding character/quality. The compatibility of the proposed land uses, as compared to the surrounding area, will be studied. This section will include an analysis of the City's existing policies pertaining to project design and appearance and those proposed by the Specific Plan. Compliance with all applicable development and design standards/guidelines will be considered. If necessary, measures to minimize potential adverse character/quality effects on the community and surrounding uses will be included.

Light and Glare Analysis. Michael Baker will address the potential for significant impacts to be generated by the introduction of light and glare associated with the development of the project. Light sources associated with the project site are primarily anticipated to be related to interior lighting associated with the residential uses, security lighting within the parks, and street lighting associated with interior roadways. Michael Baker will review standards and guidelines regarding light and glare proposed within the Specific Plan. If necessary, Michael Baker will recommend mitigation measures to reduce potential light and glare impacts to the maximum extent possible.

B. AIR QUALITY

Although the RFP states that Michael Baker will be preparing the Air Quality Study directly for the project Applicant, we are not currently under contract to prepare this study nor do we intend to enter into a direct contract with the Applicant. Therefore, this scope assumes the peer review of an Air Quality study that will be prepared by a separate consulting team for the project Applicant. In the event that the Applicant does not provide a report, Michael Baker can prepare one under Optional Task 7.1, *Air Quality Technical Report*.

Michael Baker will review the Air Quality analysis prepared for the project, including a review of all modeling data and assumptions (electronic files of all computer models shall be provided for verification); evaluate the adequacy of the methods used to conduct the various parts of the study in terms of professional standards, CEQA Guidelines, the Antelope Valley Air Quality Management District's

(AVAQMD) CEQA Guidelines; and evaluate the consultant's recommendations and conclusions based on CEQA Guidelines and other state and federal laws as applicable. It is assumed that the technical analysis will include an evaluation of construction and operational emissions at project and cumulative levels. A memorandum summarizing the adequacy of the study (or inadequacies) will be prepared. Michael Baker will conduct a brief review of the revised (final) technical report to ensure the peer review comments have been addressed.

Valley Fever. Valley Fever, or *coccidioidomycosis*, is a pulmonary infection of human and other mammals caused by inhalation of the spores of the fungus *Coccidioides immitis*, which grows in the soil of the Southwestern United States. This task assumes the Applicant prepared study will not include an analysis of potential Valley Fever impacts. Therefore, Michael Baker will conduct a review of maps and other available information to determine whether the soils in the project site have the potential to contain Valley Fever spores.

This section will incorporate the Air Quality study prepared by the Applicant Team upon completion of Michael Baker's technical peer review.

C. BIOLOGICAL RESOURCES

Michael Baker will conduct a peer review of the biological resources report prepared by Mark Hagan for the Avanti South Specific Plan. Michael Baker will first verify the technical references/databases reviewed prior to conducting an on-site field investigation. In addition, any correspondence with the regulatory agencies, and any governing biological management plans (e.g., Habitat Conservation Plan(s), areas set aside for conservation) prepared for managing habitat in the general area will also be reviewed to ensure completeness and consistency of the information provided in the report. Following the initial review of the biological resources report, an on-site field investigation/site reconnaissance will be conducted to verify/reconfirm biological resources documented in the report. Subsequent to verification, Michael Baker will conduct a review of the prepared technical report for technical accuracy, completeness of the impact assessment and the adequacy of any proposed mitigation measures and/or permit requirements. If concerns are noted, Michael Baker will recommend actions to correct the noted concern within a technical memorandum. Michael Baker will conduct a brief review of the revised (final) technical report to ensure the peer review comments have been addressed.

This section will incorporate the Biological Resources study prepared by the Applicant Team upon completion of Michael Baker's technical peer review.

D. CULTURAL RESOURCES

Michael Baker has retained the services of SWCA Environmental Consultants (SWCA) to provide a peer review of the Cultural Resources analysis prepared by BCR Consulting for the project. An SWCA archaeologist and paleontologist will review the technical report, along with any available associated documentation. Upon completing the review of the technical report, a brief technical memorandum detailing the adequacy of the study with regard to compliance with CEQA, City of Lancaster policies, and current professional standards will be prepared. SWCA will conduct a brief review of the revised (final) technical report to ensure the peer review comments have been addressed. Per the RFP, this scope assumes the City will coordinate the Assembly Bill 52 consultation process.

This section will incorporate the Cultural Resources Study prepared by the Applicant Team upon completion of SWCA's technical peer review.

E. GEOLOGY AND SOILS

Michael Baker has retained Ninyo & Moore to prepare a peer review of the Soil Study prepared by BCR Consulting for the project. The peer review of the Soil Study will be conducted to ascertain its compliance with professional standards of the industry and CEQA Guidelines, including a "desktop" level review of the site and surrounding area. A technical memorandum will be prepared that documents review efforts and provides an evaluation of the geotechnical study. Ninyo & Moore will conduct a brief review of the revised (final) technical report to ensure the peer review comments have been addressed. In addition to including data from the Soil Study, the EIR will also include an assessment of the general geologic conditions and seismic hazards affecting the site and an evaluation of their potential impacts on the project. The impact assessment will include evaluation of surface fault rupture, ground shaking, liquefaction, soil erosion, settlement, and expansion or collapse of soils.

F. GREENHOUSE GAS EMISSIONS

Although the RFP states that Michael Baker will be preparing the Greenhouse Gas Study directly for the project Applicant, we are not currently under contract to prepare this study nor do we intend to enter into a direct contract with the Applicant. Therefore, this scope assumes the peer review of a Greenhouse Gas Study that will be prepared by a separate consulting team for the project Applicant. In the event that the Applicant does not provide a report, Michael Baker can prepare one under Optional Task 7.2, *Greenhouse Gas Technical Report*.

Michael Baker will peer review the Greenhouse Gas (GHG) Analysis prepared for the project, including review of all modeling data and assumptions (electronic files of all computer models that were used for verification shall be provided); evaluate the adequacy of the methods used to conduct the various parts of the study in terms of professional standards, CEQA Guidelines; and evaluate the consultant's recommendations and conclusions based on CEQA Guidelines and other state and federal laws as applicable. It is assumed the technical analysis will include an evaluation of project and cumulative GHG emissions and project consistency with applicable GHG emissions reduction plans. A memorandum summarizing the adequacy of the study (or inadequacies) will be prepared. Michael Baker will conduct a brief review of the revised (final) technical report to ensure the peer review comments have been addressed.

This section will incorporate the Greenhouse Gas Emissions Study prepared by the Applicant Team upon completion of Michael Baker's technical peer review.

G. HAZARDS AND HAZARDOUS MATERIALS

Michael Baker will prepare a Preliminary Hazardous Materials Assessment (Assessment) for the approximate 318-acre project site. The project site is composed of four Assessor's Parcel Numbers (APNs) (3204-001-184, -001-195, -008-045, and -008-047), which includes vacant land uses. The objectives of the Assessment are to: (1) evaluate the potential for hazardous materials on the site based upon readily discernible and/or documented present and historic on-site uses and uses immediately adjacent to the

site, and (2) generally characterize the expected nature of hazardous materials that may be present as a result of such uses, within the limits imposed by the scope of the Assessment.

The purpose of this Assessment is to support the Environmental Documentation for the proposed project, in general accordance with the California Environmental Quality Act (CEQA). This Assessment is not considered a Phase I Environmental Site Assessment (ESA) and does not satisfy the requirements for the ASTM International (ASTM) Standard Practice E 1527-13 or All Appropriate Inquiry. Should the City require a Phase I ESA for lending purposes or require the purchase of new property as part of the proposed project, this can be provided under a separate scope and fee.

To achieve the objectives of this Assessment, Michael Baker will, in general accordance with CEQA, provide preliminary conclusions relative to site conditions. The scope of this Assessment includes the CEQA Thresholds specifically pertaining to hazardous materials. The Assessment will be designed to document past activities, facilities, and/or waste disposal practices, which may have resulted in soil or groundwater contamination. Past site usage will be investigated through an aerial photograph review, historical topographic maps, a search of past City Directories, and review of past Sanborn maps, if available. The Assessment will document the physical setting of the project site. Current site conditions will be documented by an on-site inspection of the project site. Also, a review of the commercial database summaries, provided by Environmental Data Resources, Inc. (EDR), regarding public agency records will be included. Regulatory sites within and surrounding the project site will be mapped within a one-mile radius. Potential hazardous materials conditions within the project site will be considered based on the EDR database search.

Michael Baker will utilize the above referenced research to analyze potential project-related impacts, as they pertain to hazardous materials per the CEQA thresholds outlined above. Should a potentially significant impact arise, Michael Baker will recommend mitigation measures to reduce these impacts to the extent feasible.

Michael Baker will incorporate the Hazardous Materials Assessment into the EIR analysis. Michael Baker will also consider other hazards impacts, including those associated with emergency access, airport, and wildland fire hazards.

H. HYDROLOGY AND WATER QUALITY

Michael Baker will research existing hydrology and hydraulics for the Avanti South Specific Plan Area from City and/or County Master Plans.

Based on one conceptual land use plan Michael Baker will compare the existing land use to the proposed land use and identify any potential hydrologic impacts to the existing and proposed drainage patterns by calculating the runoff for three clear water storm events (50-year, 10-year and 2-year) for the approximately 318 acre area. Floodplain impacts will be determined based on existing FEMA mapping. Mitigation will be proposed for any floodplain or hydrologic impacts.

The proposed project limits are within the City of Lancaster and will be subject to the requirements of the State Water Resources Control Board NPDES permit (Order No. 2013-0001-DWQ NPDES General Permit No. CAS000004), which requires the proposed project to meet state and federal water quality standards.

The analysis will include the conceptual evaluation of Low Impact Development measures and Hydromodification as required by the permit. Pollutants of Concern and Expected Pollutants from the site will be evaluated and preliminary level BMP sizing will be performed. The report will be used to for solely for CEQA documentation and will be incorporated into the EIR.

I. LAND USE AND PLANNING

The eastern portion of the project site is designated Urban Residential (UR) with a Specific Plan overlay and the western portion is designated Non-Urban Residential (NU) and zoned RR-2.5 (rural residential, minimum lot size 2.5 acres). The project proposes a General Plan Amendment and Zone Change to re-designate the project site to Mixed Use and UR with a Specific Plan overlay. Analysis will be conducted in order to determine the project's consistency with the City of Lancaster General Plan, Zoning Ordinance, Master Plan of Trails and Bikeways, and related policy documents. In addition, the regional planning review will include consistency with the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

This section will also evaluate the appropriateness of the proposed uses in comparison to the surrounding uses, both existing and anticipated, including identifying and analyzing any potential inconsistencies that could occur. The type and density/intensity of uses proposed on-site, impacts to nearby residences and other uses will be studied, as well as potential project and cumulative impacts. Mitigation measures will be identified to reduce the significance of potential impacts.

J. NOISE

Although the RFP states that Michael Baker will be preparing the Noise Study directly for the project Applicant, we are not currently under contract to prepare this study nor do we intend to enter into a direct contract with the Applicant. Therefore, this scope assumes the peer review of a Noise study that will be prepared by a separate consulting team for the project Applicant. In the event that the Applicant does not provide a report, Michael Baker can prepare one under Optional Task 7.3, *Noise Technical Report*.

Michael Baker will review the Noise analysis prepared for the project, including a review of all modeling data and noise measurements (electronic files of all computer models shall be provided for verification); evaluate the adequacy of the methods used to conduct the various parts of the study in terms of professional standards, CEQA Guidelines; and evaluate the consultant's recommendations and conclusions based on CEQA Guidelines and other state and federal laws as applicable. It is assumed that the technical analysis will include an evaluation of construction and operational emissions at project and cumulative levels. A memorandum summarizing the adequacy of the study (or inadequacies) will be prepared. Michael Baker will conduct a brief review of the revised (final) technical report to ensure the peer review comments have been addressed.

This section will incorporate the Noise Study prepared by the Applicant Team upon completion of Michael Baker's technical peer review.

K. PUBLIC SERVICES AND UTILITIES

Michael Baker will contact potentially affected agencies to confirm relevant existing conditions, project impacts and recommended mitigation measures. The discussion will focus on the potential alteration of existing facilities, extension or expansion of new facilities, and the increased demand on services based on the proposed land uses. Michael Baker will evaluate the ability of the project to receive adequate service based on applicable City standards and, where adequate services are not available, will identify the effects of inadequate service and recommended mitigation measures. Issues discussed include:

Public Services:

Fire. The overall need for Fire Services would potentially increase beyond existing conditions as a result of the project. The Fire Services review will include a review of existing services/ facilities in the area, response times to the site, available fire flow, project impacts, and required mitigation.

Police. The overall need for Police Services would potentially increase beyond existing conditions as a result of the project. The Police Services review will include a review of existing services/ facilities in the area, response times to the site, project impacts, and required mitigation.

Recreation. Implementation of the proposed project would provide two public recreation parks. It is not anticipated that the proposed project would have a negative impact on recreation facilities. The analysis will review the overall parkland conditions in the City and parkland requirement associated with the proposed residential uses. The project's consistency with the City's Master Plan of Trails and Bikeways will also be considered in this analysis. Potential impacts will be identified with mitigation to reduce the significance of impacts.

Utilities:

Water. Michael Baker will incorporate a peer review of the Water Supply Assessment (WSA) prepared by the Applicant or Los Angeles County Waterworks District 40. No peer review is required as the WSA is required to be approved by the Los Angeles County Board of Supervisors.

Sewer. Based upon technical information provided by the City and Project Applicant, the discussion will focus on the potential alteration of existing facilities, extension or expansion of new facilities, and the increased demand on services based on the proposed land uses. Michael Baker will evaluate the ability of the project to receive adequate service based on applicable agency standards and, where adequate services are not available, will identify the effects of inadequate service, and recommended mitigation measures.

Solid Waste. This discussion will focus on the increased solid waste generation that would occur with the proposed project and the ability of landfills serving Lancaster to accommodate the increased disposal needs.

L. TRANSPORTATION/TRAFFIC

Michael Baker will provide a peer review of the Traffic Impact Analysis prepared by Ruettgers & Schuler for the project in order to determine the adequacy of the analysis for compliance with City of Lancaster Department of Public Works Traffic Study Guidelines and applicable CEQA requirements. The peer review will assess the adequacy of the traffic study report in addressing the project traffic impacts on local arterials and freeways including surface street intersections and freeway ramps. The peer review will include review of the methodologies utilized and overall accuracy of the analysis with respect to standard industry practices. The peer review of the traffic study may include the following subjects:

- Compliance with applicable jurisdictional guidelines;
- Determination of study area roadway and intersections;
- Verification of existing roadway conditions;
- Traffic count data;
- Project traffic generation;
- Project trip distribution patterns;
- Cumulative forecast methodology;
- Traffic operations and impact analysis;
- Traffic mitigation measures; and
- Project access control.

A memorandum summarizing the peer review methodology and findings will be prepared. Michael Baker will conduct a brief review of the revised (final) technical report to ensure the peer review comments have been addressed. This section will incorporate the Traffic Impact Analysis prepared by the Applicant Team upon completion of Michael Baker's technical peer review.

2.7 Growth Inducement

Michael Baker will provide a project specific analysis update of potential growth-inducing impacts pursuant to CEQA Guidelines Section 15126(g). The analysis in this section was based on data from the City of Lancaster, California Department of Finance, and U.S. Census. The section discusses ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The analysis addresses growth-inducing impacts in terms of whether the Project influences the rate, location, and the amount of growth. Growth-inducing impacts are assessed based on the Project's consistency with adopted/proposed plans that have addressed growth management from a local and regional standpoint. Potential growth-inducing impacts from the proposed development will be analyzed as they relate to population, housing, and employment factors.

2.8 Alternatives to the Proposed Action

The range of Alternatives is expected to include the No Project, a reduced/modified design, and one other Alternative that may be considered through the Project Review process. Pursuant to CEQA Guidelines Section 15126.6, Michael Baker will provide an analysis of a "reasonable range" of alternatives, comparing environmental impacts of each alternative in each impact area to the project. For each alternative, Michael Baker will provide a qualitative analysis based upon available data in the technical studies. One

important element of the Alternatives section will be an impact matrix which will offer a comparison of the varying levels of impact of each alternative being analyzed. This matrix will be prepared in a format to allow decision-makers a reference that will be easily understood, while providing a calculated (where feasible), accurate comparison of each alternative.

The Alternatives section will conform to both amendments to Section 15126.6 of the CEQA Guidelines and to recent and applicable court cases. Michael Baker will discuss, as required by the CEQA Guidelines, the advantages and disadvantages of each alternative and the reasons for rejecting or recommending the project alternatives stated. This alternatives section will culminate with the selection of the environmentally superior alternative in accordance with CEQA requirements.

2.9 Additional Sections

Michael Baker will provide additional sections in the EIR to meet CEQA and City requirements including the following: Significant Irreversible Environmental Changes That Would Be Involved In the Proposed Action Should It Be Implemented, Effects Found Not To Be Significant, Inventory of Unavoidable Adverse Impacts, and Organizations/Persons Consulted and Bibliography.

The Effects Found Not To Be Significant section will provide a brief analysis of those environmental topical areas (e.g., agriculture and forestry resources and mineral resources) determined to have no impact or a less than significant impact and are not specifically addressed in the environmental analysis sections referenced above.

3.0 PREPARATION OF DRAFT EIR

3.1 Preliminary Draft EIR

Michael Baker will respond to one complete set of City comments on the Administrative Draft EIR. If desired by the City, Michael Baker will provide the Preliminary Draft of the EIR with all changes highlighted to assist the final check of the document.

3.2 Completion of Draft EIR

Michael Baker will respond to a second review of the Preliminary Draft EIR and will prepare the report for the required 45-day public review period. As noted in the RFP, City staff will be responsible for preparation of the Notice of Availability (NOA), which will be posted at the County of Los Angeles Clerk recorder by Michael Baker. Michael Baker will work with the City to develop a distribution listing and prepare the Notice of Completion (NOC) for submittal to the Office of Planning and Research (OPR). If requested by the City, Michael Baker will review the NOA for accuracy.

4.0 FINAL ENVIRONMENTAL IMPACT REPORT

4.1 Response to Comments

Michael Baker will respond to comments received on the Draft EIR during the 45-day public review period, and any additional comments raised during public hearings. Michael Baker will prepare thorough, reasoned, and sensitive responses to relevant environmental issues. This task includes written responses to both written and oral comments received on the Draft EIR (includes review of hearing transcripts, as required). The Draft Responses to Comments will be prepared for review by City staff. Following review of the Draft Responses to Comments, Michael Baker will finalize this section for inclusion in the Administrative Final EIR.

It is noted that at this time the extent of public and agency comments that will result from the review process is unknown. Michael Baker has budgeted conservatively, given the potential scrutiny involved with the proposed project. Should the level of comments and response exceed our estimate, Michael Baker will submit additional funding requests to the City in order to complete the responses.

4.2 Mitigation Monitoring and Reporting Program

To comply with the Public Resources Code Section 21081.6 (AB 32180), Michael Baker will prepare a Mitigation Monitoring and Reporting Program to be defined through working with City staff to identify appropriate monitoring steps/procedures and in order to provide a basis for monitoring such measures during and upon Project implementation.

The Mitigation Monitoring and Reporting Checklist will serve as the foundation of the Mitigation Monitoring and Reporting Program for the proposed project. The Checklist indicates the mitigation measure number as outlined in the EIR, the EIR reference page (where the measure is documented), a list of Mitigation Measures/Conditions of Approval (in chronological order under the appropriate topic), the Monitoring Milestone (at what agency/department responsible for verifying implementation of the measure), Method of Verification (documentation, field checks, etc.), and a verification section for the initials of the verifying individual date of verification, and pertinent remarks.

4.3 Final EIR

The Final EIR will consist of the revised Draft EIR text, as necessary, and the "Comments to Responses" section. The Draft EIR will be revised in accordance with the responses to public comments on the EIR. To facilitate City review, Michael Baker will format the Final EIR with shaded text for any new or modified text, and "strike out" any text which has been deleted from the Final EIR. As noted in the RFP, City staff will be responsible for preparation of the Notice of Determination for filing at the County of Los Angeles Clerk recorder by Michael Baker within five (5) days of EIR approval. This scope of work excludes the required fees for the California Department of Fish and Wildlife (CDFW).

4.4 Findings and Statement of Overriding Considerations

Michael Baker will provide administrative assistance to facilitate the CEQA process including the preparation of the Findings and Statement of Overriding Considerations for City use in the project review

process. Michael Baker will prepare the Findings in accordance with the provisions of Section 15091 and 15093 of the State CEQA Guidelines and in a form specified by the City. Michael Baker will submit the Draft Findings for City review and will respond to one set of City comments.

5.0 PROJECT COORDINATION AND MEETINGS

5.1 Environmental Review Coordination

Mr. Glenn Lajoie and Ms. Starla Barker will be responsible for management and supervision of the EIR Project Team as well as consultation with the City staff to incorporate City policies into the EIR. Mr. Lajoie and Ms. Barker will undertake consultation and coordination of the project and review the EIR for compliance with CEQA requirements and guidelines and City CEQA procedures. Michael Baker will coordinate with state and local agencies regarding this environmental document. Mr. Lajoie and Ms. Barker will coordinate with all technical staff, consultants, support staff, and word processing toward the timely completion of the EIR. It is the goal of Michael Baker to serve as an extension of City staff throughout the duration of the EIR Project.

5.2 Environmental Review Meetings

Mr. Lajoie, and/or Ms. Barker, will participate in staff meetings and represent the Project Team at public hearings and make presentations as necessary. For budgeting purposes, Michael Baker anticipates a "kick-off meeting" (refer to Task 1.1), "scoping meeting: (refer to Task 1.3), progress meetings via conference call as necessary, and four public meetings/hearings. Mr. Lajoie and Ms. Barker along with other key Project Team personnel will also be available to attend additional meetings or hearings, as needed. The estimated cost for additional meetings beyond those identified below is approximately $1,200 per person.

- One (1) kickoff meeting with City staff (refer to Task 1.1).
- One (1) scoping meeting (refer to Task 1.3).
- Progress meetings with City staff via conference call assumes four (4) meetings to provide written and oral progress reports, resolve issues, review comments on Administrative documents, and receive any necessary direction from City staff.
- Four (4) public hearings with presentations as necessary. This includes Planning Commission and City Council meetings.

6.0 DELIVERABLES

The following is a breakdown of all products/deliverables in accordance with the RFP.

Administrative Draft EIR:

- Five (5) hardcopies including appendices and one (1) electronic copy (word and pdf)
- One (1) electronic copy (pdf) of each peer review technical memorandum

Preliminary Draft EIR:

- One (1) hardcopy including technical appendices (if changes have occurred) and one (1) electronic copy (word and pdf)

Public Review Draft EIR:

- Forty (40) hardcopies (technical appendices on CD) and 100 CDs with Draft EIR and Appendices

Final EIR:

- One (1) electronic copy of the Screencheck Final EIR (responses to comments and mitigation monitoring program) and one (1) electronic copy (word and pdf)
- Twenty-five (25) hardcopies (technical appendices on CD) and 25 CDs
- One (1) electronic copy of the Findings of Fact/Statement of Overriding Considerations (word and pdf)

7.0 OPTIONAL TASKS

7.1 Air Quality Technical Report

Michael Baker's in-house technical team will prepare an air quality technical report outlining the existing baseline conditions as well as analyzing project emissions related to construction and operations.

Existing Conditions/Regulatory Framework. The project is located within the Mojave Desert Air Basin (MDAB), which is under the jurisdiction of the Antelope Valley Air Quality Management District (AVAQMD). The existing conditions portion of this Section will provide a discussion on the current status of the California Clean Air Act and the AVAQMD's *Federal 8-Hour Ozone Attainment Plan*. Existing pollutant data will be obtained from the nearest AVAQMD monitoring station (Lancaster Station). This data will be summarized in a table clearly indicating days exceeding State and Federal Standards for monitored pollutants. The various types of pollutants monitored at the station will also be described and sensitive receptors in the vicinity of the project site will be identified.

Construction-Related Emissions. Based on data provided by the project applicant, emissions generated during earthwork, paving, and building activities will be quantified utilizing the California Emissions Estimator Model version 2013.2.2 (CalEEMod). A general description of the major phases of construction and their timing will be required. The air pollutant emissions during construction will be compared to the AVAQMD air quality emissions thresholds. Michael Baker will also qualitatively discuss naturally occurring asbestos impacts.

Long-Term Emissions. Operational (i.e., area and mobile source) emissions will be quantified and compared to the AVAQMD air quality emissions thresholds. The emissions will be quantitatively derived utilizing CalEEMod. If necessary, mitigation measures will be identified to reduce operational emissions to the extent feasible. Primary sources of emissions will be related to area sources and local/regional vehicle miles traveled. Project consistency with the *AVAQMD's Federal 8-Hour Ozone Attainment Plan* will be evaluated.

Valley Fever. Valley Fever, or *coccidioidomycosis*, is a pulmonary infection of human and other mammals caused by inhalation of the spores of the fungus *Coccidioides immitis*, which grows in the soil of the Southwestern United States. Michael Baker will conduct a review of maps and other available information to determine whether the soils in the project site have the potential to contain Valley Fever spores.

7.2 Greenhouse Gas Technical Report

Michael Baker's in-house technical team will prepare a greenhouse gas (GHG) emissions technical report focusing on project-related emissions as well as City and State reduction goals.

Michael Baker will review the land use data and will prepare an inventory of the greenhouse gas (GHG) emissions (i.e., nitrous oxide, methane, and carbon dioxide) from both direct (i.e., area and mobile sources) and indirect sources (i.e., energy/water consumption and wastewater/solid waste generation) will be developed based on the proposed land uses. Construction related GHG emissions will also be quantified and evaluated. The emissions inventory will be quantified with CalEEMod. The analysis will determine the project's impact by determining if the project GHG emissions exceed the thresholds established by the AVAQMD. The GHG reduction associated with the project's design features will be quantified utilizing the California Air Pollution Control Officers Association (CAPCOA) methodology (*Quantifying Greenhouse Gas Mitigation Measures – A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures* [September 2010]).

The GHG emissions analysis will also discuss the potential global climate change impacts, the effects of GHG emissions, and history of GHG emissions regulations in California. Project consistency with statewide GHG emissions reduction strategies such as the CARB Scoping Plan and the Regional Transportation Plan/Sustainable Community Strategy for the Southern California Association of Governments region will also be reviewed. The analysis will also determine the project's impact by determining if the project's GHG reductions are consistent with AVAQMD and City policies.

7.3 Noise Technical Report

Michael Baker's in-house technical team will prepare a noise technical report focusing on project construction as well as operations (mobile and stationary sources).

Existing Conditions. The applicable noise and land use compatibility criteria for the project area will be reviewed and noise standards regulating noise impacts will be discussed for land uses on and adjacent to the project site. Noise standards regulating noise impacts will be discussed for land uses on and adjacent to the project site. A site visit will be conducted and short-term noise level measurements will be taken along the project area. The noise monitoring survey will be conducted at up to five separate locations to establish baseline noise levels in the project area.

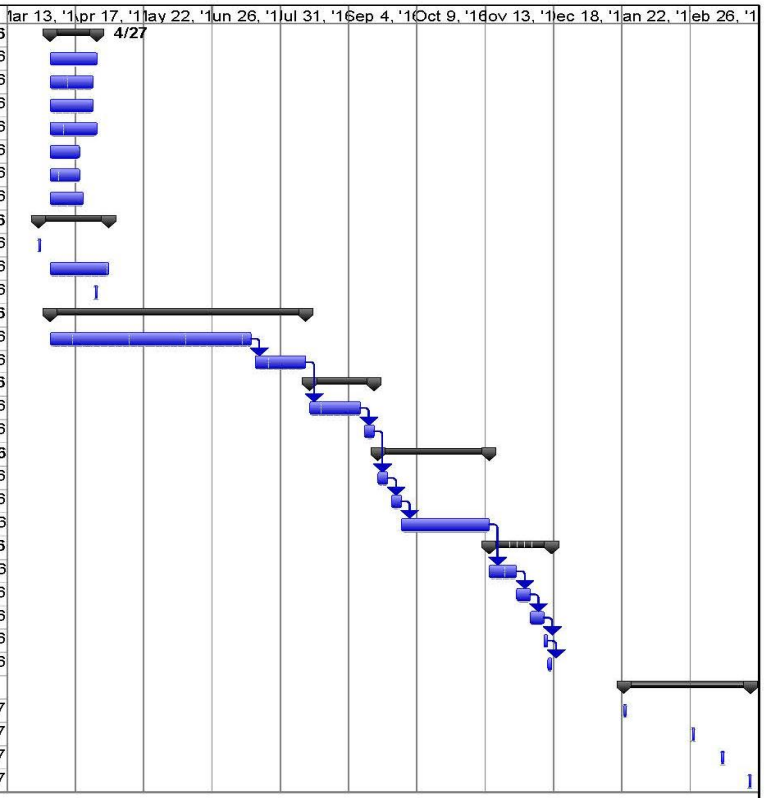
Construction-Related Noise. Construction would occur during implementation of the proposed project. Noise impacts from construction sources will be analyzed based on the equipment, length of a specific construction task, equipment power type (gasoline or diesel engine), horsepower, load factor, and percentage of time in use. The construction noise impacts will be evaluated in terms of maximum levels (L_{max}) and hourly equivalent continuous noise levels ($_{Leq}$) and the frequency of occurrence at adjacent sensitive locations. Analysis requirements will be based on the sensitivity of the area and the noise standards of the City.

Operational Noise. Potential effects of stationary noise sources will be evaluated based on the County's land use compatibility standards. Compliance with applicable noise standards will be evaluated, with recommended mitigation measures included where appropriate. The analysis will focus on noise impacts

associated with the development of the proposed project. On- and off-site noise impacts from vehicular traffic will be assessed using the U.S. Federal Highway Traffic Noise Prediction Model (FHWA-RD-77-108). The 24-hour weighted Community Noise Equivalent Levels (CNEL) will be presented in a tabular format. On-site noise generating activities will also be addressed and analyzed for potential impacts to the adjacent uses.

WORK SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**Technical Study Peer Review**	**18 days**	**Mon 4/4/16**	**Wed 4/27/16**
2	Traffic Impact Study	18 days	Mon 4/4/16	Wed 4/27/16
3	Biological Resources	16 days	Mon 4/4/16	Mon 4/25/16
4	Soil Study	16 days	Mon 4/4/16	Mon 4/25/16
5	Cultural Resources Assessment	18 days	Mon 4/4/16	Wed 4/27/16
6	Air Quality Analysis	11 days	Mon 4/4/16	Mon 4/18/16
7	GHG Analysis	11 days	Mon 4/4/16	Mon 4/18/16
8	Noise Analysis	13 days	Mon 4/4/16	Wed 4/20/16
9	**EIR Initiation**	**26 days**	**Tue 3/29/16**	**Wed 5/4/16**
10	Project Kick-Off	1 day	Tue 3/29/16	Tue 3/29/16
11	NOP 30-Day Public Review	30 edays	Mon 4/4/16	Wed 5/4/16
12	Scoping Meeting	1 day	Wed 4/27/16	Wed 4/27/16
13	**Administrative Draft EIR**	**95 days**	**Mon 4/4/16**	**Fri 8/12/16**
14	Michael Baker Prepares Administrative Draft EIR	15 wks	Mon 4/4/16	Fri 7/15/16
15	City Review of Administrative Draft EIR	4 wks	Mon 7/18/16	Fri 8/12/16
16	**Preliminary Draft EIR**	**25 days**	**Mon 8/15/16**	**Fri 9/16/16**
17	Preliminary Draft EIR Preparation	4 wks	Mon 8/15/16	Fri 9/9/16
18	City Review of Preliminary Draft EIR	1 wk	Mon 9/12/16	Fri 9/16/16
19	**Draft EIR**	**41 days**	**Mon 9/19/16**	**Mon 11/14/16**
20	Draft EIR Preparation	1 wk	Mon 9/19/16	Fri 9/23/16
21	Publication and Distribution of Draft EIR	1 wk	Mon 9/26/16	Fri 9/30/16
22	45-Day Public Review Period for Draft EIR	45 edays	Fri 9/30/16	Mon 11/14/16
23	**Final EIR**	**24 days**	**Tue 11/15/16**	**Fri 12/16/16**
24	Prepare Responses to Comments	2 wks	Tue 11/15/16	Mon 11/28/16
25	City Review of Responses to Comments	1 wk	Tue 11/29/16	Mon 12/5/16
26	Preparation of Final EIR	1 wk	Tue 12/6/16	Mon 12/12/16
27	Final City Review	2 days	Tue 12/13/16	Wed 12/14/16
28	Publication of Final EIR	2 days	Thu 12/15/16	Fri 12/16/16
29	**Public Hearings**			
30	Planning Commission	1 day	Mon 1/23/17	Mon 1/23/17
31	Planning Commission	1 day	Mon 2/27/17	Mon 2/27/17
32	City Council	1 day	Tue 3/14/17	Tue 3/14/17
33	City Council	1 day	Tue 3/28/17	Tue 3/28/17



Task		External Milestone		Manual Summary Rollup	
Split		Inactive Task		Manual Summary	
Milestone		Inactive Milestone		Start-only	
Summary		Inactive Summary		Finish-only	
Project Summary		Manual Task		Progress	
External Tasks		Duration-only		Deadline	

IV. Cost of Services

TASK	G.L. 260	S.B. 185	A.M. 135	K.B. 135	A.H. 90	T.M. 185	R.K. 180	T.H. 165	GrA 95	Total Hours	Subs	Direct Expenses	Total Cost
1.0 PROJECT SCOPING													
1.1 Project Kick-Off and Project Characteristics	8	12								20			$4,300
1.2 Research and Investigation		1		3						4			$590
1.3 Scoping Meeting		10			8					18			$2,570
2.0 PREPARATION OF ADMINISTRATIVE DRAFT EIR													
2.1 Introduction and Purpose		1			4					5			$545
2.2 Executive Summary		1		4						5			$725
2.3 Project Description	1	4		18					8	31			$4,190
2.4 Thresholds of Significance		1								1			$185
2.5 Cumulative Projects/Analysis		4								4			$740
2.6 Environmental Analysis													
A. Aesthetics		2		24						26			$3,610
B. Air Quality		3	10		16					29			$3,345
C. Biological Resources		2			24	18				44			$5,860
D. Cultural Resources		2			24					26	$2,500		$5,030
E. Geology and Soils		2	16							18	$3,850		$6,380
F. Greenhouse Gas Emissions		2	6		8					16			$1,900
G. Hazards and Hazardous Materials		2		70						72			$9,820
H. Hydrology and Water Quality		2		24			128			154			$26,650
I. Land Use/Planning		2		32						34			$4,690
J. Noise		2	8		16					26			$2,890
K. Public Services and Utilities		2			26					28			$2,710
L. Transportation/Traffic		2		25				30		57			$8,695
2.7 Growth Inducement		2			16					18			$1,810
2.8 Alternatives to the Proposed Action	2	4	10	12	12					40			$5,310
2.9 Additional Sections		2			8					10			$1,090
3.0 DRAFT EIR													
3.1 Preliminary Draft EIR	2	24	4	4	20				4	58			$8,220
3.2 Completion of the Draft EIR		15			10					25			$3,675
4.0 FINAL ENVIRONMENTAL IMPACT REPORT													
4.1 Response to Comments	2	16	10		16				4	48			$6,650
4.2 Mitigation Monitoring and Reporting Program		1		4						5			$725
4.3 Final EIR		18								18			$3,330
4.4 Findings/Statement of Overriding Considerations		14								14			$2,590
5.0 MEETINGS AND COORDINATION													
5.1 Environmental Review Coordination	10	24								34			$7,040
5.2 Environmental Review Meetings	16	45		10						71			$13,835
6.0 ENVIRONMENTAL DELIVERABLES												$4,500	$4,500
TOTAL HOURS	**41**	**224**	**64**	**230**	**208**	**18**	**128**	**30**	**16**	**959**			
***Percent of Total Labor (Hours)**	4.3%	23.4%	6.7%	24.0%	21.7%	1.9%	13.3%	3.1%	1.7%				
SUBTOTAL LABOR COSTS	$10,660	$41,440	$8,640	$31,050	$18,720	$3,330	$23,040	$4,950	$1,520		$6,350	$4,500	$154,200
CONTINGENCY (10%)													$15,420
TOTAL LABOR COSTS													$169,620

G.L. = Glenn Lajoie
S.B. = Starla Barker
A.M. = Achilles Malisos
K.B. = Kristen Bogue
A.H. = Alesia Hsiao
T.M. = Tom McGill
R.K. = Rebecca Kinney
T.H. = Tom Huang
GrA = Graphic Artist

7.0 OPTIONAL TASKS													
7.1 Air Quality Technical Report		3	20		35					58			$6,405
7.2 Greenhouse Gas Technical Report		2	12		16					30			$3,430
7.3 Noise Technical Report		2	22		45					69			$7,390

Note: All work will be performed at a "Not to exceed" contract price, which will become the firm fixed price upon completion of negotiations with the Client. The total budget includes all miscellaneous costs for travel/mileage, reproduction, reimburseables, telephone, postal, delivery, reference materials and incidental expenses. Michael Baker will receive payment either on a percentage basis using milestones or by monthly billing, as determined by the Client. The Michael Baker project manager reserves the right to make adjustments to staff allocations as necessary within the overall budget.

STATEMENT OF FINANCIAL CONSIDERATIONS

This proposal and cost estimate shall be valid for a period of three months from date of submittal to the City. Progress billings will be forwarded based on payment criteria established by the City. These billings will include the fees earned for the billing period. The City shall make every reasonable effort to review invoices within fifteen (15) working days from the date of receipt of the invoices and notify Consultant in writing of any particular item that is alleged to be incorrect.

The fees proposed herein shall apply until August 30, 2017. Due to annual increases in costs associated with inflation, staff wage increases and increases in direct costs, Consultant will increase those portions of the contract fee for which work must still be completed after August 30, 2017, by fifteen percent (15%).

Deviations or modifications from the Scope of Work will result in potential re-evaluation of the associated fees. Items not specifically stated in the proposal will be considered an additional work item.

All work will be performed at a "Not to Exceed" contract price, which will become the fixed price upon completion of negotiations with the City staff authorized to negotiate an agreement. The total budget includes all miscellaneous costs for travel/mileage, reproduction, telephone, postal, delivery, reference materials, and incidental expenses.

The budget provides a breakdown of our estimated cost of performing the services described in this Scope of Services. Our Scope of Services and its associated cost are based on several key assumptions, including the following:

1. City will develop the mailing list for distribution of CEQA documents and notices. The City will be responsible for newspaper cost of publication of notices, which will be billed directly to the City, so they are not included in the proposed budget.

2. Photocopy costs included in the proposal are for the specified number of copies of deliverables and reasonable incidental and in-team photocopying. If additional copies of deliverables are needed, they can be provided with an amendment to the proposed budget.

3. Review cycles for preliminary documents are presented in the scope of work. Additional review cycles or additional versions of administrative drafts are assumed unnecessary.

4. The proposed work addresses CEQA requirements of the proposed action. Work related to NEPA compliance or other permitting processes is not included (although these can be added, as needed, with a contract amendment). Work concludes at the acceptance by the City of the final deliverable.

5. The budget is based on completion of work within an agreed upon schedule. If substantial delay occurs, an amendment of the budget would be warranted to accommodate additional project management time and other costs. Substantial delay is normally defined as 90 days or more.

6. Costs are included for the number of meetings specified in the scope of work. If additional meetings are needed, they can be included with an amendment of the budget.

7. Costs have been allocated to tasks to determine the total budget. Michael Baker may reallocate costs among tasks, as needed, as long as the total budget is not exceeded.

8. Once the proposed project description, baseline, and alternatives are approved by the City for analysis in the CEQA clearance document, it is assumed they will not change thereafter. If changes requiring revisions to analysis or rewriting of the CEQA clearance document information occurs, an amendment of the budget would be warranted.

9. The CEQA statutes or guidelines may change during the course of this environmental review. If amendments require redoing work already performed or substantially increasing effort, a contract amendment may be warranted.

10. The Applicant will provide detailed construction phasing and grading/excavation/paving quantities.

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V. References

The following are references that are familiar with the services Michael Baker provides for Specific Plan and land development projects, and we encourage you to contact them with regard to our ability to provide an integrated team of professionals and supporting specialists. Additional references are available upon request.

Portola Center Project EIR | Lake Forest, CA

Michael Baker prepared an Initial Study and Environmental Impact Report for the proposed Portola Center Area Plan 2008-01 and Tentative Tract Map Nos. 15353 and 17300, which encompasses approximately 195 acres in the City of Lake Forest. The Portola Center Area Plan provided a comprehensive set of guidelines, regulations, and implementation plans that govern development of the project site. Tentative Tract Map Nos. 15353 and 17300 proposed to subdivide the project site for the purpose of creating individual lots for residential, mixed-use, park, open space, and other land uses, in accordance with the Area Plan. The project site is part of the larger Opportunities Study Area (OSA) and is one of seven properties, which were analyzed for land use changes in the OSA Program EIR. Where appropriate, the IS and EIR tiered off the OSA Program EIR. Although the analyses relied on the Program EIR, they also discuss any changed circumstances or new information that alter the first tier analysis (Program EIR). The IS and EIR also identified the applicable first tier mitigation measures and recommended additional measures to avoid or lessen potential impacts.

Key environmental issues included short- and long-term air quality and noise impacts, climate change, increased demands for public services and utilities, and land use consistency with the Area Plan.

CONTACT:
Ms. Carrie Tai, AICP
Senior Planner
CITY OF LONG BEACH
333 West Ocean Boulevard
Long Beach, California 90802
562.570.6411
carrie.tai@longbeach.gov

(Ms. Tai was the Senior Planner for this project while she was previously employed by the City of Lake Forest)

CONTRACT VALUE:
$217,325

DURATION:
January 2011 – November 2013

Lincoln Specific Plan EIR | Whittier, CA

Michael Baker assisted Brookfield Homes and the City of Whittier with preparation of an Environmental Impact Report (EIR) for the Lincoln Specific Plan. The 76-acre project is primarily located upon the former Fred C. Nelles Youth Correctional Facility, which was originally established in 1891 and ceased operations in 2004. The site generally consists of 52 buildings, and was designated a California State Historical Landmark in 1982. The facility is also listed on the California Register of Historical Resources and has been determined as eligible for listing in the National Register of Historic Places.

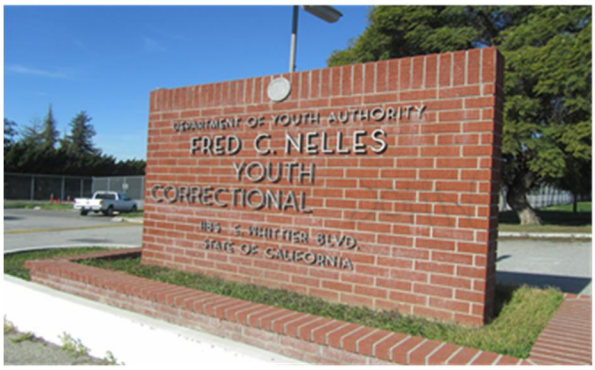
The proposed project would implement a Specific Plan proposing over 700 dwelling units and 200,000 square feet of commercial/retail development. Associated improvements would include open space areas, roadways, utility improvements, and landscaping.

Key environmental issues associated with the project include historical resources and traffic impacts on local and regional roadways. Michael baker prepared detailed technical analysis addressing air quality, noise, greenhouse gases, geology, historical/architectural, and traffic impacts.

CONTACT:
Mr. Dave Bartlett
Vice President of Land Entitlement
BROOKFIELD HOMES
3200 Park Center Drive, Ste. 1000
Costa Mesa, CA 92626
714.427.6868

CONTRACT VALUE:
$690,640

DURATION:
March 2013 – June 2015



Palmdale Transit Village
Specific Plan/General Plan Amendment EIR | Palmdale, CA

Michael Baker, working with the City of Palmdale Community Development Department, prepared an EIR to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures to reduce potentially significant effects resulting from the Palmdale Transit Village Specific Plan, which consisted of approximately 110 acres generally located between Technology Drive and Avenue Q-3 and between 3rd Street East and the Metrolink Railroad tracks adjacent to Sierra Highway in the City of Palmdale.

In order to promote the use of public transportation systems serving Palmdale and the Antelope Valley, the City of Palmdale initiated construction of the Palmdale Transportation Center. The Transportation Center supplements existing stations in Lancaster and Acton, providing rail service between the Antelope Valley and the Los Angeles area. With construction of the Transportation Center, the opportunity to link land use planning policies and programs within the area became apparent. Specifically, the City identified the Transportation Center as an opportunity for Transit Oriented Development (TOD), which is characterized by a mix of uses surrounding a transit facility, where streets have a high level of connectivity, blocks are relatively small, and streetscapes, buildings, and uses cater to the pedestrian.

Key environmental issues included traffic and air quality impacts, along with cultural and biological impacts.

CONTACT:
Ms. Susan Koleda, AICP
Director of Community Development
CITY OF LA CANADA FLINTRIDGE
1327 Foothill Boulevard
La Canada Flintridge, California 91011
818.790.8881
skoleda@lcf.ca.gov

(Ms. Koleda was the Senior Planner for this project while she was previously employed by the City of Palmdale)

CONTRACT VALUE:
$148,915

DURATION:
February 2006 – August 2007

VI. Insurance

Michael Baker has reviewed the City of Lancaster's Insurance Requirements, as included in the Request for Proposals does not have any exceptions or proposed modifications.

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