



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

November 14, 2006

Lisa Aozasa, Senior Planner
County of San Mateo, Planning and Building Division
455 County Center, 2nd Floor
Redwood City, California 94063

Re: Proposal Amendment to Prepare an Environmental Impact Report (EIR) for the Big Wave Office Park and Wellness Center Project

Dear Ms. Aozasa:

Per your request, Christopher A. Joseph & Associates (CAJA) has prepared this proposal amendment which includes the scopes of work and costs for the following additional EIR tasks: visual simulations peer review, wetlands delineation for the south parcel, and a Phase I environmental site assessment. Also included is an economic market analysis peer review to be conducted by Bay Area Economics (BAE). This proposal amendment serves as an amendment to our original EIR proposal dated September 18, 2006. An EIR schedule and updated cost table are provided at the end of this proposal amendment.

SCOPE OF WORK AMENDMENTS

Visual Simulations Peer Review (CAJA)

CAJA will conduct a third party peer review of up to three (3) of the applicant's computer-generated visual simulations of the proposed project, which will portray representative "before" and "after" visual conditions at the project site. The simulations will illustrate the mass, design, and viewshed impact of the proposed project in order to portray the impacts to the viewing locations, and the aesthetic integration with the existing environment. The peer review will focus on the accuracy of the building scale, size, design and placement on the project site, as well as the distance of the photograph from the project site.

Biological Resources (CAJA)

CAJA has reviewed the several biological resource studies that have been conducted since 2001, including wildlife assessments, rare plant surveys and wetlands delineations; however, a cursory review of existing documents indicates that such studies were conducted only for a portion of the northern parcel.

Rare Plants

Surveys for special status (rare) plants were recommended as an optional task in the original proposal for the southern parcel in order to be consistent with surveys conducted on the northern parcel. However, given the applicant's expedited EIR schedule, these surveys cannot be completed within this timeframe as they would need to commence in March and continue through June. Instead of conducting the survey as recommended in the optional task, surveys will be recommended prior to grading/construction as a mitigation measure in the DEIR; the measure

will also include conditions in the event that rare plants are found during these surveys (i.e. preservation or transplantation, maintenance, monitoring, etc.). Although surveys are preferred in order to adequately assess and quantify potential project impacts to any rare plants on-site, this method will be adequate considering that (a) the likelihood of rare plants occurring on the southern parcel is low due to the absence of rare plants in similar habitat on the northern parcel, and (b) mitigation will not be deferred as long as the measure includes clear, enforceable actions that will adequately mitigate for any impacts to rare plants if found on-site during surveys prior to grading/construction.

Wetlands and Waters Jurisdictional Delineation – Southern Parcel

1. Review Existing Information and Conduct Field Survey: CAJA wetland delineators will review pertinent background information on the property in order to identify areas that have the potential to support jurisdictional features, including:

- Previous Biological Resources Assessment Report prepared by WRA, Inc. for the northern parcel;
- USGS topographic quadrangle maps;
- National Wetland Inventory maps;
- USDA NRCS soil survey information;
- Available aerial photographs, topographic maps and project design drawings as publicly available or provided by the project proponent; and
- The national and local lists of hydric soils.

CAJA jurisdictional delineators will conduct field work throughout the southern parcel to locate features that have the potential to be considered jurisdictional, such as drainages, creeks, ponded areas, or wetlands; these features are most likely to be present in the less disturbed areas along the northern, southern and western parcel boundaries. Data will be recorded for each such feature observed, including as dominant vegetation, indicators of wetland hydrology or ordinary high water mark, soil information, dimensions, and other physical or biological characteristics to determine whether the feature may be considered jurisdictional. All features that meet the U.S. Army Corps of Engineers (Corps), Regional Water Quality Control Board (RWQCB), CDFG or California Coastal Act (CCA) definitions of potentially jurisdictional wetlands or waters will be photographed and mapped using Global Positioning Satellite (GPS) units and/or recorded on available aerial photographs, topographic maps or project maps. Delineation methods will follow Corps and CDFG methods and guidelines.

2. Prepare Report and Map of Potentially Jurisdictional Features: Following the survey, CAJA will synthesize field maps and data and prepare a delineation report and preliminary map of potentially jurisdictional wetlands and waters within the study area. The report will follow the Corps' guidance for preliminary delineations and will include:

- The acreages of wetlands and/or waters on the parcel that are potentially subject to the jurisdiction of the Corps as well as the State (by the RWQCB, CDFG and/or California Coastal Commission [CCC]), and potential project impacts to jurisdictional areas using GIS analysis;
- A statement that the delineation was conducted in accordance with the 1987 Corps manual;

- Justification for wetland/waters boundaries and/or ordinary high water mark;
- Existing field conditions (e.g., observed seasonal variations due to drought, heavy rain, etc);
- A discussion of the hydrologic source for the parcel;
- Directions to the site;
- Contact information identifying the applicant and the owners of the property;
- A discussion of the plant communities and other habitat types present and a list of scientific and common names, and indicator status of plants;
- Soil descriptions, soil maps, and a list of hydric soils at the site;
- Any observed interstate or foreign commerce connection;
- Representative photographs of the site and jurisdictional features; and
- Maps created in ArcView GIS, including:
 - A site location map (on a USGS 7.5-minute topographic base map);
 - A project layout/design map;
 - Soil series map (if necessary); and
 - A map depicting features potentially jurisdictional under the Corps, CDFG, RWQCB and/or CCC.

The maps will include title block information (e.g., the delineator's names, survey dates, revision dates, etc.) as stipulated in the Corps' guidance. The County will be given an opportunity to review the draft report and map prior to submittal to the Corps for verification.

3. Attend Site Verification Meeting with Corps: If requested by the Corps, the CAJA delineator will attend a brief site visit with the Corps to verify the delineation. CAJA will inform the County and project applicant regarding the date and time of the verification so they may attend if desired. During the verification visit, CAJA will answer technical questions on delineation methods or results to facilitate Corps verification. If necessary, the draft delineation report will be revised, and a final (Corps-verified) delineation report prepared. This scope assumes only minor report revisions will be required.

NOTE: This task does not include preparation of regulatory permits associated with project impacts to potentially jurisdictional features. Preparation of Corps, CDFG, RWQCB and/or CCC permit applications, if required and requested, could be addressed outside of this scope.

Hazards & Hazardous Materials (Treadwell & Rollo, Inc.)

Treadwell & Rollo will complete the Phase I Environmental Site Assessment (ESA) in general conformance with ASTM standard E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The Phase I ESA will review past and present land use practices, site conditions, and neighboring property land uses to evaluate the potential presence of pesticides, fertilizers, petroleum hydrocarbons

and hazardous substances in the site soil and/or groundwater. Treadwell & Rollo's proposed scope of services for the Phase I ESA is as follows:

1. Review historical aerial photographs, historical Sanborn Fire Insurance maps and/or United States Geological Survey (USGS) historical topographic maps for the site, as appropriate;
2. Perform a reconnaissance survey of the site and interview the current site owner/tenant or representative, and observe the adjacent properties, as accessible, to make visual observations of existing site conditions, activities, types of land use, and businesses within the search area;
3. Review relevant documents and maps regarding local geologic and hydrogeologic conditions;
4. Review local, state, and federal records provided by a commercial database search firm for government databases pertinent to a Phase I ESA, and
5. Conduct inquiries by telephone, during a visit, and/or by written correspondence to the county environmental management and fire departments regarding environmental permits, environmental violations, incidents and/or status of enforcement actions at the subject site.

Results of the above scope of services will be presented in a report that includes Treadwell & Rollo's opinion regarding the possible presence of petroleum hydrocarbon, pesticides, herbicides, and/or materials releases to the site, and recommendations for additional investigations, if necessary.

Economic Analysis Peer Review (Bay Area Economics)

It is understood that the applicant is having an economic analysis prepared for the business park/office component of the proposed Big Wave development that will address the market demand for the proposed business park, and whether the proposed development provides job opportunities for coast residents that otherwise commute out of the vicinity. Bay Area Economics (BAE) will conduct a third party peer review of the applicant's economic analysis, which will address the assumptions, methodology and overall conclusions regarding the overall demand for the project and the job match with employed residents on the coast area. BAE will prepare an administrative draft memo. BAE will prepare a memo outlining their peer review. BAE will also review the administrative memo with CAJA and County staff. Based on oral and written comments, BAE will revise the administrative memo and produce a final memo.

SCHEDULE

CAJA proposes the following schedule to prepare the Big Wave Office Park and Wellness Center EIR (see Table 1).

- CAJA will submit five copies of the Administrative Draft EIR and the technical appendices to the County within ten to twelve weeks from authorization to proceed. It is anticipated that the County will require at least two weeks to review the Administrative Draft EIR.
- Upon receipt of County comments on the Administrative Draft EIR, CAJA will revise the document as necessary within two weeks and submit the revised Draft EIR to the County for review. Following approval by the County, CAJA will submit 50 copies of the Draft EIR and Technical Appendices.

- CAJA assumes a 45-day public review and comment period for the Draft EIR. Upon completion of the public review period, CAJA will prepare the responses to comments submitted on the Draft EIR within three weeks. It is anticipated that the County will require two weeks to review the responses to comments.
- Within three weeks of receipt of County comments on the Administrative Final EIR, CAJA will submit five copies of the Administrative Final EIR, which will include the Draft EIR, technical appendices, public comments, responses to comments, and mitigation monitoring and reporting program. Upon County approval of the Administrative Final EIR, CAJA will submit 50 copies of the Final EIR to the County.

AMENDED COSTS

The proposed amended budget, with a breakdown of cost by task, is shown in Table 2 (attached). In an effort to reduce the overall EIR cost, we have also deleted the proposed contingency budget of \$15,000 that was included in our original proposal. The total revised budget is **\$204,402**.

CAJA appreciates the opportunity to submit this proposal amendment. We look forward to working with the County of San Mateo on this project. Should you have any questions or require any additional information, please feel free to call or email me at (707) 283-4040 or geoff.reilly@cajaeir.com.

Sincerely,



Geoff Reilly

Principal/Regional Manager

Attachments:

Table 1 - Schedule

Table 2 - Amended Budget

Table 1
EIR Schedule
November 14, 2006

TASKS	TIME
1. Kickoff Meeting and Coordination with County Staff	Week 1
2. Review of Existing Information, Preparation of Preliminary Project Description, and Preparation of Administrative Initial Study/NOP	~Weeks 1-3
3. Conduct Technical Studies	~Weeks 1-12
4. County Review of Initial Study/NOP and CAJA Preparation of Initial Study/NOP	~Weeks 4-5
5. County Review of Preliminary Project Description and CAJA Preparation of Final Project Description	~Week 4 or 5
6. Circulation of Initial Study/NOP (30 days)	~Weeks 6-10
7. Conduct Scoping Meeting	~Week 8
8. Prepare Administrative Draft EIR for Review by County	~Weeks 1-14
9. County Review of Administrative Draft EIR	~Weeks 13-15
10. CAJA Revisions to Administrative Draft EIR per County Comments	~Weeks 15-17
11. County Review of Screencheck Draft EIR	~Week 18
12. Publish and Circulate Draft EIR for Public Review (45 days)	~Weeks 18-26
13. Prepare Responses to Comments and Administrative Final EIR for Review by County	~Weeks 26-30
14. County Review of Administrative Final EIR	~Weeks 30-32
16 CAJA Revisions to Administrative Final EIR per County Comments	~Weeks 32-34
16. County Review of Screencheck Final EIR	~Week 35
17. Publish Final EIR	~Week 36-37