



CONSENT CALENDAR

Agenda Item # 6

AGENDA REPORT SUMMARY

Meeting Date: February 9, 2021

Subject: Master Contracts for Preparation of California Environmental Quality Act (CEQA) Documents

Prepared by: Guido F. Persicone, Planning Services Manager

Reviewed by: Jon Biggs, Community Development Director

Approved by: Brad Kilger, Interim City Manager

Attachments:

1. Resolution
2. EMC Planning Group Proposal
3. David J. Powers Proposal

Initiated by:

City staff

Fiscal Impact:

\$440,000 is anticipated for this effort with the cost paid for by project applicants.

Environmental Review:

Preparation of contracts is not a project under California Environmental Quality Act (CEQA) and therefore is exempt from additional environmental review per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) as the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Policy Question(s) for Council Consideration:

- Will this effort result in preparation of environmental documents that will ensure development is compliant with CEQA?

Summary:

- This is a request authorizing the City Manager to enter into an agreement with the EMC Planning Group and David J. Powers for preparation of environmental documents.

Staff Recommendation:

Authorizing the City Manager to execute an agreement with EMC Planning and David J. Powers in an amount not to exceed \$440,000 (220,000 per firm) for preparation of CEQA documents.



Subject: Master CEQA Consultant Contracts

Purpose

To prepare environmental documents to ensure CEQA documents are prepared and represent the City’s independent evaluation of a project pursuant to state law.

Background

Pursuant to the City’s Procurement and Policies Manual contracts over \$75,000 require City Council authorization. Additionally, per the City’s Purchasing Policy, a Request for Proposals (RFP) should be released every 3-5 years to ensure the best possible pricing, service and availability. On May 17, 2017 an RFP was released for environmental consulting services. At the conclusion of this process EMC Planning and David J. Powers were chosen as the two preferred environmental consultant vendors.



Table 1-City of Los Altos Contracting Authority

In 2021 the Planning Division will be processing several projects that will require a consultant to prepare CEQA documents. As opposed to having to take the individual contracts for each development to the City Council for authorization, it is prudent to take two master contracts for review by the City Council and then to draw down from this Master Purchase Order (PO) amount. It should be noted the City is not paying for the preparation of these CEQA documents, but rather applicants are providing the funds to cover the costs. The Planning Division is merely the pass through for contracting purposes. It is important for the City to act as the contracting authority because per the CEQA Guidelines, the final adopted document must represent the lead agency's independent



Subject: Master CEQA Consultant Contracts

judgment and analysis.¹ Below is a list of the projects that City staff will need to have contract authority for:

Table 2-Anticipated CEQA Projects for Calendar Year 2021		
Address	Project Description	CEQA Scope of Work-Estimates
355 First Street	SB 330 Project for 38 units	Mitigated Negative Declaration or Infill Exemption
420-428 S. San Antonio (Pancake House) SB 330	SB 330 Project for 23 units	Mitigated Negative Declaration
110 Second Street	6-11 Units	Infill Exemption
2310 Homestead Rd J, Los Altos, CA 94024 (Foothill Crossing Shopping Center)	Foothill Crossing Shopping Center Retain 40,000 sq. ft. of retail and propose construction of 200 units.	Environmental Impact Report (EIR)
330 Distel	90 Unit Affordable Housing Project with the County of Santa Clara	Mitigated Negative Declaration CEQA/NEPA FONSI
376 First Street	15-unit project	Infill Exemption
	EMC Proposal Total	\$426,987
	David J. Powers Proposal Total	\$440,459

Preparation of these contracts does not lock the City into approving the projects nor does it prohibit the City for asking for additional studies if warranted. In authorizing the City Manager to enter into these agreements, City staff will have the ability to quickly engage consultants to ensure compliance with the California Environmental Quality Act (CEQA). In the interest of efficiency, the contracts for the preparation of the appropriate environmental documents will be evenly distributed among the two firms and City will enter into agreements with each for approximately half of their total proposed fees.

Options

- 1) Authorize the City Manager to execute agreements with EMC Planning and David J. Powers in an amount not to exceed \$220,000 for each firm for CEQA consulting services.

Advantages: Allows an agreement with the recommended consulting firm to be executed so that the CEQA efforts can begin to ensure compliance with state law.

¹ See Section 150074(b) of the CEQA Guidelines.



Subject: Master CEQA Consultant Contracts

Disadvantages: NA

2) Decline authorization to execute an agreement with EMC Planning and David J. Powers.

Advantages: Would provide an opportunity for an alternate course of action.

Disadvantages: Individual contracts for projects would have to be approved by the City Council.

Recommendation

The staff recommends Option 1.

RESOLUTION NO. 2021-07

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
AGREEMENTS BETWEEN THE CITY OF LOS ALTOS AND THE EMC
PLANNING GROUP AND DAVID J. POWERS INC., FOR \$220,000 FOR EACH
FIRM FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
CONSULTING SERVICES**

WHEREAS, the City of Los Altos released a Request for Proposals in 2017 for environmental planning services; and

WHEREAS, at the conclusion of this process the City of Los Altos selected David J. Powers Inc., and the EMC Planning Group as the preferred consultants; and

WHEREAS, the City of Los Altos requires specialized services and/or advice pertaining to environmental assessment and compliance services, including the California Environmental Quality Act (CEQA) and;

WHEREAS, both environmental planning firms have indicated their willingness and commitment to provide specialized services to the City of Los Altos;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Los Altos hereby authorizes the City Manager to negotiate and execute agreements with both the EMC Planning Group and David J. Powers Inc., for professional services in an amount not to exceed \$220,000 for each consulting firm.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the ___day of___, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Neysa Fligor, MAYOR

Attest:

Andrea M. Chelemengos, MMC, CITY CLERK

Proposal

CEQA Projects – Calendar Year 2021

City of Los Altos

December 29, 2020

Prepared by
EMC Planning Group

PROPOSAL

CEQA PROJECTS – CALENDAR YEAR 2021

City of Los Altos

PREPARED FOR

City of Los Altos

Guido F. Persicone, AICP

Planning Services Manager

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Los Altos, CA 94022

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PREPARED BY

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December 29, 2020



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PROJECT #1 355, 365, 371, 373 FIRST STREET CONDOS

Setting

The project site is located at 355, 365, 371, and 373 First Street in Downtown Los Altos. The three-acre site is developed with commercial and residential buildings. The site has a general plan designation of Downtown Commercial and is zoned CD/R3 (Commercial Downtown/Multiple-Family). It is located within the First Street District of Downtown.



Project Description

The proposed project is a four-story, 50-unit condominium building with two levels of underground parking.

CEQA Approach

The project exceeds the vehicle miles traveled (VMT) residential infill screening threshold and would require a VMT analysis. Based on the preliminary assessment, the project would have a significant VMT impact, but transportation demand management (TDM) measures can be implemented to mitigate the impact to a less-than-significant level. Therefore, this project would not qualify for a categorical exemption. This scope of work includes preparation of an initial study and mitigated negative declaration, as well as response to public comments and preparation of a mitigation monitoring program. It does not include noticing and distribution, but can be added if the City desires.

Note: This scope of work does not include an historic property report. Should it be determined that any of the buildings to be demolished are 45 years or older and may be significant, structural historic resources, a scope and budget for this task can be provided.

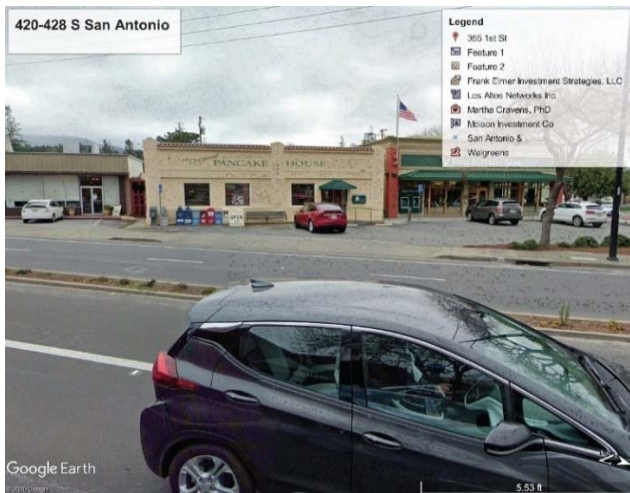
355, 365, 371, 373 First Street Condo Project CEQA Budget									
Task	EMC Planning Group Inc.							Total Hours	Total Cost
Staff	Senior Principal	Principal Planner	Senior Planner	Associate Planner	Associate Biologist	Graphics	Admin./ Production	Total Hours	Total Cost
Billing Rate (Per Hour)	\$250.00	\$200.00	\$175.00	\$150.00	\$130.00	\$125.00	\$115.00		
Technical Analysis									
<i>Transportation</i>	0.0	2.0	0.0	0.0	0.0	0.0	0.0	2.0	\$400.00
<i>Air Quality (Health Risk Assessment)</i>	0.0	5.0	40.0	0.0	0.0	1.0	1.0	47.0	\$8,240.00
Initial Study/MND	8.0	10.0	0.0	70.0	6.0	4.0	4.0	102.0	\$16,240.00
Response to Comments/MMRP	2.0	4.0	0.0	10.0	0.0	0.0	1.0	17.0	\$2,915.00
Management, Meetings, Site Visit, Communication	2.0	16.0	0.0	0.0	0.0	0.0	4.0	22.0	\$4,160.00
Subtotal (Hours)	12.0	37.0	40.0	80.0	6.0	5.0	10.0	Total Hours	Total Cost
Subtotal (Cost)	\$3,000.00	\$7,400.00	\$7,000.00	\$12,000.00	\$780.00	\$625.00	\$1,150.00	190.0	\$31,955.00
Additional Costs									
Production Costs									\$50.00
Travel Costs									\$110.00
Postal/Deliverables									\$25.00
Miscellaneous									\$100.00
Administrative Overhead 10%									\$28.50
Total									\$313.50
Subconsultant Fees									
Hexagon Transportation Consultants									\$18,000.00
Subconsultant Overhead 10%									\$1,800.00
Total									\$19,800.00
Total Costs									\$52,068.50
20% Contingency									\$10,414.00
Total with Contingency									\$62,482.50

NOTE: This proposal is valid for 90 days

PROJECT #2 420-428 S. SAN ANTONIO MULTI-FAMILY

Setting

The project site is located at 420-428 S. San Antonio in Downtown Los Altos. The approximate one-third acre site is developed with a single-story restaurant (Pancake House), and Pilates Studio with approximately seven surface parking spaces. The site has a general plan designation of Downtown Commercial and is zoned CD (Commercial Downtown). It is located within the Mixed Commercial District of Downtown.



Project Description

The proposed project is anticipated to be a 23-unit multi-family complex.

CEQA Approach

The project exceeds the vehicle miles traveled (VMT) residential infill screening threshold and would require a VMT analysis. Based on the preliminary assessment, the project would have a significant VMT impact, but transportation demand management (TDM) measures can be implemented to mitigate the impact to a less-than-significant level. Therefore, this project would not qualify for a categorical exemption. This scope of work includes preparation of an initial study and mitigated negative declaration, as well as response to public comments and preparation of a mitigation monitoring program. It does not include noticing and distribution, but can be added if the City desires.

Note: This scope of work does not include an historic property report. Should it be determined that any of the buildings to be demolished are 45 years or older and may be significant, structural historic resources, a scope and budget for this task can be provided.

420-428 S. San Antonio Multi-Family CEQA Budget									
Task	EMC Planning Group Inc.							Total Hours	Total Cost
Staff	Senior Principal	Principal Planner	Senior Planner	Associate Planner	Associate Biologist	Graphics	Admin./ Production	Total Hours	Total Cost
Billing Rate (Per Hour)	\$250.00	\$200.00	\$175.00	\$150.00	\$130.00	\$125.00	\$115.00		
Technical Analysis									
<i>Transportation</i>	0.0	2.0	0.0	0.0	0.0	0.0	0.0	2.0	\$400.00
<i>Air Quality (Health Risk Assessment)</i>	0.0	5.0	40.0	0.0	0.0	1.0	1.0	47.0	\$8,240.00
Initial Study/MND	8.0	10.0	0.0	70.0	6.0	4.0	4.0	102.0	\$16,240.00
Response to Comments/MMRP	2.0	4.0	0.0	10.0	0.0	0.0	1.0	17.0	\$2,915.00
Management, Meetings, Site Visit, Communication	2.0	16.0	0.0	0.0	0.0	0.0	4.0	22.0	\$4,160.00
Subtotal (Hours)	12.0	37.0	40.0	80.0	6.0	5.0	10.0	Total Hours	Total Cost
Subtotal (Cost)	\$3,000.00	\$7,400.00	\$7,000.00	\$12,000.00	\$780.00	\$625.00	\$1,150.00	190.0	\$31,955.00
Additional Costs									
Production Costs									\$50.00
Travel Costs									\$110.00
Postal/Deliverables									\$25.00
Miscellaneous									\$100.00
Administrative Overhead 10%									\$28.50
Total									\$313.50
Subconsultant Fees									
Hexagon Transportation Consultants									\$12,000.00
Subconsultant Overhead 10%									\$1,200.00
Total									\$13,200.00
Total Costs									\$45,468.50
20% Contingency									\$9,094.00
Total with Contingency									\$54,562.50

NOTE: This proposal is valid for 90 days

PROJECT #3 110 SECOND STREET MULTI-FAMILY

Setting

The project site is located at 110 Second Street in Downtown Los Altos. The approximate 0.20-acre site appears to be developed with one single-family home.

The site has a general plan designation of Medium Density Multi-Family (MDMF) and is zoned Multiple-Family (R3-1).



Project Description

The proposed project is anticipated to be multi-family complex with 6 to 11 units.

CEQA Approach

This project is likely categorically exempt under CEQA Guidelines section 15332, In-Fill Development Projects. This scope of work would include documentation addressing the issues required by 15332: biological resources, transportation-VMT analysis not required (Hexagon Transportation Consultants), noise, air quality (not including a construction health risk assessment), and water quality. The budget does not include preparation of an initial study and mitigated negative declaration, as it is anticipated that the project will be categorically exempt.

Note: This scope of work does not include an historic property report. Should it be determined that any of the buildings to be demolished are 45 years or older and may be significant, structural historic resources, a scope and budget for this task can be provided.

110 Second Street Mult-Family Project CEQA Budget

Task	EMC Planning Group Inc.							Total Hours	Total Cost
	Senior Principal	Principal Planner	Senior Planner	Associate Planner	Associate Biologist	Graphics	Admin./ Production		
Staff									
Billing Rate (Per Hour)	\$250.00	\$200.00	\$175.00	\$150.00	\$130.00	\$125.00	\$115.00		
Technical Reports/Memos									
<i>Biological Resources</i>	0.0	0.0	0.0	0.0	6.0	0.0	0.0	6.0	\$780.00
<i>Transportation</i>	0.0	1.0	0.0	0.0	0.0	0.0	0.0	1.0	\$200.00
<i>Noise</i>	0.0	2.0	0.0	6.0	0.0	0.0	0.0	8.0	\$1,300.00
<i>Air Quality (No Health Risk Assessment)</i>	0.0	2.0	8.0	0.0	0.0	0.0	1.0	11.0	\$1,915.00
<i>Water Quality</i>	0.0	0.0	0.0	12.0	0.0	0.0	0.0	12.0	\$1,800.00
Findings for a Categorical Exemption	1.0	2.0	0.0	2.0	0.0	0.0	0.0	5.0	\$950.00
Management, Meetings, Site Visit, Communication	2.0	16.0	0.0	0.0	0.0	0.0	4.0	22.0	\$4,160.00
Subtotal (Hours)	3.0	23.0	8.0	20.0	6.0	0.0	5.0	Total Hours	Total Cost
Subtotal (Cost)	\$750.00	\$4,600.00	\$1,400.00	\$3,000.00	\$780.00	\$0.00	\$575.00	65.0	\$11,105.00

Additional Costs	
Production Costs	\$50.00
Travel Costs	\$110.00
Postal/Deliverables	\$25.00
Miscellaneous	\$100.00
Administrative Overhead 10%	\$28.50
Total	\$313.50

Subconsultant Fees	
Hexagon Transportation Consultants	\$9,000.00
Subconsultant Overhead 10%	\$900.00
Total	\$9,900.00

Total Costs	\$21,318.50
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20% Contingency	\$4,264.00
Total with Contingency	\$25,582.50

NOTE: This proposal is valid for 90 days

PROJECT #4 2310 HOMESTEAD ROAD J MULTI-FAMILY Setting

The project site is located at 2310 Homestead Road J in Los Altos at the Foothill Crossing Shopping Center. The undetermined sized site is developed with a single-story restaurant (Red Pepper Grill) and possibly other commercial/retail uses. The site has a general plan designation of Neighborhood Commercial and is zoned Commercial Neighborhood (CN).



Project Description

The proposed project is anticipated to retain 40,000 square feet of existing retail and include construction of 200 units. The exact boundaries of the site and details of the project will be necessary.

CEQA Approach

The project exceeds the residential infill screening threshold and would require a VMT analysis. Based on the preliminary assessment, the project would have a significant VMT impact, and the impact may be significant and unavoidable even with mitigation measures. Therefore, this project may require an EIR focused on limited issues (transportation, air quality, and greenhouse gas emissions). This scope of work would include preparation of an initial study to focus the scope of work for the EIR. The initial study will be an attachment to the notice of preparation (NOP).

If, after completion of the VMT analysis and the initial study, impacts can be mitigated to a less-than-significant level, a mitigated negative declaration, rather than an EIR, would be prepared. The scope of work and budget would be reduced under this scenario.

Note: This scope of work does not include an historic property report. Should it be determined that any of the buildings to be demolished are 45 years or older and may be significant, structural historic resources, a scope and budget for this task can be provided.

2310 Homestead Rd J Multi-Family Project EIR Budget

Task	EMC Planning Group Inc.									
	Senior Principal	Principal	Principal Planner	Senior Planner	Associate Planner	Associate Biologist	Graphics	Admin./ Production	Total Hours	Total Cost
Staff										
Billing Rate (Per Hour)	\$250.00	\$225.00	\$200.00	\$175.00	\$150.00	\$130.00	\$125.00	\$115.00		
Management, Meetings, Site Visit, Communication	4	0	24	0	0	0	0	4	32	\$6,260.00
Initial Study and NOP	8	0	10	0	60	6	4	4	92	\$14,740.00
Admin Draft EIR	16	12	42	94	83	8	16	8	279	\$47,960.00
Screencheck Draft EIR	4	0	16	4	8	0	2	6	40	\$7,040.00
Draft EIR	2	0	4	0	4	0	0	6	16	\$2,590.00
Administrative Final EIR	4	0	8	4	40	0	0	6	62	\$9,990.00
Final EIR	2	0	6	0	8	0	0	6	22	\$3,590.00
Mitigation Monitoring Program	0	0	2	0	8	0	0	1	11	\$1,715.00
CEQA Findings	4	0	36	0	0	0	0	0	40	\$8,200.00
Public Hearings (2)	0	0	16	0	0	0	0	0	16	\$3,200.00
Subtotal (Hours)	44	12	164	102	211	14	22	41	Total Hours	Total Cost
Subtotal (Cost)	\$11,000.00	\$2,700.00	\$32,800.00	\$17,850.00	\$31,650.00	\$1,820.00	\$2,750.00	\$4,715.00	610	\$105,285.00

Additional Costs	
Production Costs	\$463.00
Travel Costs	\$220.00
Postal/Deliverables	\$150.00
Miscellaneous	\$200.00
Administrative Overhead 10%	\$103.30
Total	\$1,136.30

Subconsultant Fees	
Hexagon Transportation Consultants	\$24,000.00
Subconsultant Overhead 10%	\$2,400.00
Total	\$26,400.00

Total Costs	\$132,821.30
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20% Contingency	\$26,564.00
Total with Contingency	\$159,385.30

NOTE: This proposed budget is valid for 90 days

PROJECT #5 330 DISTEL MULTI-FAMILY AFFORDABLE HOUSING

Setting

The project site is located at 330 Distel Circle off of El Camino Real near the northern boundary of Los Altos. The existing use is a one-story office building with a surface parking lot occupied by the Midpeninsula Regional Open Space District. The site has a general plan designation of Thoroughfare Commercial and is zoned Commercial Thoroughfare (TC). Multi-family housing is a conditional use in the TC zoning district.



Project Description

The proposed project is anticipated to be a 90-unit affordable housing project sponsored by the County of Santa Clara. Federal funding is likely involved and therefore, NEPA compliance will also be required.

CEQA and NEPA Approach

This project is likely to require a mitigated negative declaration under CEQA and a finding of no significant impact (FONSI) under NEPA. This scope of work would include preparation of an initial study and mitigated negative declaration, as well as an environmental assessment and FONSI focusing on the following issues: air quality (including a construction health risk assessment), transportation including VMT (Hexagon Transportation Consultants), construction noise, energy, land use and planning, public services (fire, police, schools), and utilities (water and sewer). All environmental issues in the initial study checklist will be addressed and all issues required by NEPA to be addressed in an environmental assessment will be addressed.

Note: This scope of work does not include an historic property report. Should it be determined that any of the buildings to be demolished are 45 years or older and may be significant, structural historic resources, a scope and budget for this task can be provided.

330 Distel 90-Unit Affordable Housing Project CEQA - NEPA Budget

Task	EMC Planning Group Inc.							Total Hours	Total Cost
	Senior Principal	Principal Planner	Senior Planner	Associate Planner	Associate Biologist	Graphics	Admin./ Production		
Staff									
Billing Rate (Per Hour)	\$250.00	\$200.00	\$175.00	\$150.00	\$130.00	\$125.00	\$115.00		
Technical Analysis									
<i>Transportation</i>	0.0	2.0	0.0	0.0	0.0	0.0	0.0	2.0	\$400.00
<i>Air Quality (Health Risk Assessment)</i>	0.0	5.0	40.0	0.0	0.0	1.0	1.0	47.0	\$8,240.00
Initial Study/MND	8.0	10.0	36.0	70.0	6.0	4.0	4.0	138.0	\$22,540.00
Response to Comments/MMRP	2.0	4.0	0.0	10.0	0.0	0.0	1.0	17.0	\$2,915.00
Environmental Assessment/FONSI	4.0	16.0	0.0	40.0	0.0	0.0	0.0	60.0	\$10,200.00
Management, Meetings, Site Visit, Communication	4.0	24.0	0.0	0.0	0.0	0.0	4.0	32.0	\$6,260.00
Subtotal (Hours)	18.0	61.0	76.0	120.0	6.0	5.0	10.0	Total Hours	Total Cost
Subtotal (Cost)	\$4,500.00	\$12,200.00	\$13,300.00	\$18,000.00	\$780.00	\$625.00	\$1,150.00	296.0	\$50,555.00

Additional Costs	
Production Costs	\$50.00
Travel Costs	\$110.00
Postal/Deliverables	\$25.00
Miscellaneous	\$100.00
Administrative Overhead 10%	\$28.50
Total	\$313.50

Subconsultant Fees	
Hexagon Transportation Consultants	\$15,000.00
Subconsultant Overhead 10%	\$1,500.00
Total	\$16,500.00

Total Costs	\$67,368.50
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20% Contingency	\$13,473.70
Total with Contingency	\$80,842.20

NOTE: This proposal is valid for 90 days

PROJECT #6 376 FIRST STREET MULTI-FAMILY

Setting

The project site is located at 376 First Street in Downtown Los Altos. The 0.20-acre site is developed with a single-story restaurant (Bella Vita Italian Restaurant Bar and Grill), approximately 3,500 square feet in area with ten surface parking spaces.

The site has a general plan designation of Downtown Commercial and is zoned CD/R3 (Commercial Downtown/Multiple-Family). It is located within the First Street District of Downtown.



Project Description

The proposed project is anticipated to be a 15-unit multi-family complex.

CEQA Approach

This project is likely categorically exempt under CEQA Guidelines section 15332, In-Fill Development Projects. This scope of work would include documentation addressing the issues required by 15332: biological resources, transportation (Hexagon Transportation Consultants), noise, air quality, and water quality. The budget also includes preparation of an initial study and mitigated negative declaration, should it be required.

Note: This scope of work does not include an historic property report. Should it be determined that any of the buildings to be demolished are 45 years or older and may be significant, structural historic resources, a scope and budget for this task can be provided.

376 First Street Multi-Family Project CEQA Budget									
Task	EMC Planning Group Inc.							Total Hours	Total Cost
Staff	Senior Principal	Principal Planner	Senior Planner	Associate Planner	Associate Biologist	Graphics	Admin./ Production	Total Hours	Total Cost
Billing Rate (Per Hour)	\$250.00	\$200.00	\$175.00	\$150.00	\$130.00	\$125.00	\$115.00		
Technical Reports/Memos									
<i>Biological Resources</i>	0.0	0.0	0.0	0.0	6.0	0.0	0.0	6.0	\$780.00
<i>Transportation</i>	0.0	1.0	0.0	0.0	0.0	0.0	0.0	1.0	\$200.00
<i>Noise</i>	0.0	2.0	0.0	6.0	0.0	0.0	0.0	8.0	\$1,300.00
<i>Air Quality (No Health Risk Assessment)</i>	0.0	2.0	8.0	0.0	0.0	0.0	1.0	11.0	\$1,915.00
<i>Water Quality</i>	0.0	0.0	0.0	12.0	0.0	0.0	0.0	12.0	\$1,800.00
Findings for a Categorical Exemption	1.0	2.0	0.0	2.0	0.0	0.0	0.0	5.0	\$950.00
Initial Study/Mitigated Negative Declaration (if required)	8.0	10.0	0.0	70.0	0.0	4.0	4.0	96.0	\$15,460.00
Management, Meetings, Site Visit, Communication	2.0	16.0	0.0	0.0	0.0	0.0	4.0	22.0	\$4,160.00
Subtotal (Hours)	11.0	33.0	8.0	90.0	6.0	4.0	9.0	Total Hours	Total Cost
Subtotal (Cost)	\$2,750.00	\$6,600.00	\$1,400.00	\$13,500.00	\$780.00	\$500.00	\$1,035.00	161.0	\$26,565.00
Additional Costs									
Production Costs									\$50.00
Travel Costs									\$110.00
Postal/Deliverables									\$25.00
Miscellaneous									\$100.00
Administrative Overhead 10%									\$28.50
Total									\$313.50
Subconsultant Fees									
Hexagon Transportation Consultants									\$9,000.00
Subconsultant Overhead 10%									\$900.00
Total									\$9,900.00
Total Costs								\$36,778.50	
20% Contingency								\$7,355.70	
Total with Contingency								\$44,134.20	

NOTE: This proposal is valid for 90 days



PROJECT	CEQA CLEARANCE	NEPA CLEARANCE	COST ESTIMATE
355 First Street	Categorical Exemption (Infill Development)	NA	\$51,535
420-428 S. San Antonio Road	Initial Study/ Mitigated Negative Declaration	NA	\$84,290
110 Second Street	Categorical Exemption (Infill Development)	NA	\$47,050
2310 Homestead Road	Environmental Impact Report	NA	\$120,057
330 Distel Circle	Initial Study/ Mitigated Negative Declaration	Environmental Assessment/FONSI	\$95,508
376 First Street	Categorical Exemption (Infill Development)	NA	\$42,019

PROJECT	CEQA CLEARANCE	NEPA CLEARANCE	COST ESTIMATE
355 First Street	Categorical Exemption (Infill Development)	NA	\$51,535

Reports to be Prepared Under Contract to DJP&A

Transportation Impact Analysis (Hexagon Transportation Consultants, \$20,700)

Air Quality Report (Illingworth & Rodkin, \$7,475)

Noise and Vibration Report (Illingworth & Rodkin, 8,050)

Air Quality Community Risks Assessment (Illingworth & Rodkin, \$1,725)

Reports to be Provided to DJP&A

Phase I/Phase II Environmental Site Assessment (ESA)

Geotechnical Report

Arborist Report

PROJECT	CEQA CLEARANCE	NEPA CLEARANCE	COST ESTIMATE
420-428 S. San Antonio Road	Initial Study Mitigated Negative Declaration	NA	\$84,290

Reports to be Prepared Under Contract to DJP&A

Transportation Impact Analysis (Hexagon Transportation Consultants, \$13,800)

Air Quality Report (Illingworth & Rodkin, \$7,475)

Noise and Vibration Report (Illingworth & Rodkin, \$8,050)

Historic Resources Report (Urban Programmers, \$7,590)

Archaeological Resources Report (Cultural Resources Practitioners, \$6,325)

Reports to be Provided to DJP&A

Phase I/Phase II Environmental Site Assessment

Geotechnical Report

Arborist Report

PROJECT	CEQA CLEARANCE	NEPA CLEARANCE	COST ESTIMATE
110 Second Street	Categorical Exemption (Infill Development)	NA	\$47,050

Reports to be Prepared Under Contract to DJP&A

Transportation Impact Analysis (Hexagon Transportation Consultants, \$10,350)

Air Quality Report (Illingworth & Rodkin, \$7,475)

Noise and Vibration Report (Illingworth & Rodkin, 7,475)

Historic Resources Report (Urban Programmers, \$4,715)

Archaeological Resources Report (Cultural Resources Practitioners, \$2,875)

Reports to be Provided to DJP&A

Phase I/Phase II Environmental Site Assessment

Geotechnical Report

Arborist Report

PROJECT	CEQA CLEARANCE	NEPA CLEARANCE	COST ESTIMATE
2310 Homestead Road	Environmental Impact Report	NA	\$120,057

Reports to be Prepared Under Contract to DJP&A

Transportation Impact Analysis (Hexagon Transportation Consultants, \$27,600)

Air Quality Report (Illingworth & Rodkin, \$11,500)

Noise and Vibration Report (Illingworth & Rodkin, \$10,925)

Archaeological Resources Report (Cultural Resources Practitioners, \$8,050)

Reports to be Provided to DJP&A

Phase I/Phase II Environmental Site Assessment

Geotechnical Report

Arborist Report

PROJECT	CEQA CLEARANCE	NEPA CLEARANCE	COST ESTIMATE
330 Distel Circle	Initial Study/ Mitigated Negative Declaration	Environmental Assessment /FONSI	\$95,508

Reports to be Prepared Under Contract to DJP&A

Transportation Impact Analysis (Hexagon Transportation Consultants, \$17,250)

Air Quality Report (Illingworth & Rodkin, \$9,200)

Noise and Vibration Report (Illingworth & Rodkin, \$8,970)

Section 106 Historic Resources Report (Archaeological Historical Consultants, \$8,096)

HUD Explosives and Fire Hazards (Running Moose Environmental, \$3,163)

Reports to be Provided to DJP&A

Phase I/Phase II Environmental Site Assessment

Geotechnical Report

Arborist Report

PROJECT	CEQA CLEARANCE	NEPA CLEARANCE	COST ESTIMATE
376 First Street	Categorical Exemption (Infill Development)	NA	\$42,019

Reports to be Prepared Under Contract to DJP&A

Transportation Impact Analysis (Hexagon Transportation Consultants, \$10,350)

Air Quality Report (Illingworth & Rodkin, \$8,050)

Noise and Vibration Report (Illingworth & Rodkin, \$7,475)

Air Quality Community Risks Assessment (Illingworth & Rodkin, \$1,984)

Reports to be Provided to DJP&A

Phase I/Phase II Environmental Site Assessment

Geotechnical Report

Arborist Report