

<b>REQUEST FOR COUNCIL ACTION</b> CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) 3000004933
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): DSD - Planning	DATE: 03/30/2012
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SUBJECT: Second amendment to agreement with RECON Environmental, Inc. for environmental consulting services for the Barrio Logan Community Plan Update.

PRIMARY CONTACT (NAME, PHONE): Lara Gates,236-6006	SECONDARY CONTACT (NAME, PHONE): Lara Gates, 236-6006
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**COMPLETE FOR ACCOUNTING PURPOSES**

FUND	100000				
DEPT / FUNCTIONAL AREA	OTHR-00000000-NS				
ORG / COST CENTER	1611150012				
OBJECT / GENERAL LEDGER ACCT	512059				
JOB / WBS OR INTERNAL ORDER	11001367				
C.I.P./CAPITAL PROJECT No.	-----				
AMOUNT	\$232,000.00	0.00	0.00	0.00	0.00

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

**COST SUMMARY (IF APPLICABLE):** The cost for the original agreement for environmental consulting services was \$451,833. With this action, approving the second amendment to the agreement, the total contract will be increased by \$232,000 to a total amount not to exceed \$683,833. Funds for this action are available in Fund 100000, General Fund.

**ROUTING AND APPROVALS**

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Equal Opportunity Contracting	ORIG DEPT.	Broughton, Kelly	4/3/2012
Environmental Analysis	CFO		
Financial Management	DEPUTY CHIEF		
Comptroller	COO	Goldstone, Jay	4/17/2012
Liaison Office	CITY ATTORNEY	Fain, Nina	4/30/2012
	COUNCIL PRESIDENTS OFFICE		

PREPARATION OF:	<input checked="" type="checkbox"/> RESOLUTIONS	<input type="checkbox"/> ORDINANCE(S)	<input type="checkbox"/> AGREEMENT(S)	<input type="checkbox"/> DEED(S)
RECOMMEND that the City Council authorize the Mayor to:				
<p>1. Authorize the Mayor or his designee to execute, sign and award the second amendment to the agreement between the City of San Diego and RECON Environmental, Inc. to update and complete the environmental review (i.e. CEQA) services for the Barrio Logan Community Plan Update from the amount of \$451,833 to a total awarded amount not to exceed \$683,833.</p> <p>2. Authorize the Chief Financial Officer to appropriate and expend an additional \$232,000 from Fund 100000 for the purpose of executing the amended agreement with RECON Environmental, Inc. from the amount of \$451,833 to an amount not to exceed \$683,833; contingent upon the Chief Financial officer certifying that the funds necessary for expenditure are or will be available.</p>				
STAFF RECOMMENDATIONS: approve the requested actions				
SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)				
COUNCIL DISTRICT(S):	8			
COMMUNITY AREA(S):	Barrio Logan			
ENVIRONMENTAL IMPACT:	<p>It has already been determined that the Barrio Logan Community Plan Update (Project No. 240982) requires the preparation of an PEIR. Pursuant to CEQA Guidelines Section 15352(a), approval of this contract amendment with RECON Environmental, Inc. to update and complete the environmental review services for the Barrio Logan Community Plan Update PEIR does not constitute approval of the Project.</p> <p>Pursuant to CEQA Guidelines Section 15004 formal approval of the Project will occur once the EIR has been completed in accordance with the provisions of CEQA and the City's Land Development Code. Therefore, this activity to amend the RECON contract to complete environmental technical studies as part of the ongoing project is Statutorily Exempt from CEQA pursuant to Section 15262 (Planning and Feasibility Studies). This action will not foreclose review of alternatives or mitigation measures by the public as part of the CEQA review process.</p>			
CITY CLERK INSTRUCTIONS:	Process the resolution subsequent to City Council approval of the requested actions associated with this item.			

**COUNCIL ACTION  
EXECUTIVE SUMMARY SHEET  
CITY OF SAN DIEGO**

DATE: 03/30/2012

ORIGINATING DEPARTMENT: DSD - Planning

SUBJECT: Second amendment to agreement with RECON Environmental, Inc. for environmental consulting services for the Barrio Logan Community Plan Update.

COUNCIL DISTRICT(S): 8

CONTACT/PHONE NUMBER: Lara Gates/236-6006

**DESCRIPTIVE SUMMARY OF ITEM:**

Second amendment to agreement with RECON Environmental, Inc. for environmental consulting services for the Barrio Logan Community Plan Update. This amendment will allow for the consultant (RECON) to complete the EIR for the Barrio Logan Community Plan Update.

**STAFF RECOMMENDATION:**

approve the requested actions

**EXECUTIVE SUMMARY OF ITEM BACKGROUND**

This amendment will allow for the consultant (RECON) to complete the EIR for the Barrio Logan Community Plan Update.

**EIR Contract Amendment**

To date, RECON's expertise has provided valuable technical work in preparing and drafting the Program Environmental Impact Report (PEIR) for the plan update and RECON staff have been an integral part of the Barrio Logan Community Plan Update team. Since 2008 when the original contract was approved, RECON has been working on the development of the PEIR. On September 9, 2009 the PEIR Public Notice of Preparation (NOP) was released and distributed to interested parties.

RECON completed the first screencheck PEIR in June 2011 and provided it to City staff for review. Because of the significant amount of community dialog and input into the plan update process since 2008, the plan update has evaluated multiple land use map scenarios that has affected the timing and scope of both the community plan update and development of the PEIR. This has resulted in the need for additional funding and changes to the original PEIR consultant scope that are necessary to finalize the EIR for consideration by the decision-making bodies. These changes to the scope include:

1. Addition of a second land use alternative to be studied at an equal level. This task includes revisions to all supporting technical studies prepared by RECON and all environmental issue discussions in the PEIR. The cost associated with incorporating a second land use alternative for evaluation in the PEIR is \$191,590. Compensation and Fee Schedule Tasks 1-10 (Attachment 3- Exhibit B) provides the hourly breakdown of each item associated with this item.

2. Based on the State (Assembly Bill 32 and Senate Bill 375) and City's new guidelines and requirements to address Global Climate Change, further work includes complete revisions to the Introduction, Environmental Setting, Land Use, Air Quality, Noise, Visual, Biological Resources, Cultural Resources, Geology and Soils, Hydrology, Water Quality, Water Supply and Wastewater Utilities sections (based on revised and updated technical reports), and preparation of conclusions and a Statement of Overriding Considerations. The proposed additions and changes to the technical studies and overall PEIR are required in order for the City to have a defensible final environmental document for the plan update. The cost associated with meeting the State regulations and City guidelines and requirements is \$16,200. Compensation and Fee Schedule Task 11 (Attachment 3- Exhibit B) provides the hourly estimated breakdown for this item.

3. Addition of the Coastal Categorical Exclusion evaluation that was developed as part of the plan update process and was not included in the original PEIR scope that would allow projects to process their permits ministerially rather than through a discretionary process if they meet the City's regulations including the Coastal Development Permit regulations. The cost associated with evaluating the Coastal Categorical Exclusion is: \$17,550. Compensation and Fee Schedule Task 12 (Attachment 3- Exhibit B) provides the hourly estimated breakdown for this item.

4. Per California Law and CEQA Guidelines, all geologic plans, reports, or documents shall be prepared by a professional geologist or registered certified specialty geologist or by a subordinate employee under his or her direction. Based on this, all new plan update PEIR's are required to comply with this mandate. Since the original PEIR scope was prepared in 2007 it did not foresee this mandate and therefore was not anticipated as part of the original PEIR scope of work. To comply with CEQA for the Barrio Logan PEIR, the geology report will cost: \$6,660. Compensation and Fee Schedule Task 13 (Attachment 3- Exhibit B) provides the hourly estimated breakdown for this item.

This action represents a second amendment to RECON's original contract (\$451,833) to provide environmental consulting services for the Barrio Logan Community Plan update, which was executed by the Purchasing and Contracting Department in August, 2008. A subsequent first amendment of that agreement (No change in total lump sum price) was approved by the Purchasing and Contracting Department in July, 2009.

#### COUNCIL POLICY 300-07:

This Council Policy relates to justification for securing consultant services to perform the specified work. A combination of diminished staff resources and retention of vital DSD work program components presents unique challenges for utilizing existing staff to complete the specified scope of work outlined in the RFP. As such, DSD has solicited professional environmental consulting services (RECON) to assist staff in preparing/completing an EIR for the Barrio Logan community plan update.

#### FISCAL CONSIDERATIONS:

Expenditure of an additional \$232,000 from Fund 100000, amending the amount awarded to RECON Environmental, Inc. from the amount of \$451,833 to an amount not to exceed \$683,833.

**EQUAL OPPORTUNITY CONTRACTING INFORMATION:**

RECON Environmental, Inc. has a current and completed Equal Opportunity Contracting (EOC) Workforce Report on file with the City. This agreement is subject to the City's Equal Opportunity Contracting (San Diego No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Section 22.3501 through 22.3517).

**PREVIOUS COUNCIL ACTION:**

On July 8, 2008, the San Diego City Council approved a consultant contract (Document No. C-8200021 and Resolution #R-303919) with RECON Environmental, Inc. to provide various environmental analysis and technical services associated with preparing an EIR for the Barrio Logan community plan update.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

As a vital component of the plan update process, an extensive public outreach effort has been completed by City staff and the consultant team; including participation by various community organizations and public agencies.

**KEY STAKEHOLDERS & PROJECTED IMPACTS:**

DSD staff has been working closely with various City departments, consultants, and other regional agencies to coordinate the public outreach component of the plan update. A series of meetings and public workshops have already been held in the community to discuss a variety of issues that will be addressed as part of the update process.

Broughton, Kelly  
Originating Department

Goldstone, Jay  
Deputy Chief/Chief Operating Officer

COUNCIL ACTION SUPPORTING INFORMATION  
CITY OF SAN DIEGO

DATE:

**EQUAL OPPORTUNITY CONTRACTING PROGRAM EVALUATION**

April 6, 2012

SUBJECT: Second Amendment to agreement with RECON Environmental, Inc. for environmental consulting services for the Barrio Logan Community Plan Update - (1472)

**GENERAL CONTRACTOR INFORMATION**

Recommended Contractor: RECON Environmental, Inc. (Non certified)

**Amount of this Action:** \$ 232,000 (Second Amendment)

Cumulative: \$ 683,833

Funding Source: City of San Diego

Goals: 20% Voluntary

**SUBCONSULTANT PARTICIPATION**

	<u>This Action</u>		<u>Cumulative</u>	
Rick Engineering (Not certified)	\$ 0.00	0.00%	\$ 20,350.00	2.98%
Leighton and Associates (Not certified)	\$ 4,500.00	1.94%	\$ 4,500.00	0.66%
<b>Total Certified Participation</b>	\$ 0.00	0.00%	\$ 0.00	0.00%
<b>Total Subcontractor Participation</b>	\$ 4,500.00	1.94%	\$ 24,850.00	3.63%

**EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE**

Equal Opportunity: Required

RECON Environmental, Inc., submitted a Work Force Report for their San Diego employees dated, June 14, 2011 indicating 117 employees in their Administrative Work Force.

The Administrative Work Force indicates under-representations in the following categories:

- Black in Laborers
- Hispanic in Management & Financial
- Asian in Professional, Technical and Laborers
- Filipino in Professional, Technical, Admin. Support and Laborers
- Female in Technical

Based on previous under representation, an EO Plan was requested, received and approved on August 6, 2011. EOC Staff will continue to monitor the firm's effort to implement their plan. This agreement is subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517)

**ADDITIONAL COMMENTS**

RLL

## DISCLOSURE DETERMINATION FOR CONSULTANT

*\*Must be signed by department director, agency president or other individual authorized by the appropriate conflict of interest code regarding consultants.*

1. Department / Board / Commission / Agency Name: Development Services Department
2. Name of Specific Consultant & Company: RECON Environmental Inc.
3. Address, City, State, ZIP: 1927 5th Avenue San Diego CA 92101
4. E-mail Address: rmacaller@reconenvironmental.com
5. Date of Assuming Office: August 12, 2008
6. Project Title (as shown on 1472, "Request for Council Action"): Second amendment to agreement with RECON Environmental Inc. for 
7. Consultant Duties for Project: Consultant hired to prepare Barrio Logan Plan Update Programmatic Environmental Impact 

8. Disclosure Determination [select applicable disclosure requirement]:

Check Box  Consultant will not be "making a governmental decision" or "serving in a staff capacity." No disclosure required.

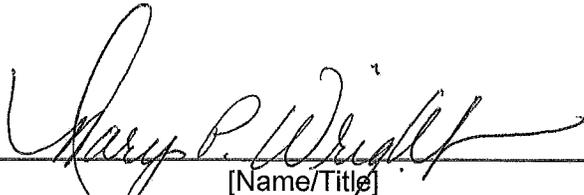
- or -

Check Box  Consultant will be "making a governmental decision" or "serving in a staff capacity." Consultant is required to file a Statement of Economic Interests with the City Clerk of the City of San Diego in a timely manner as required by law. [Select consultant's disclosure category.]

Check Box  Full: Disclosure is required pursuant to the broadest disclosure category in the appropriate Conflict of Interest Code.

- or -

Check Box  Limited: Disclosure is required to a limited extent. [List the specific economic interests the consultant is required to disclose.]

  
[Name/Title]  
Mary P. Wright, Deputy Director

[Date]  
April 10, 2012

**The City of San Diego  
COMPTROLLER'S CERTIFICATE**

**CERTIFICATE OF UNALLOTTED BALANCE**

ORIGINATING CC 3000004933  
DEPT. NO.: 1611150012

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount: \_\_\_\_\_ Fund: \_\_\_\_\_

Purpose: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_  
COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA									
Doc. Item	Fund	Funded Program	Internal Order	Funcional Area	G/L Account	Business Area	Cost Center	WBS	Original Amount
TOTAL AMOUNT									

FUND OVERRIDE

**CERTIFICATION OF UNENCUMBERED BALANCE**

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed: \_\_\_\_\_ \$232,000.00

Vendor: RECON Environmental, Inc.

Purpose: To authorize the expenditures for an agreement with RECON Environmental, Inc. for environmental consulting services for the Barrio Logan Community Plan Update

Date: \_\_\_\_\_ April 16, 2012

By: *Fernanda Figueroa*  
COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA									
Doc. Item	Fund	Funded Program	Internal Order	Funcional Area	G/L Account	Business Area	Cost Center	WBS	Original Amount
1	100000		11001367	OTHR-00000000-NS	512059	1611	1611150012		\$232,000.00
TOTAL AMOUNT									\$232,000.00

**ADDITIONAL SCOPE OF SERVICES**

**Barrio Logan Community Plan EIR**

Create, Draft, and Perform EIR for the Community Plan

1. Complete preparation of the second screencheck EIR. The second screencheck will incorporate revisions to the community plan update made in response to City staff comments and community input. Additional RECON tasks associated with the second screencheck include:
  - Reformat the EIR to address two land use alternatives. Revise all graphics and tables accordingly.
  - Update the Project Description chapter to reflect the two land use alternatives.
  - Revise the Traffic chapter consistent with revisions to the Traffic Impact Analysis (TIA) and the inclusion of the second land use alternative.
  - Revise the EIR issue analyses based on the inclusion of the second land use alternative and updated technical studies.
  - Attend additional meetings and prepare meeting notes as requested.
2. Revise the air quality technical report based on the new Traffic Impact Analysis (TIA) and the second land use alternative.
3. Prepare the Greenhouse Gas (GHG) report based on current information and the City's new guidelines and requirements. RECON will assist in preparing policies and mitigation measures to be included in the CPU to reduce GHG emissions.
4. Prepare a more detailed discussion to be included in the Project Description and discussion of impacts for each of the issues contained in the Draft EIR to address potential impacts resulting from application of a Coastal Categorical Exclusion zone within the Plan area boundaries.
5. Attend additional meetings. An additional 100 hours of meeting time is requested based on projections for the remainder of the project.
6. Prepare revisions to the draft EIR based on City staff review of the second screencheck and provide one hard copy and one electronic PDF copy of the second screencheck and pre-print public review Draft EIR to the City. Upon approval of the pre-print public review copy, provide one camera-ready copy of the public review Draft EIR to city staff for printing and public review distribution 15 days prior to commencement of public review. An electronic copy of the public review Draft EIR will be provided in PDF format for posting on the City's web site.

**EXHIBIT B****ADDITIONAL COMPENSATION AND FEE SCHEDULE**

<b>Task</b>	<b>Hours</b>	<b>Cost</b>
1. Incorporate Land Use Alternative 2 into each section of the Draft EIR	310	\$41,740.00
2. Prepare Revisions to 2 <sup>nd</sup> Screencheck Draft EIR including Draft EIR analysis and format modifications based on the two land use alternatives	250	\$33,750.00
3. Amend and revise mapping and graphics contained in the draft EIR	120	\$16,200.00
4. Project Team Meetings and Coordination	100	\$13,500.00
5. Update Cultural Resources Section to reflect Land Use Alternative 2 at an equal level	50	\$6,750.00
6. Revise Air Quality Technical Report to reflect Land Use Alternative 2 at an equal level	75	\$10,125.00
7. Revise Noise Technical Report to reflect Land Use Alternative 2 at an equal level	50	\$6,750.00
8. Update Water Supply Section to reflect Land Use Alternative 2 at an equal level	40	\$5,400.00
9. Update Hazardous Materials Study to reflect Land Use Alternative 2 at an equal level	75	\$10,125.00
10. Update Traffic Section based on revisions to Technical Report and modeling runs to reflect Land Use Alternative 2 at an equal level	350	\$47,250.00
11. Incorporate Coastal Categorical Exclusion Analysis in Draft EIR	130	\$17,550.00
12. Update Global Warming Section to reflect new State and CEQA regulations for both land use alternatives	150	\$16,200.00
13. Prepare a Geology Study and incorporate findings into the Draft EIR	Per Geology Contract and 16 hours staff time	\$6,660.00
<b>Total Labor and Expenses: EIR and Technical Reports</b>		<b>\$232,000.00</b>

**EXHIBIT C**

**TIME SCHEDULE**

<b>Task *</b>	<b>Time</b>
1. Complete 2 <sup>nd</sup> Screencheck Draft EIR	210 Calendar Days
2. Prepare Revisions to 2 <sup>nd</sup> Screencheck Draft EIR	
3. Update Global Warming Section	
4. Complete Geology Study	
5. Revise Cultural Resources Technical Report to reflect Land Use Alternative 2 at an equal level	
6. Revise Air Quality Technical Report to reflect Land Use Alternative 2 at an equal level	
7. Revise Noise Technical Report to reflect Land Use Alternative 2 at an equal level	
8. Revise Water Study Technical Report to reflect Land Use Alternative 2 at an equal level	
9. Revise Traffic Technical Report to reflect Land Use Alternative 2 at an equal level	
10. Incorporate Coastal Categorical Exclusion Analysis in Draft EIR	
11. Complete 3 <sup>rd</sup> Screencheck Draft EIR	
12. Prepare Revisions to 3 <sup>rd</sup> Screencheck Draft EIR	
13. Complete Final Draft EIR for Public Distribution	

\* Time begins with issuance of Notice to Proceed (NTP) by City

## **MEMORANDUM OF AGREEMENT**

### **Parties**

This Memorandum of Agreement ("MOA") is hereby made by and among Recon Environmental, Inc. ("Proposer") and the City of San Diego ("City"), collectively referred to as the "Parties," to memorialize their acceptance of the terms of the contract resulting to the Proposer's successful proposal in response to the City's Request for Proposal ("RFP") No. 9070-08-Z-RFP.

### **Recitals**

WHEREAS, the Proposer has submitted a proposal in response to the RFP, and in doing so has agreed that, should the proposal be successful, it will be bound by the terms of the Contract Documents as defined in the RFP: including the RFP; the City of San Diego's General Provisions for Proposals dated January 18, 2005 ("General Provisions"); the proposal submitted (technical and price volume); the City's award letter(s); the Proposer's Best and Final Offer (if any); the City's written acceptance of any exceptions to clarifications incorporated in the proposal (if any); any exhibits, attachments, or addenda to any of the aforementioned documents; and any documents incorporated therein by reference;

WHEREAS, the City has determined that the Proposer's proposal is the winning proposal and intends to award the contract to the Proposer on that basis;

THEREFORE, the Parties agree to the following:

### **Agreement**

The Parties mutually agree that, as a result of the City's acceptance of the Proposer's proposal in response to the RFP, the Parties shall be mutually bound by the Contract Documents, as defined above. To the extent terms and conditions of the Contract Documents conflict with one another, the order of priority will be as follows: (1) the RFP takes precedence over conflicting terms in the General Provisions; (2) the General Provisions take precedence over conflicting terms in the proposal; and (3) exceptions and clarifications noted in the proposal take precedence over conflicting terms in the RFP and General Provisions only if expressly agreed to by the Parties in writing prior to execution of this MOA.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

The Parties further agree that the Contract Documents, as defined above and memorialized in this MOA, constitute the entire agreement between the Parties.

Accepted and Agreed,

City of San Diego

By: Hildred Pepper Jr  
Print Name: Hildred Pepper Jr  
Title: Director  
Date: 7/29/08

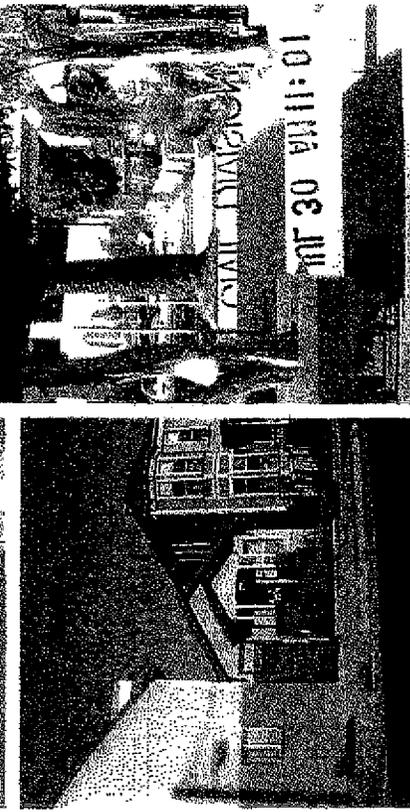
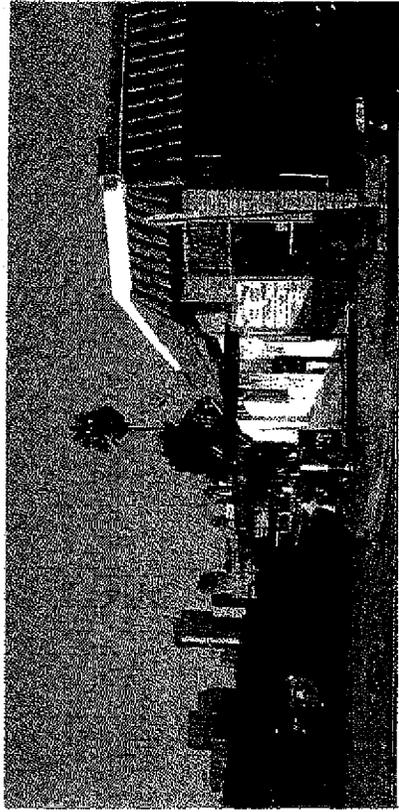
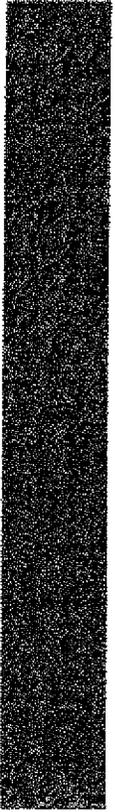
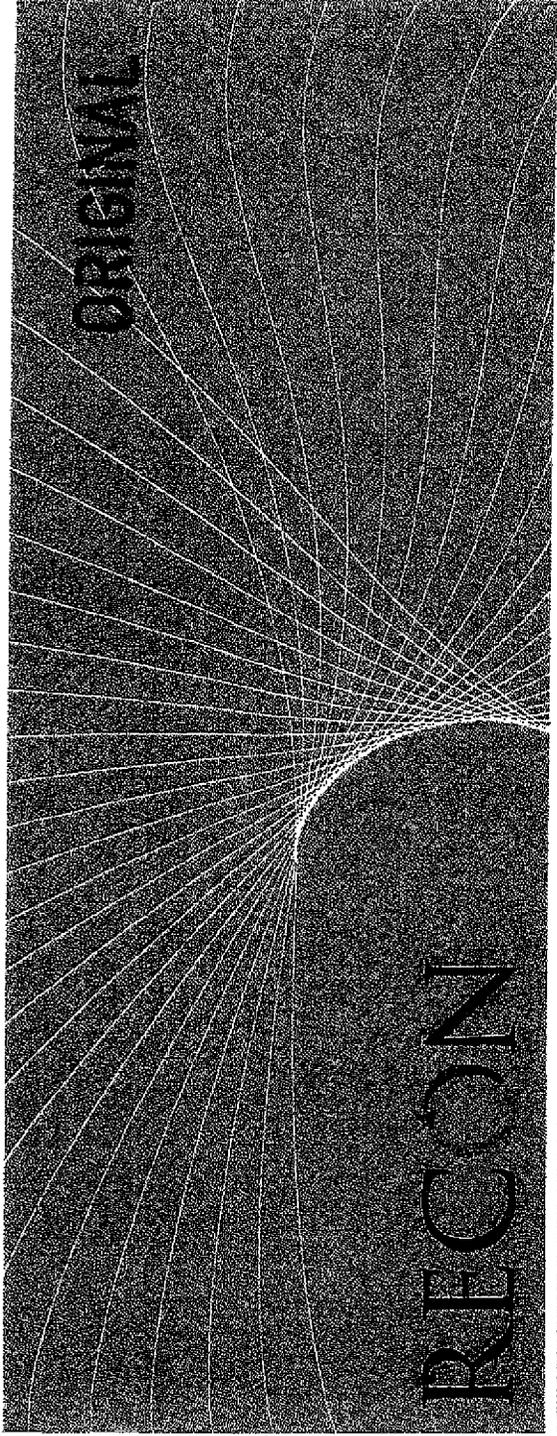
Proposer:  
By: Robert MacAller  
Print Name: Robert MacAller  
Title: President  
Date: 7/10/2008

I HEREBY APPROVE the form and legality of the foregoing agreement this 7th day of August, 2008.

MICHAEL J. AGUIRRE, City Attorney

By: [Signature]  
Deputy City Attorney

(CSRS)



**Volume I**  
**Technical Proposal**  
**Barrio Logan Community**  
**Plan Update EIR**  
**Proposal No. 9070-08-Z-RFP**

Prepared for  
City of San Diego



# RECON



## Volume I Technical Proposal

### Barrio Logan Community Plan Update EIR

Proposal Number  
9070-08-Z-RFP

Prepared for

City of San Diego  
Purchasing & Contracting Department  
1200 Third Avenue  
San Diego, CA 92101-4195  
Atten: Michael Winterberg  
Procurement Specialist

Prepared by

RECON Environmental, Inc.  
1927 Fifth Avenue  
San Diego, CA 92101-2358  
P 619.308.9333 F 619.308.9334  
RECON Number 07-367  
January 11, 2008

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**CITY OF SAN DIEGO**  
**PURCHASING & CONTRACTING DEPT.**  
 1200 Third Avenue, Suite 200  
 San Diego, CA 92101-4195

Proposal No. **9070-08-Z-RFP**

**REQUEST FOR PROPOSAL**

Closing Date: **January 11, 2008**

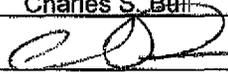
@ 4:00 pm P.S.T.

**ADDENDUM D**

**Subject: Furnish the City of San Diego with an Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update, in accordance with the attached specifications.**

**Timeline: As may be required for a period of two (2) years from date of award, with option to extend the contract on a month-to-month basis, in accordance with the attached specifications.**

Company RECON Environmental, Inc.  
 Federal Tax I.D. No. 95-3121299  
 Street Address 1927 Fifth Ave.  
 City San Diego, CA 92101  
 State CA Zip Code 92101  
 Tel. No. (619) 308-9333 Fax No. (619) 308-9334  
 E-Mail cbull@recon-us.com

Name Charles S. Bull  
 Signature\*   
 Title President  
 Date January 9, 2008

*\*Authorized Signature: The signer declares under penalty of perjury that she/he is authorized to sign this document and bind the company or organization to the terms of this agreement.*

**SUBMITTED PROPOSALS MUST HAVE AN ORIGINAL SIGNATURE.**

your firm is not located in California, are you authorized to collect California sales tax? Yes No  
 If Yes, under what Permit # N/A  
 City of San Diego Business Tax License #: B1979052367

Cash discount terms          %          days. [Terms of less than 20 days will be considered as Net 30 for bid evaluation purposes.]

**FOR CONSIDERATION AS A RESPONSIVE PROPOSAL, THE FOLLOWING IS REQUIRED:**

- 1) Proposal must be submitted on official City proposal forms.
- 2) All information on this Request for Proposal cover page must be completed.
- 3) This cover page must be signed with an original signature.
- 4) Proposal must be submitted on or before the exact closing date and time. Proposal received after the exact closing date and time will NOT be considered. If hand delivering, please allow enough time for travel and parking to submit by the closing date and time.

**FOR FURTHER INFORMATION CONCERNING THIS PROPOSAL, PLEASE CONTACT:  
 MICHAEL WINTERBERG/b19, Procurement Specialist**

Phone: (619) 533-6441

Fax: (619) 533-3230

E-mail: [MWinterberg@sandiego.gov](mailto:MWinterberg@sandiego.gov)

# 1.0 Executive Summary

## 1.1 Introduction

RECON is especially excited about the opportunities this project provides to the City of San Diego (City) and the Barrio Logan community. Project experience and commitment are critical to the project's success and RECON looks forward to working with City staff, community leaders and the public to produce a well supported and legally defensible document that not only addresses environmental issues but meets this vibrant community's needs well into the future.

RECON's team is fully committed and is the best choice for this important project because:

- RECON is an award-winning San Diego firm with 35 years of local experience that provides a unique understanding of San Diego and its needs. Our successful experience in the preparation of complex large-scale EIRs, including numerous major environmental documents for the City of San Diego and South Bay region is well documented.
- RECON has committed its most senior staff to provide the comprehensive environmental, planning, and communications expertise for this project. Key personnel on our team have assisted with the Mayor's streamlining efforts for the environmental process; provided CEQA training workshops for City staff; and have shown, under our existing contracts with the City, that we can meet project deadlines while maintaining the highest standards. Additionally, several key staff members are bilingual and can communicate with the public in Spanish.
- RECON has included on our team a bilingual community liaison to provide insight and neighborhood perspective for analysis of EIR issues. As a former senior consultant to the Assemblyman for the 79<sup>th</sup> Assembly District, Janine Pairs of Southwest Strategies (SWS) has worked with community and business leaders, the environmental community and the general public within the Barrio Logan community. She will assist with identification of important neighborhood character issues.
- RECON's extensive knowledge of the City's EIR process will streamline EIR preparation to avoid delays.

## 1.2 Understanding of the Project Background

The majority Hispanic community is separated from San Diego Bay by a complex of shipping and other water-oriented industrial and commercial uses and from communities to the east by Interstate 5. The Coronado Bridge, which bisects the community, has developed into a unique community asset, providing open space and parkland in its shadow.

The existing community plan is more than 30 years old and no longer meets the community's needs. The current plan has allowed the location of heavy industrial and commercial uses adjacent to or near residential, schools or other sensitive uses and has, in some cases, resulted in environmental degradation. Heavy metals have been identified in residential areas and the community has raised concerns for its public health and safety. Furthermore, the existing plan lacks a collective vision for the community.

A focus of the proposed Barrio Logan Community Plan Update (CPU) is to address land use and public health and safety issues by providing appropriate buffers. With its proximity to nearby redevelopment successes in East Village and areas near the new ballpark, Barrio Logan has a unique opportunity to address long-standing issues, such as aesthetics and community character, affordability and condition of housing stock, traffic congestion, public safety/exposure to potentially hazardous materials, and upgrades to public facilities and utilities to stimulate a more prosperous community.

## 1.3 Approach

RECON will work closely with City staff and the Plan Update Consultant to provide quality control and oversee timely and successful completion of the environmental work program within the City's proposed timeline of two years from the date of award. Initial efforts will be to establish the overall project approach, schedule, roles and responsibilities. RECON technical specialists will review and collaborate on plans and supporting technical studies produced by the Plan Update Consultant, its subconsultants and City staff (e.g., Economic and Fiscal Analysis, Water Availability Assessment).

RECON will assist City staff throughout the entire environmental process: from the Notice of Preparation (NOP) through public hearings. Our vision is to prepare a comprehensive Program EIR that will serve as a foundation for the future environmental review associated with the implementation of the Barrio Logan Community Plan Update.

In closing, RECON understands that preparation of the EIR will require considerable consultation and collaboration with City staff and the Plan Update Consultant to ensure preparation of a thorough and legally defensible document. RECON is uniquely positioned and ready to assist the City and Barrio Logan community in achieving a more prosperous and environmentally sound future.

# 1.0 Resumen Ejecutivo

## 1.1 Introducción

RECON está muy entusiasmado sobre las oportunidades que este proyecto provee a la ciudad de San Diego y a la comunidad de Barrio Logan. La experiencia en proyectos y la dedicación son elementos críticos al éxito del proyecto y RECON desearía trabajar con la ciudad, líderes de la comunidad y el público para producir un documento bien apoyado y legalmente defendible que no solamente trata los asuntos ambientales sino también se enfoca en las necesidades esta comunidad vibrante en el futuro.

El equipo de RECON está dedicado a la implementación de este proyecto importante y es la mejor selección porque:

- RECON es una compañía de San Diego que ha ganado muchos premios en sus 35 años de experiencia local que suministra un conocimiento único de San Diego y sus necesidades. Nuestra experiencia exitosa en la preparación de documentos ambientales (EIRs) complejos y grandes, incluyendo numerosos e importantes documentos para la Ciudad de San Diego y la región de South Bay, está bien reconocida.
- RECON está comprometido en brindar sus profesionales más expertos para asegurar una capacidad comprensiva en asuntos ambientales, de planificación, y de comunicación, a este proyecto. Figuras claves en nuestro equipo han asistido con los esfuerzos del alcalde para simplificar el proceso ambiental, han proporcionado talleres de entrenamiento de CEQA para personas de la ciudad, y han mostrado, por medio de nuestro contrato vigente con la ciudad, que nosotros podemos cumplir con nuestros plazos y al mismo tiempo mantener altos estándares de calidad.
- RECON ha incluido en nuestro equipo un vínculo bilingüe con la comunidad para proveer una visión y perspectiva del barrio en el análisis en el documento ambiental. Janine Pairs de Southwest Strategies (SWS), quien fue consultora para el Assemblyman del distrito 78, ha trabajado con líderes de la comunidad y empresarios, la comunidad ambiental, y el público de Barrio Logan. Ella asistirá en identificar los caracteres del vecindario que son de importancia. Adicionalmente, varios de las figuras claves de RECON son bilingües y pueden comunicar con el público en español.
- El conocimiento extensivo de RECON sobre los procesos de estudios ambientales de la ciudad simplificará la preparación de los documentos ambientales para evitar atrasos.

## 1.2 Comprensión del Contexto del Proyecto

La mayoría de la comunidad hispana está separada de la Bahía de San Diego por un complejo de usos industriales y comerciales de transporte marítimo y otras industrias asociadas con el mar y de comunidades al este por el Interstate 5. El Puente de Coronado, el cual divide la comunidad, ha desarrollado como un aspecto único, suministrando espacios abiertos y parques en su sombra.

El plan de comunidad existente tiene más de 30 años y ya no satisface las necesidades de la comunidad. El plan actual ha permitido la ubicación de usos industriales y comerciales pesados junto o cerca de zonas residenciales, escuelas, u otros usos sensibles, y ha tenido en algunos casos como resultado degradación ambiental. Metales pesados han sido identificados en áreas residenciales y la comunidad ha planteado su preocupación por la salud y la seguridad pública. Además, el plan existente no tiene una visión colectiva para la comunidad.

Un enfoque de la propuesta revisión del plan de la comunidad de Barrio Logan (CPU) es para tratar asuntos de uso del suelo y salud y seguridad pública por medio de separaciones apropiadas. Con su cercanía al exitoso redesarrollo en el East Village y áreas cercanas al Petco Park, el Barrio Logan tiene una oportunidad única para tratar con asuntos que han existido por mucho tiempo, como estética y carácter comunitario, residencias alcanzables y de calidad, congestión de tránsito, seguridad pública, exposición a materiales potencialmente tóxicos, y mejoramientos a utilidades y facilidades públicas para llegar a ser una comunidad más próspera.

## 1.3 Precepto de Trabajo

RECON colaborará con el personal de la ciudad y con el consultor de la propuesta revisión del plan de Barrio Logan para proveer un control de calidad y cumplir con el programa ambiental con éxito y puntualidad, dentro del tiempo dado por la ciudad de dos años a partir de la firma del contrato. Los esfuerzos iniciales serán de establecer una estrategia general del proyecto, calendario, roles y responsabilidades. Los especialistas técnicos de RECON revisarán y colaborarán con los planes y estudios técnicos producidos por el consultor de la propuesta revisión del plan de Barrio Logan, sus subconsultores, y personal de la ciudad. (por ejemplo, Análisis Económico y Fiscal, Análisis de Disponibilidad de Agua) consistente con el precepto de trabajo.

RECON asistirá al personal de la ciudad durante todo el proceso ambiental: desde la noticia de preparación (NOP), hasta reuniones públicas. Nuestra visión es de preparar un programa ambiental comprensivo que servirá en el futuro como la fundación del análisis ambiental asociado con la implementación de la propuesta revisión del plan de Barrio Logan.

RECON comprende que la preparación del documento ambiental requerirá consultación y colaboración extensivas con el personal de la ciudad y con el consultor para la propuesta revisión del plan de Barrio Logan para asegurar la preparación de un documento completo y legalmente defendible. RECON tiene una preparación única para asistir a la ciudad y al Barrio Logan para alcanzar un futuro más próspero y ambientalmente sano.

## 2.0 Qualifications and Experience

RECON has successfully completed projects of similar size, scope and complexity as the Barrio Logan Community Plan EIR, three of which are described below. As part of our proposal, we have provided copies of the Urban Core Specific Plan EIR and the Otay Mesa Community Plan Update EIR as representative writing samples to demonstrate our ability to produce comparable high-quality documents in compliance with CEQA. References for these projects are provided in Attachment A.

### 2.1 Project Experience

#### Urban Core Specific Plan EIR

*Jurisdiction: City of Chula Vista*

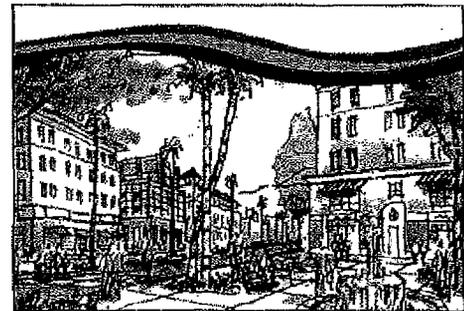
*Project Manager: Mary Ladiana, Planning Manager*

*Address: 276 Fourth Avenue, Chula Vista, CA 91910*

*Phone Number: (619) 409-5432*

*Dollar Value: \$228,930*

RECON has prepared the EIR for this large-scale and high-profile project. The urban core functions as the business, shopping, and government center of Chula Vista. The purpose of the Program EIR is to evaluate the environmental effects of the proposed City of Chula Vista Urban Core Specific Plan (UCSP). The UCSP will fulfill the role of providing detailed neighborhood-specific land use and development regulations (zoning), development design guidelines, and numerous other mobility and public realm guidelines, incentives, and programs to revitalize the urban core in accordance with the general goals stated in the Chula Vista General Plan Update. The UCSP will additionally serve as the basis for a variety of other actions, such as parkland acquisitions and transportation improvements.



The Program EIR contains an environmental analysis of the potential impacts associated with implementing the proposed UCSP, as well as proposed mitigation measures and an evaluation of alternatives to the proposed project. Issues include land use, landform alteration and visual quality, cultural resources, geology and soils, paleontological resources, population and housing, hydrology and water quality, traffic, circulation and access, noise, air quality, public services, public utilities, and public health hazards.

#### Key Components

- ◆ Program level assessment of land use, zoning and policies
- ◆ High level of public interest and involvement
- ◆ Analysis of mixed-use planning in a developed community
- ◆ Health risk assessment of diesel particulates for I-5 traffic
- ◆ Assessment of effects of redevelopment on a historic community

## Otay Mesa Community Plan Update EIR

*Jurisdiction: City of San Diego*

*Project Manager: Dave Nielsen (MNA Consulting); John Ponder (Sheppard, Mullin, Richter & Hampton)*

*Address: Dave Nielsen: 427 C Street, Suite 308, San Diego, CA 92101*

*John Ponder: 501 West Broadway, 19th floor, San Diego, CA 92101*

*Phone Number: Dave Nielsen, (619) 239-9877; John Ponder, (619) 338-6646*

*Dollar Value: \$194,000*

Working with the Otay Mesa Planning Coalition and the City of San Diego, RECON prepared a screencheck Draft Program Environmental Impact Report (PEIR) for the update of the Otay Mesa Community Plan covering more than 9,000 acres in the southernmost portion of the City of San Diego. This Draft PEIR addresses the environmental effects associated with adoption of an update to the 1981 Otay Mesa Community Plan. The Plan Update includes modifications to all of the elements of the plan reflecting substantial land use changes, both locally and regionally, that have occurred over the past 25 years.

Rather than addressing a single preferred land use plan, the PEIR fully addressed three scenarios to allow the decision makers the opportunity to select any one or a hybrid of the scenarios. Each of the three land use scenarios has its own varying levels of land use revisions to the adopted community plan. The PEIR provides a comprehensive analysis of the impacts and alternatives, so that subsequent project-level environmental review can be streamlined. Specific issues addressed in the PEIR include land use, visual effects and Neighborhood Character, transportation, air quality, noise, cultural resources, biological resources, hydrology and water quality, geology and soils, paleontological resources, public utilities, public services, health and public safety, energy conservation, water supply, population and housing and agricultural/natural resources.

An extensive outreach program was undertaken to solicit public input into the environmental and planning process.

### Key Components

- ◆ EIR for comprehensive update of 25-year old community plan in the City of San Diego
- ◆ Highly complex, controversial planning process involving multiple stakeholders
- ◆ Focus on land use adjacency concerns with mixed-use "Village" concepts
- ◆ Public outreach program



## City of Chula Vista General Plan Update EIR

*Jurisdiction: City of Chula Vista*

*Project Manager: Marilyn Pongeggi, Principal Planner*

*Address: Public Service Building, 276 Fourth Avenue, Chula Vista, CA 91910*

*Phone Number: (619) 585-5707 ext 236*

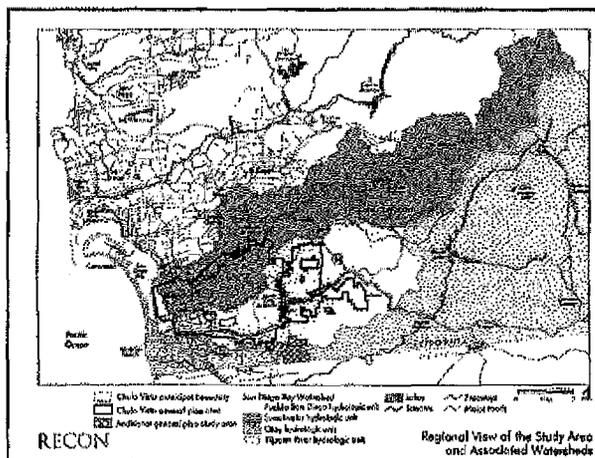
*Dollar Value: \$401,324*

The Chula Vista General Plan Update (GPU) includes the elements of land use and transportation, economic development, public facilities and services, environmental and growth management. RECON prepared the GPU EIR which addresses a variety of environmental issues including land use, biological resources, aesthetics, noise, air quality, traffic and circulation, and public services. Prior to the preparation of the EIR, RECON completed environmental baseline studies in support of the GPU. These studies involve a comprehensive overview of the entire city and served as a planning tool for the GPU process. RECON prepared baseline technical reports for the topics of noise, archaeological resources, agricultural resources, scenic resources, air quality, energy, water quality/NPDES, mineral resources, natural hazards/geology, and solid and hazardous waste/hazardous materials. Each report includes a discussion of the existing General Plan policies, planning and regulatory context, and existing conditions and trends.

### Key Components

- ◆ EIR for the comprehensive update of the 2020 General Plan for the City of Chula Vista
- ◆ Technical baseline studies for the design of the General Plan
- ◆ Equivalent, detailed analysis of four different land use scenarios
- ◆ Highly complex, controversial planning process involving multiple stakeholders

The EIR contains a comprehensive analysis of four different land use scenarios that were all evaluated on a project level in the EIR. The document provided the tools for decision makers to compare and select preferred land use scenarios for various areas throughout the City. This project was a highly complex planning process involving multiple committees and task forces and required numerous revisions and updates within extremely short time periods. To meet this challenge, RECON provided constant open communication with all involved parties and remained flexible and accommodating throughout the process to meet the individual needs of the various participants.



## 2.2 Key Personnel

RECON has been preparing CEQA documents for projects in the city for 35 years. During this time we have worked with City staff on hundreds of projects involving a full range of environmental issues. Through this experience, our team is very knowledgeable of the City's procedures, policies, and guidelines for implementing CEQA. The key personnel assigned to the team are dedicated and available to serve on this project. Changes will only be made upon written permission from the City.

RECON's management team is lead by Donna Steel as project manager, with Lee Sherwood as principal in charge and Charles Bull as quality control reviewer. These individuals have decision-making authority for any issues that may arise during the course of the project. Ms. Steel will be the primary point of contact and will be accessible to the City via email and telephone daily during normal business hours, as will each of the key team members. Contact information is listed below followed by an organizational chart of the team (Figure 1). Resumes for key team members are provided in Attachment C.

Donna Steel, [dsteel@recon-us.com](mailto:dsteel@recon-us.com), 619-308-9333

Lee Sherwood, [lsherwood@recon-us.com](mailto:lsherwood@recon-us.com), 619-308-9333

Charles Bull, [cbull@recon-us.com](mailto:cbull@recon-us.com), 619-308-9333

Janine Pairis, [jpairis@swspr.com](mailto:jpairis@swspr.com), 858-541-7800

Dennis Bowling, [dbowling@rickengineering.com](mailto:dbowling@rickengineering.com)

RECON staff members have many years of experience with public speaking and professional presentations to local community groups, special interest groups, planning commissions, and city councils. Additionally, we have been instrumental in the public participation process on many high-profile projects including the six-million-acre Sonoran Desert Conservation Plan and the Tres Rios del Norte study in Arizona. These projects involved attendance and presentations at public meetings as well as attendance at scientific team meetings, steering committee meetings, planning meetings, public hearings, and scoping meetings. RECON's involvement at these public workshops focused on consensus building among a number of diverse interests.

RECON directed the community participation program for the SANDAG/Caltrans State Route 54 Noise Mitigation Study. This program was developed by Charles Bull and Paul Fromer to involve the residents of National City in the planning process, and included bilingual communications with the local Hispanic community. This program received a statewide award for Outstanding Public Involvement Program of the year by the Association of Environmental Professionals.

Ms. Janine Pairis of Southwest Strategies further enhances our team as the Community Liaison and the Neighborhood Character Specialist. As a bilingual communications professional, Pairis has direct experience working with residents and key opinion leaders in the Barrio Logan community.

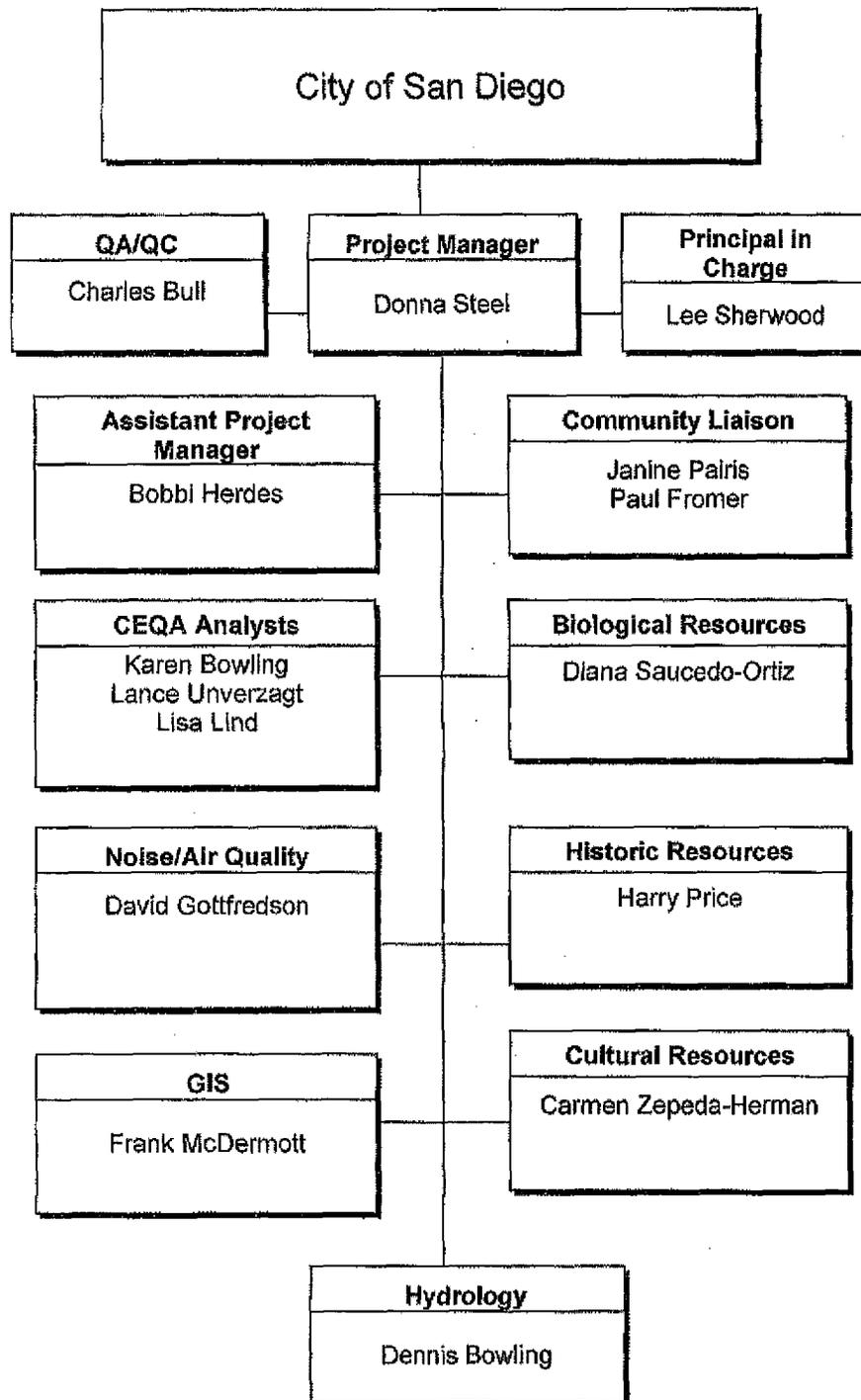


Figure 1  
Organization Chart

## Charly Bull, Quality Assurance/Quality Control

- 30 years of CEQA expertise
- Trained Mediator, National Conflict Resolution Center
- Statewide AEP Award for Outstanding Public Involvement Program for State Route 54 Noise Mitigation Study
- San Diego LEAD Program Graduate
- City of San Diego Code Management Team

As quality control reviewer, Mr. Bull will have a technical advisory role throughout the course of the project. He will provide quality control review of the CEQA document and will attend meetings and hearings on behalf of the City. He has recently served in this capacity on the Chula Vista Bayfront Master Plan Draft EIR, with Donna Steel as project manager. Also relevant to the City's Barrio Logan project is the Urban Core Specific Plan EIR and the Chula Vista General Plan Update EIR for which he served as principal in charge and was very involved in the analysis of the technical issues and attended multiple meetings and public hearings and workshops. Mr. Bull is the president of RECON and has more than 30 years in the environmental industry. He is an expert on CEQA regulations and has presented several workshops on the CEQA guidelines for the Association of Environmental Professionals. He also has specialized technical expertise in issues pertaining to noise, air quality, and cultural resources. Additionally, Mr. Bull brings to the team his skills in mediation training, conflict resolution, and community mediation. He is adept at formulating sound solutions for diverse economic and environmental interests. Mr. Bull is the treasurer and past chair for the National Conflict Resolution Center. He is currently serving on the County of San Diego Air Pollution Control District Citizens' Advisory Committee and the City of San Diego's Code Management Team.

### References:

Mr. Steve Power, Environmental Projects Manager, City of Chula Vista  
(619) 409-5864; [spower@ci.chula-vista.ca.us](mailto:spower@ci.chula-vista.ca.us)

Ms. Marilyn Pongeggi, Principal Planner, City of Chula Vista  
(619) 585-5707 ext 236, [mpongeggi@ci.chula-vista.ca.us](mailto:mpongeggi@ci.chula-vista.ca.us)

## Lee Sherwood, Principal in Charge

- 25 years experience
- M.A., Geography/Environmental Studies
- City of San Diego Business Process Reengineering Committee for CEQA Processing
- City of San Diego Task Force to Develop Significance Threshold Guidelines
- San Diego LEAD Program Graduate
- County of San Diego Approved Consultant - EIR Preparer

Mr. Sherwood is a RECON principal with over 25 years of experience managing and preparing environmental documents in conformance with CEQA. He is an expert in

CEQA regulations, guidelines, and procedures and specializes in complex, controversial, and large-scale planning and development projects. He has served as principal in charge for dozens of projects located within the City of San Diego jurisdiction and has extensive experience working in cooperation with City staff throughout the CEQA process. Representative projects include the Otay Mesa Community Plan Update EIR, Castlerock EIR, Pacific Highlands Ranch EIR, Carmel Valley Neighborhoods 8 and 10 EIRs, California Terraces Precise Plan EIR, and Del Mar Highlands Estates EIR. Mr. Sherwood recently served on the City's Business Process Reengineering Committee to review CEQA processing and previously participated on the City of San Diego Task Force to develop significance threshold guidelines.

**References:**

Ms. Myra Hermann, City of San Diego  
(619) 446-5372, MHermand@SanDiego.gov

Mr. Dave Nielsen, President, MNA Consulting  
(619) 239-9878, dcnelsen@mnac.com

## Donna Steel, Project Manager

- 14 years of environmental planning experience
- Skilled and Responsive Project Manager
- B.A., Geography
- County of San Diego Approved Consultant - EIR Preparer

As project manager, Ms. Steel will be the primary point of contact and will manage the day-to-day operations, supervise the in-house team members and subconsultants, coordinate with City staff, and prepare the environmental document, as well as monitor the project budget and schedule on a regular basis.

Ms. Steel brings to the team her 14 years of local experience managing large and complex projects in San Diego. She has strong research and technical writing skills, attention to detail, the ability to work independently, the ability to be responsive and flexible to the needs of the City, and produces high-quality documents within specified time frames. As a senior environmental planner, Ms. Steel manages the preparation of CEQA compliance documents, specializing in large-scale and high profile planning and development projects. She managed the baseline studies prepared in support of the Chula Vista General Plan Update EIR and was the CEQA analyst for the San Diego County Downtown Courthouse Replacement Project Program EIR located in a high-density urban area of downtown San Diego. She played a major role in the Brookside Planned Development EIR, Wal-Mart/Escondido Union School District Planned Development Project EIR, and Northeast Gateway Specific Plan/Eureka Ranch Tentative Map EIR, all of which were approved. Her other representative experience includes preparation the Chula Vista Bayfront Specific Plan Draft EIR for the redevelopment of 560 acres in south San Diego Bay, the Oceanside Beach Resort EIR for the City of Oceanside Redevelopment Agency, and the Fiesta Island General Development Permit MND with the City of San Diego.

**References:**

Mr. Jay Petrek, Senior Planner, City of Escondido  
(760) 839-4556, jpetrek@ci.escondido.ca.us

Mr. Jerry Hittleman, Acting City Planner, City of Oceanside  
(760) 435-3535, jhittleman@ci.oceanside.ca.us

## **Bobbi Herdes, Assistant Project Manager**

- 20 years of CEQA experience
- B.S., Botany
- B.A., Anthropology/Archaeology
- County of San Diego Approved Consultant – EIR Preparer

Ms. Herdes successfully manages teams of technical experts in preparation of CEQA and NEPA documents for projects throughout southern California. She works closely with planners, engineers, and architects throughout all stages of the planning process. She knows land-planning policies, local zoning ordinances, and local planning documents. Ms. Herdes specializes in residential, mixed use and urban redevelopment projects in San Diego. Her representative projects include the high-profile Otay Mesa Community Plan Update EIR, the Meadowood Specific Plan EIR and the Archstone Mission Gorge EIR adjacent to the Grantville Redevelopment Area, as well as the 22-acre Grantville Redevelopment EIR and the Hazard Center Redevelopment EIR in the City of San Diego.

## **Paul Fromer, Community Liaison**

- Fluent in Spanish
- 26 years of environmental planning experience
- Statewide AEP Award for Outstanding Public Involvement Program for State Route 54 Noise Mitigation Study
- Trained Mediator, National Conflict Resolution Center

Mr. Fromer is an environmental planner with over 26 years of experience on high-profile planning projects of regional significance. He has directed dozens of large-scale regional conservation plans in the Southwest. His contributions have been recognized with numerous awards and commendations. Under Mr. Fromer's direction, RECON received the National American Planning Award for the "Outstanding Plan of the Year" for the Sonoran Desert Conservation Plan. He received the statewide AEP Outstanding Environmental Resource Document of the Year for the Short-Term Habitat Conservation Plan for the Desert Tortoise and was a key player at the steering committee meetings, scientific team meetings, and public hearings.

As a bilingual public outreach facilitator, Mr. Fromer assists various groups and resource agencies in the formulation of solutions for diverse economic and environmental interests. He has been extremely successful in building consensus among resource

agencies, stakeholders, special interest groups, and the general public on a number of regional environmental planning efforts.

## **Janine Pairis, Community Liaison/Neighborhood Character**

- Fluent in Spanish
- 10 years of experience in community and public relations
- Direct experience with the Barrio Logan community

Janine Pairis brings more than 10 years of management and consulting experience in the fields of government, politics, community and public relations to the Southwest Strategies team. Her broad experience enables her to collaborate with colleagues and clients to ensure successful strategic planning and implementation of clients' public affairs programs.

Recently, Pairis has worked with Caltrans to develop and implement the public outreach component of the SR 94 Operational Improvement Project from Jamul to Potrero. She coordinated all scoping meeting logistics and with the assistance of the SWS graphics department team. Pairis designed and wrote all the supporting materials presented at the scoping meeting and other community presentations. In addition, Pairis' ability to communicate in Spanish was an asset to the project team when it was necessary to translate pertinent materials into Spanish. Her active involvement at the Scoping Meeting ensured that monolingual Spanish speakers were comfortable submitting comments and asking questions. During the SR 94 project, Pairis wrote the responses to all comments submitted at the scoping meeting and via email for inclusion in the Draft EIR.

Prior to joining SWS, Pairis served as senior consultant to the 79<sup>th</sup> District's elected Assemblyman. While there, Pairis represented him before the various communities in the 79<sup>th</sup> Assembly District, including the residents of Barrio Logan. She has professional relationships with San Diego City Councilman Ben Hueso, District 8, and his staff, as well as the entire Mayor and Council offices at the City of San Diego. As a bilingual communications professional, Ms. Pairis has experience working with residents and key opinion leaders in the Barrio Logan community and can serve as the Neighborhood Character Specialist on the team.

## **Lance Unverzagt, AICP, CEQA Analyst/Planner**

- American Institute of Certified Planners
- Master of Community and Regional Planning
- B.S., Business Administration
- County of San Diego Approved Consultant - Agricultural Resources

Mr. Unverzagt prepares CEQA documents for residential, commercial and mixed-use developments in San Diego and Imperial counties. His recent experience includes

assisting in the preparation of the Castlerock Residential EIR in San Diego and the Cheyenne Residential EIR in Santee as well as the Draft EIRs for Desert Lakes Specific Plan, La Palmilla Specific Plan, and the Procalamos residential development in the Imperial Valley. He is on the County of San Diego's Approved Consultants List for Agricultural Resources. As former planner with The Holt Group, Mr. Unverzagt worked as a contract city planner for the City of Imperial. His responsibilities included the preparation of staff reports, mitigated negative declarations, public notices, and initial studies, as well as planning documents.

## Karen Bowling, CEQA Analyst

- 14 years of CEQA experience
- M.A. Political Science and Planning (Public Affairs)
- B.A. Political Science and Geography (Environmental and Resource Management)
- LEED Certification (in progress)

Ms. Bowling has worked with RECON as an environmental analyst, visual simulations specialist, and GIS cartographer. In her present role as environmental analyst, she prepares CEQA and NEPA compliance documents for a variety of development projects in San Diego County. Ms. Bowling was the assistant project manager for the Urban Core Specific Plan EIR for the City of Chula Vista. Her role of responsibility on this project has entailed coordination with City staff and subconsultants, noticing of state agencies, attendance at public hearings, schedule and budget conformance monitoring, analysis of relevant environmental issues, preparation of Draft and Final versions of the EIR, as well as preparation of an MMRP and Findings. Her additional experience includes Chula Vista General Plan Update EIR, Otay Mesa Community Plan Update EIR, and Meadowood Specific Plan EIR.

## Lisa Lind, CEQA Analyst

- M.A. in City Planning, (In progress)
- B.A., English
- 4 years of regulatory compliance experience
- Certificate in Community and Economic Development

Ms. Lind is an environmental analyst with four years of experience in regulatory and CEQA compliance and design review. She is responsible for document preparation, research, issue analysis, report writing, and client and agency coordination. Ms. Lind prepares accurate and thorough environmental documents within the limits of the project budget and schedule. Ms. Lind previously worked for El Cajon Community Development Corporation, where her responsibilities included directing programs geared toward revitalization strategy of a property-based improvement district in downtown El Cajon. She worked with City departments on issues related to design, safety, and property maintenance. Ms. Lind's recent work includes assisting with the Chula Vista Bayfront Master Plan Draft EIR, the Fiesta Island General Development Plan IS/MND, City of

Oceanside Integrated Water Utilities Master Plan EIR, and the IS and MND for the Vallecitos Water District Meadowlark Reservoir.

## David Gottfredson, Noise and Air Quality

- 22 years experience
- B.S. Chemical Engineering
- County of San Diego Approved Consultant - Air Quality and Acoustics

Mr. Gottfredson serves as project manager for CEQA/NEPA environmental documents and provides technical expertise for noise and air quality studies. He conducts interior and exterior noise analyses and analyzes acoustical impacts from such sources as vehicular noise and industrial land uses. He runs computer models to predict future noise levels, draws noise contour maps, and determines mitigation measures such as heights of attenuation walls. He performs air quality studies that involve descriptions of ambient conditions, health risk assessments, dispersion and emissions models, and preparation and processing of reports. He prepares emissions screening and health risk assessments and his modeling experience includes familiarity with ISC, Screen, EMFAC, AERMOD, CALINE, and URBEMIS.

## Diana Saucedo-Ortiz, Biological Resources

- Fluent in Spanish
- B.S. Ecology
- County of San Diego Approved Consultant - Biological Resources
- CDFG Scientific Collecting Permit #006138 for Insects, Rodents/Small Mammals, Reptiles/Amphibians
- USFWS Permit #TE-797665 for Coastal California Gnatcatcher, Quino Checkerspot Butterfly, Endangered Vernal Pool Branchiopods, Endangered Vernal Pool and Upland Plants
- Wetland Delineation Training and Federal Wetland/Waters Regulatory Policy, Wetland Training Institute

Ms. Saucedo-Ortiz conducts habitat assessments; vegetation mapping; wetland delineations; focused surveys for endangered, threatened, and sensitive species; and monitoring in a variety of habitats in southern California. She prepares biological technical reports and evaluates project impacts on sensitive biological resources in accordance with CEQA. She also prepares jurisdictional delineation reports and coordinates permitting with the water resource agencies. Ms. Saucedo-Ortiz has experience preparing and implementing habitat management plans (HMPs) and habitat conservation plans (HCPs). She has considerable experience in natural resource planning involving coastal sage scrub, chaparral, riparian, and grassland habitats.

## Harry Price, Historic Resources

- 15 years of experience in cultural resources management
- B.A., Anthropology
- Qualified Archaeological Monitor, City of San Diego
- County of San Diego Approved Consultant – Archaeology and History

Mr. Price has over 15 years experience conducting cultural resources studies. He is an experienced archaeologist in the areas of fieldwork, excavation, site mapping, soil profiling, column sampling, surface collection, and field reconnaissance. Among his responsibilities for RECON, he conducts field surveys, prepares cultural resource technical reports, illustrates and photographs artifacts, and prepares maps of archaeological sites. He has performed historic building evaluations and archival research for many historic structures in the San Diego area. He is familiar with City's Historic Resources Code and the California Register of Historical Resources (CRHR) eligibility requirements. Mr. Price participated in the Aztec Brewing Company Section 106 documentation for this early twentieth-century industrial site in Barrío Logan. His other representative experience includes cultural resources survey for Chula Vista Bayfront Master Plan EIR, historic building evaluation of four buildings on South Fourth Avenue in Escondido, and a historic resources assessment in support of the Otay Mesa Community Plan Update EIR.

## Carmen Zepeda-Herman, Cultural Resources

- M.A., Anthropology
- Certified by the Register of Professional Archaeologists
- County of San Diego Approved Consultant - Archaeology
- Qualified Archaeological Monitor, City of San Diego

Ms. Zepeda-Herman is certified by the Register of Professional Archaeologists (RPA) and is responsible for leading and conducting field surveys, test excavations, data recovery excavations, and construction monitoring for cultural resource studies. She conducts background research, site records maintenance and assembles crews for completion of projects. Ms. Zepeda-Herman regularly works with a range of regulatory and assessment frameworks including NHPA, NRHP, CRHR, and CEQA. Prior to joining RECON, Ms. Zepeda-Herman was an archaeological project leader for the State of California Department of Parks and Recreation. There she excavated both prehistoric and historic sites. She catalogued and analyzed artifacts recovered from prehistoric shell middens and various historic adobe sites. She performed construction monitoring and historic structure recordation, prepared documentation, and participated in various surveys.

## **Dennis Bowling, P.E., Hydrology**

- California-Registered Engineer in California, Arizona, and Nevada
- M.S. Civil Engineering, Specialty in Surface Hydrology
- 26 years of experience

Dennis Bowling is principal in charge of the Water Resources Division at Rick Engineering Company's San Diego office. Mr. Bowling is responsible for overseeing all hydrologic and hydraulic calculations related to private land development projects, master drainage plans, and Federal Emergency Management Agency flood insurance studies. Mr. Bowling directs all hydrologic and hydraulic analysis and design activities pertaining to major flood control channels, desilting and detention basins, and storm drain systems. He has also developed several computer programs to supplement commercially available hydrologic/hydraulic software. Mr. Bowling is a local expert in designing Best Management Practices to manage both the quantity and quality of stormwater runoff from land development. He directs all hydrologic and hydraulic analysis and design activities pertaining to major flood control channels, desilting and detention basins, and storm drain systems. Through his project work, he coordinates with local, state, and federal agencies. Representative projects include City of Vista Master Drainage Plan, Ocean Beach Master Drainage Plan, North Embarcadero Visionary Plan, CCDC Storm Water Management Plan, and Black Mountain Ranch.

## **Frank McDermott, GIS Analyst**

- 9 years experience
- B.S., Environmental Planning and Design
- Certificate in Cartography and GIS
- Member, URISA, Southern California Chapter

Mr. McDermott is a geographic information systems (GIS) analyst with experience in vector, raster, and 3-D analysis using the latest software from ESRI and ERDAS including ArcGIS, ArcInfo, ArcView, and Imagine. He works with biologists, archaeologists, and environmental analysts to compile, analyze, and synthesize data from various sources, including data generated from the field using global positioning system (GPS) technology and data created through digitizing and other secondary sources. Prior to joining RECON, Mr. McDermott worked as a GIS analyst for the City of Encinitas where he developed a City-wide stormwater NPDES dataset from hardcopy as-built plans, and produced many high-quality maps using ArcGIS. He developed and maintained more than 100 data layers including assessors parcel base, street centerlines, recreational trails, zoning, land use, various utility layers, and numerous special use overlay zones.

## 2.3 Subconsultants

The qualifications and capabilities of our subconsultants are presented below with the completed City's Statement of Subcontractors form provided in Attachment B.

### Southwest Strategies

Southwest Strategies specializes in the development and implementation of communications programs that support project proposals before local government decision makers. SWS has extensive experience working with local communities on similar redevelopment projects. In the City of San Diego, SWS has worked on the Paseo project in the College area, St. Paul's Cathedral redevelopment in Bankers Hill, and the Ballpark Village project in the East Village of the CCDC project area in downtown San Diego. In addition, SWS has experience creating and implementing public outreach plans required by CEQA during the EIR process.

The firm's approach is to work closely with clients as strategic partners to help completely communicate the benefits of their project to the community, the media and elected officials. As a full-service public relations firm, SWS has substantial experience in all facets of public affairs and public relations, including strategic planning, media relations, community relations, government relations, event planning, and the production of collateral materials.

Bernie Rhinerson, Janine Parris and other SWS principals have strong professional relationships with San Diego City Council members, as well as the entire Mayor and Council offices at the City of San Diego. As a bilingual communications professional, Parris has experience working with residents and key opinion leaders in the Barrio Logan community and can serve as the Community Liaison and the Community Neighborhood Specialist.

### Rick Engineering Company

Rick Engineering Company is a San Diego-based engineering firm. The company's Water Resources Division employs designers and engineers whose specific focus includes hydrology, hydraulics, storm water management, and best management practices design. Their specialized water resources modeling, design, and planning programs have been applied to more than 500 projects in the Southwest. Rick Engineering offers expertise in hydrologic and hydraulic calculations and construction of Best Management Practices (BMP) for all types of development projects. They also prepare master drainage plans and Federal Emergency Management Agency (FEMA) flood insurance studies.

Rick Engineering is skilled in solving complex water resources issues and maintains a staff of engineers familiar with local, state, and federal agency requirements. They have extensive experience with 404 permitting, National Pollutant Discharge Elimination System (NPDES), Stormwater Pollution Prevention Plans (SWPPP), and Regional

Water Quality Control Board regulations. The firm uses state-of-the-art equipment including a GIS to assist with mapping and modeling, and up-to-date computer hardware and water resources software. Notable projects include the North Embarcadero Visionary Plan, Black Mountain Ranch, State Route 125, Dana Point Harbor Revitalization, the 2,500-acre Eagle Valley project, and the historic train depot in National City.

## 2.4 Project Management

RECON's brings a proactive approach to interacting with City staff throughout the project. Ms. Steel will promptly establish open lines of communication with the City on technical, budget, and schedule issues, and she will maintain a close relationship with the City through project completion. RECON understands the need to maintain open lines of communication and flexibility during preparation of the EIR. This ensures that issues identified during the course of planning and environmental review can be addressed in a timely manner.

This frequent dialogue will also occur internally. Ms. Steel will manage the multidisciplinary team consisting of RECON's in-house technical staff as well as designated subconsultants. Through regular department meetings and billing meetings, all RECON team members involved on the project, including the administration staff, will be informed on the status of the work.

RECON has established effective project management procedures designed to facilitate the management of project schedules and budgets, and to provide quality control of all environmental documents produced by the firm. RECON ensures highly trained personnel, support staff, and adequate company resources for every contract. Our project managers also understand that close and continuous coordination with our clients and between all project team members is essential to a successful project.

At the onset of a project, RECON project managers establish a working schedule, budget, and project management plan that incorporates City goals and requirements for the project, which is then distributed to all project staff. Project reviews are implemented on a weekly and monthly basis, as appropriate to the project, and include a review of the project schedule, goals, milestones achieved, and budget allocation. For large and complex projects, formal status reports are available to our clients along with a summary of milestones completed and yet to be accomplished. Finally, regular communication with the City project manager ensures client satisfaction while work is in progress.

For careful tracking of budgets, RECON uses the latest version of Deltek Financial Management System. RECON also uses this software to produce individually tailored invoices to best serve our clients' varied needs. To plan, schedule, and track the progress of tasks associated with a project, RECON uses Microsoft Project. Project budgets and schedules are updated regularly so that our project managers know the schedule and budgetary status of a job at any given time, and are able to plan and monitor the implementation of a project. Most importantly, this system enables RECON

to respond to fast-track time schedules and to clearly communicate the progress of projects with our clients.

Through our project management practices, knowledge of the environmental review procedures of CEQA, experience on similar projects, extensive company resources, and depth of staff we have the ability to prepare the EIR for the City in a time- and cost-efficient manner.

The quality and integrity of our products and services is demonstrated by the awards and recognition that we have received. This includes state and national American Planning Association awards, several statewide awards from the California Association of Environmental Professionals, two GIS awards from ESRI, and numerous commendation letters from our clients.

## 2.5 Company Resources

RECON is located in downtown San Diego approximately five minutes from the City offices. We have a full range of company resources including GIS and GPS equipment, an in-house print shop, project scheduling and budgeting software, and a fleet of company vehicles. These resources allow the efficient use of staff time and ensure our ability to respond to multiple delivery schedules. Having this capability to print all of our environmental documents and graphics in house minimizes costs and maximizes efficiency. These sophisticated machines are capable of yielding high-volume documents in a consistent, sharp resolution ensuring professional documentation for all of our clients.

### Computer Software

RECON utilizes several word processing and desktop publishing programs to produce environmental documentation. This includes Microsoft Office running under Windows operating systems on PC workstations. We also use a wide variety of graphics, statistical, database, spreadsheet, and other software to assist with our document production.

To maintain project schedules and budgets, RECON has efficient costing and scheduling tools to help manage the project's progress. For careful tracking of budgets, RECON uses the latest version of Deltek Financial Management System software. To plan, schedule, and track the progress of tasks associated with a project, we use Microsoft Project.

#### Key Components

- ◆ Microsoft Word
- ◆ ESRI ArcGIS 9.1 and 9.2
- ◆ 3D Analyst
- ◆ Spatial Analyst extensions for geospatial maps
- ◆ Adobe Illustrator
- ◆ City compatible platforms
- ◆ Microsoft Project
- ◆ AutoCAD

## GIS/GPS Capabilities

The RECON spatial data group specializes in the mapping and analysis of biological and cultural resources data. RECON currently uses software from ESRI including ArcGIS running on networked Windows XP and 2000 workstations as the foundation of our GIS. RECON prepares, subscribes to, and maintains all digital spatial data products as ArcInfo coverages, ArcView shapefiles, ArcGIS geodatabases and georeferenced imagery. Our GIS department currently uses ESRI's latest ArcGIS software. The software extends our spatial analysis capabilities, streamlines data management, improves project efficiency, and enables us to offer our clients digital data in the newest industry-standard formats for GIS. Spatial data in all common GIS, CAD, and graphic formats are supported, as are geographic datum and map projections. Networked spatial databases available to all RECON resources staff include the latest georeferenced orthophotography, seamless digital USGS topographic quadrangles, Natural Diversity Database, and hundreds of local and regional data layers including base-mapping, infrastructure, planning, and resource locations. Other spatial analysis and mapping software includes AutoCAD 2002 for engineering design work, ERDAS Imagine 8.6 for image analysis, and Autodesk VIZ 4.0 for photo-simulations.

## Graphics Capabilities

RECON's graphic artists are experienced in producing high-quality black-and-white and color graphics for environmental documents. In addition to conventional graphics capabilities, RECON utilizes a variety of computer-based graphics programs including AutoCAD and Autodesk VIZ for CAD-related projects. For RECON's highest-quality artistic needs, we use industry standard applications such as the Adobe Creative Suite software. These include Adobe Photoshop, Adobe Illustrator, and InDesign CS2, as well as web development software including Adobe Studio 8. The graphics department is also experienced in the production of large-display graphics used in public presentations and uses an in-house HP DesignJet 5500 Series Printer for large format printing.

## Printing and Reproduction Capabilities

RECON houses several networked workgroup laser printers. Environmental documents can be reproduced quickly and in large volumes by RECON's Xerox DocuTech 6100 digital printer, which is capable of producing up to 6,000 pages per hour. This very sophisticated machine yields consistent, sharp resolution that ensures professional document production. RECON also operates two high-quality, high-speed Xerox DocuColor 250 printer-copiers. Both color printer-copiers are connected to the network via Fiery network controllers, which allow color printing from workstations. Scanning, in conjunction with optical character recognition software, is performed using a high-speed Xerox DigiPath Scanner or either of the DocuColor printer-copiers. Photos and slides are scanned using the Epson Perfection Scanner 1640SU and the Nikon Super Coolscan 4000ED. Large-format maps are produced with a Hewlett-Packard Designjet 5500PS color plotter that prints up to size E (42 inches wide). This equipment gives RECON the

ability to expeditiously reproduce environmental documents of the highest quality for our clients.

## Modeling Programs

### Air Emissions Inventories and Dispersion Models:

- Industrial Source Complex Models (ISC)
- Caltrans Air Pollutants Dispersion Model (CALINE4)
- California Air Pollutant Emission Model (EMFAC7)
- U.S. EPA Air Quality Screening Model (Screen 3)
- AB 2588 Toxic Risk Assessment Model (ACE2588)
- Integrated Puff Model (Inpuff)
- Dense Gas Dispersion Modeling Software (Degadis)
- California Health Risk Assessment Model (HRA)

### Noise Prediction Models:

- Federal Highway Administration Noise Prediction Models: STAMINA, Optima, Sound 32, Sound 2000
- Swing Model for Railway Activity
- Traffic Noise Model (TNM)
- Highway Construction Noise Model (HICNOM)
- Integrated Noise Model (INM)
- In-house noise modeling software

## 3.0 Implementation Plan

### 3.1 Project Initiation

This first task, project initiation, is critical to the successful completion of the environmental work program, as it will set the stage for team interactions, as well as maintenance of schedule control and focus of the EIR. RECON's project team has extensive experience managing complex environmental projects in the City and will work closely with City staff and the Plan Update Consultant to establish this framework. We envision two components of this task: meetings and scoping.

#### 3.1.1 Meetings

RECON will attend 15 technical meetings with City staff to address a number of items including roles and responsibilities, project schedule, and overall project approach. We have also included two community meetings as well as planning commission and city council hearings. These meetings and hearings are detailed in Section 3.9 below.

#### 3.1.2 Roles and Responsibilities

A key element of the project initiation phase will be the coordination of efforts between RECON, City staff, and the Plan Update Consultant. A clear understanding of the roles and responsibilities will be established. RECON will establish an FTP site where project files, schedule information, meeting minutes and any other technical issues can be made quickly available to team members to facilitate communication and resolution of issues. Work done by the Plan Update Consultant will be critical to the successful completion of the environmental document, thus the project initiation meetings will provide a mechanism for RECON to clarify needed information by issue. In addition, RECON will meet with the City and the Plan Update Consultant and identify the information needed for the preparation of the EIR. We will also provide information regarding environmental issues that fall within RECON's purview that may contribute to the development of the community plan.

RECON will provide peer review of all technical studies to be used in the EIR including those prepared by the Plan Update Consultant and City staff to ensure accuracy and adequacy for use in the EIR. This includes technical review of the historic resources reconnaissance and archaeology, hazardous materials, noise, and traffic studies.

#### 3.1.3 Schedule

During the initiation meetings, RECON will work with City staff to identify critical path and milestones for the EIR. On this basis, we will work with the City to establish an achievable schedule for completion of the environmental process. Development of the preferred and alternative land use plans early in the process will be key to maintaining the goal of completing the process within the two-year timeframe. A proposed schedule is provided in Figure 2.

Based on this schedule, RECON can complete the proposed EIR by the end of January 2010. This assumes that a preferred plan and associated technical reports are available by September. To complete the EIR within 24 months of the anticipated April award date, the preferred plan would need to be available by January 2009.

### 3.1.4 Project Approach

Another important goal of the initiation task will be working with City staff to refine the approach to the EIR. At this stage, we envision an approach that includes a programmatic analysis.

Given that the project is a CPU, it would be appropriate to prepare a Program EIR (PEIR). Pursuant to the CEQA Guidelines, a PEIR may be prepared on a series of actions that can be characterized as one large project in order to provide a comprehensive analysis of impacts and alternatives, consider cumulative impacts and avoid duplicative subsequent review. A PEIR would allow the City to consider broad policy alternatives and community-wide mitigation measures at the earliest stage when it has greater flexibility to deal with cumulative effects. In addition, the PEIR can streamline environmental review of future projects in the Barrio Logan Community Plan area. The PEIR can be used as an initial study to evaluate potential impacts of future actions or as a first-tier EIR for later environmental documents. It may also serve as a database for the environmental setting, cumulative impacts, project alternatives, and other sections of later, project-specific environmental documents.

As community outreach is essential to the success of the Barrio Logan CPU process, RECON has included on its team a bilingual community specialist to help the team understand the concerns of the community and focus on environmental issues of particular concern. This consultant will play a key role throughout the environmental process by assisting the team in identifying target audiences, preparing materials and soliciting input in the scoping process, establishing thresholds and methods analysis with respect to visual effects and community character, responding to comments received during public review of the Draft EIR, and attending meetings and public hearings.

### 3.1.5 Scoping

The goal of the scoping process will be to identify and focus the issues to be addressed in the EIR. City staff will prepare a scoping letter which identifies issues to be addressed and issue a Notice of Preparation (NOP) to solicit input regarding the scope and content of the EIR from the public, as well as interested agencies and organizations.

During the NOP period, RECON will participate in the CEQA scoping meeting for the project. In conjunction with the scoping process, RECON proposes to prepare a handout entitled "Understanding the Environmental Process" oriented toward community members. This bilingual document will provide a clear, non-technical understanding of the role that the environmental process plays in the planning process, and the role the community can play in the environmental review of the plan.

ID	Task Name	August	Septem	October	Novemb	Decemb	January	Februar
		8/8 8/2	8/6 9/2	10/ 0/1	11/ 1/1	1/2 2/1	2/2 1/1	1/2 2/7 2/2
1	Project initiation							
2	Kick off meeting							
3	Refine roles and responsibilities							
4	Notice of preparation							
5	City review of NOP							
6	Revise NOP							
7	NOP review period							
8	Scoping meeting							
9	Thresholds and analysis							
10	Prepare thresholds report							
11	City review of thresholds report							
12	Revise thresholds report							
13	Background data collection -existing conditions							
14	Preferred plan available							
15	Screencheck draft EIR							
16	Technical impact analyses							
17	RECON prepared air and biology studies							
18	Obtain technical reports from CPU Consultant							
19	RECON review of CPU consultant technical reports							
20	City review of RECON prepared technical reports							
21	CPU Consultant revise Consultant prepared technical report							
22	RECON revise RECON prepared tech reports							
23	Finalize technical studies							
24	Draft EIR							
25	Meet with City to identify CEQA alternatives							
26	Prepare initial screencheck draft EIR (first screen check)							
27	City review of initial screencheck draft EIR							
28	RECON revise draft (second screencheck)							
29	City review of revised draft EIR							
30	RECON revise second submittal (third screencheck)							
31	City approval of public review draft							
32	Pre-print public review draft							
33	Translate document							
34	Compile and print pre-print draft							
35	Public review draft							
36	Public review							
37	Final EIR and responses							
38	Prepare draft responses to comments							
39	City review of draft responses							
40	Revise responses and finalize EIR							
41	Prepare draft findings							
42	City review of draft findings							
43	Revise findings							
44	Produce final EIR							2/4
45	Project Management							
46	Monthly progress reports							

## 3.2 Thresholds and Analysis Methods

As it is important to establish the EIR thresholds of significance and methods of analysis at the outset of the environmental work program, the goal of this task will be to reach consensus and prepare a document that will serve as a blueprint for the EIR analysis. To this end, RECON will draft a thresholds and analysis methods document that will identify significance thresholds for each potential issue to be addressed in the EIR. The methods discussion in this document will expand upon the methods presented in the following scope of services, (see section 3.4.3).

As a starting point, RECON will use the CEQA Significance Determination Threshold prepared by the Development Services Department (January 2007 or as updated). These thresholds will be reviewed by RECON team specialists to determine appropriateness for use in analyzing the Barrio Logan Plan Update. Upon review, our team of specialists may recommend refinements to these thresholds as they specifically relate to Barrio Logan. For example, our community liaison and neighborhood character specialist, Ms. Janine Pairis, will assist in establishing a threshold for evaluating visual effects and neighborhood character that take into consideration the perspectives of the residents, businesses, and community leaders.

RECON will prepare a draft thresholds and analysis document for review by City staff. Based on City input, RECON will revise the document and prepare a final version for use in preparing the EIR. RECON will participate in up to two meetings with staff during the preparation of the thresholds and analysis document.

## 3.3 Background Data Collection

RECON will assemble available data, compile new data information, and work with City staff and the Plan Update Consultant to attain information sufficient to establish the baseline for impact analysis. Based on a review of this information, RECON will coordinate with City staff and the Plan Update Consultant to identify issues of community-wide significance as part of the background data collection tasks.

Background information assembled as part of this effort will rely as much as possible on existing information from previous studies and analyses, as well as work completed by the Plan Update Consultant.

At a minimum, background data sources will include:

- Barrio Logan Redevelopment Plan (1991)
- Barrio Logan/Harbor 101 Community Plan and Local Coastal Program
- Barrio Logan Planned District Ordinance (PDO)
- City of San Diego Strategic Framework Element, City of Villages
- City of San Diego General Plan Update Final EIR

- Other relevant recently completed EIRs for projects within the planning area
- Relevant planning and environmental documents for adjacent lands; including the Southeast San Diego Community Plan which includes Sherman Heights and Logan Heights as well as the Port of San Diego's Port Master Plan (1980, as amended through 2007) , and Naval Base San Diego
- Chollas Creek Enhancement Program
- Multiple Species Conservation Program
- California Coastal Act
- SANDAG Regional Comprehensive Plan (RCP) and EIR
- SANDAG Regional Transportation Plan (Mobility 2020)

Some or all of the above documents may be incorporated by reference in the future environmental document.

For the purpose of the EIR, background data will serve as the basis for the existing conditions for each section of the impact analysis. Specific tasks identified for the purpose of assembling background data for the EIR issues identified in the RFP are as follows.

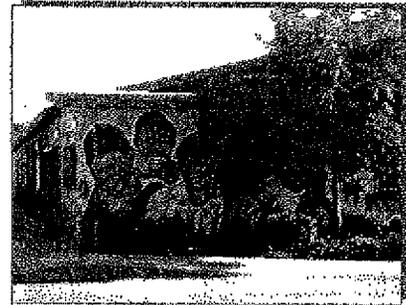
**Land Use.** Background information will rely on the approved General Plan Update and EIR, Barrio Logan Community Plan and Local Coastal Program, Redevelopment Plan, PDO, MSCP Subarea Plan, Prime Industrial Land map and other relevant planning and environmental documents addressing existing and approved land uses as well as policies and guidelines relevant to the project area. While not a requirement of CEQA, RECON will review and summarize existing documentation prepared under EPA grants addressing Environmental Justice. Representative photographs will be taken and examples of compatible and incompatible uses within the plan area will be documented. RECON will review documentation prepared by the City, Port, Navy, Coastal Commission, Environmental Health Coalition, EPA and others as appropriate and identified by the City or Plan Update Consultant. Maps will be included as needed for reference. This information will provide the basis for the existing conditions discussion and subsequent analysis of potential impacts.



**Transportation / Traffic Circulation / Parking.** The mobility analysis and traffic study prepared by the Plan Update Consultant will be reviewed to establish the existing conditions. Based on this review, the existing conditions will be summarized to provide a baseline for future analysis. Background information will include existing pedestrian, transit (light rail and bus), vehicular (automobiles and trucks) and bicycle travel as well as parking within the Barrio Logan study area.



**Visual Effects and Neighborhood Character.** A description of visual resources and neighborhood character for the Barrio Logan CPU area will be developed based on the Urban Form Analysis and Massing and Visual Preference Studies prepared by the Plan Update Consultant. To augment RECON's background research for neighborhood character, team member Janine Pairis of Southwest Strategies will bring her considerable experience working in the Barrio Logan community to the environmental process. One of her tasks will be to review background materials and make sure that the community has adequate input during the scoping process. Ms. Pairis, who is fluent in both English and Spanish, was former senior consultant to the elected Assemblyman for the 79<sup>th</sup> Assembly District and is intimately familiar with issues facing the District and Barrio Logan in particular. Relevant community input regarding neighborhood character collected during community workshops or provided by staff will also be included.



**Air Quality.** Background data for the air quality analysis will consist of ambient air quality measurements made at local air quality monitoring stations operated by the San Diego Air Pollution Control District and a description of existing regulations. This information will serve as the ambient condition and will be added to the results of the



impact analysis described below to assess the potential for the project to result in exceedance of the state and federal ambient air quality standards. RECON's description of the URBEMIS computer program for air quality analysis is provided under Task 3.4.3 below.

**Noise.** Existing noise generators and ambient noise data will be obtained from the Noise Technical Study being prepared by the Plan Update Consultant. RECON will perform a peer review of the Noise Technical Study to evaluate its adequacy and accuracy. Maps and tables presented in the study will be included as appropriate.

**Biological Resources.** Background information for the biological resources assessment will include a review of the City's MSCP vegetation mapping, recent

aerial photographs, California Natural Diversity Data Base, USGS topographic maps, USDA soils maps, and any recently completed environmental documentation for the study area. Although largely developed with urban uses, preliminary review indicates the potential for wetlands in association with existing drainages and other limited areas of potential habitat.

**Health and Safety.** Background information on hazards will be based on information provided in the Environmental Data Resources Area Study Report being prepared by the Plan Update Consultant. Additional resources such as the Environmental Justice report will be referenced as appropriate.

**Historic Resources.** The previous EIR for the Redevelopment area indicates that at least 11 cultural resources studies were completed in the area prior to 1990. The City of San Diego's Office of the City Architect has completed a historic resource survey in the project area and identified 84 properties that may have potential for historic designations. In addition to these reports, RECON did a major data recovery program for the former Aztec Brewery in the plan area that identified conservation of specific resources. We understand that the Plan Update Consultant will be preparing a Historical Resources Reconnaissance and Archeological Study at the parcel level for the built environment that will also contribute to the background data for cultural resources. RECON will review and summarize historical data based on the completed work and future reconnaissance-level survey of historic resources.



**Hydrology/Water Quality.** Background data for existing hydrologic conditions will be based on existing hydrologic maps presented in the San Diego Basin Plan, previously completed EIRs for the study area and additional secondary source documentation, as available. Three drainage channels traverse the Barrio Logan community and flow into San Diego Bay. Pertinent data will be summarized for Chollas, Switzer and Palefa Creeks. Impaired water bodies will be discussed. Floodplain maps will be reviewed to locate the existing 100-year floodplain. Water quality regulations will be identified, including the most recent Municipal Permit (R9-2007-0001, NPDES No. CAS0108758) for the regulation of post-development runoff flow rates and durations.

**Geologic Conditions.** Secondary source geologic survey and fault maps for the area will be reviewed to locate the San Diego Bay-Tijuana Fault and other known geologic constraints, such as fill or potentially unstable soils. Proximity to known faults and other geologic conditions will be discussed to provide a baseline for future analysis of potential impacts should the proposed plan update be implemented.

**Paleontological Resources.** Background data for assessment of impacts to paleontological resources will be based on the geological formations within the planning area boundary. Identified formations will be reviewed to determine whether

there is a high, moderate or low potential for important paleontological resources to be present in underlying formations.

**Public Services and Facilities.** Information addressing public services and facilities, including existing police and fire services response times, equipment and stations; parks and recreational facilities; schools; libraries; roadways and pedestrian infrastructure will be obtained from Public Facilities and Parks System Strategy and Phasing Plan prepared by the Plan Update Consultant, the Public Facilities Financing Plan prepared by the City and additional relevant sources that may be identified by City staff (School District, SANDAG, or SANGIS as appropriate) to establish the existing condition.

**Public Utilities.** The public utilities discussions will describe the existing condition of water, sewer, storm drains, solid waste disposal and energy within the planning area. RECON will include a background discussion of existing conditions based in part on the water supply study being prepared by the City (per Appendix A of the RFP).



RECON will also coordinate with City staff or the supplier to determine existing generation and available capacity for solid waste disposal and with the energy supplier to establish existing availability.

**Water Quality and Supply.** Although included in the RFP under this heading, RECON will address water quality in the Hydrology/Water Quality section as discussed above. Water supply and capacity will be discussed under Public Utilities (see above).

**Agricultural Resources.** Department of Conservation agricultural maps, as well as data provided by the City or Plan Update Consultant, will be referenced to determine the potential for agriculture resources to be present in the plan area. The most recent SANDAG data indicates the presence of 2.3 acres of agricultural land in the Barrio Logan community.

**Mineral Resources.** Secondary source data published by the California Department of Conservation, Geological Survey (CGS) (formerly Division of Mines and Geology) mineral resources maps, General Plan, or other data will be reviewed to identify the location and significance of mineral resources, including sand and gravel if present within the plan area. Preliminary review suggests there are no significant mineral resource zones (MRZs) identified in the plan area for the mining of aggregate resources.

## 3.4 Screencheck Draft EIR preparation

RECON will prepare the Draft Program EIR in accordance with the outline provided in the RFP. The document will conform to the requirements of the City of San Diego and CEQA Guidelines. Each issue discussion of the EIR will conform to City guidelines. RECON will complete the following tasks.

### 3.4.1 Section 1 - Executive Summary

RECON will provide a succinct summary of the program EIR with sufficient information that decision makers and the public will be able to understand the environmental effects of the project. The summary will include the project features, significant impacts that would occur if the project is implemented, alternatives, including a comparison table showing the general merits of each as compared to the proposed project, and areas of controversy. A matrix will also be included to show a complete list of all project impacts by issue, required mitigation, and significance after mitigation has been performed. Issues resulting in significant and unmitigated impacts will be listed first.

### 3.4.2 Section 2 – Introduction, Environmental Setting and Project Description

#### Introduction

This section will identify the intended use and purpose of the EIR, and provide an overview of how the EIR may be used as the basis for subsequent approvals or environmental documents. Particular care will be taken to explain the relationship between the CPU EIR and the General Plan EIR, Regional Comprehensive Plan EIR, Strategic Framework Element (SFE) EIR and future development projects.

An overview of CEQA requirements and process will be included to meet legal requirements of the EIR. The environmental setting discussion will provide an overview of the physical characteristics of the project and identify rare or unique environmental resources.

#### Environmental Setting

The environmental setting will briefly describe the physical characteristics of the project area sufficient to provide the reader with an understanding of the natural and built environment. A description of the project location and proximity to San Diego Bay and downtown will be discussed. Geographic proximity to adjacent communities and important biological, archaeological, geological, hydrological, man-made features (such as the Coronado Bridge, Interstate 5, railroad), other



relevant or locally important resources, and other CEQA related disclosures will be discussed.

## Project Description

The detailed project description will be based on the preferred land use plan developed for the CPU and will include a statement of the goals and objectives of the project that will be used to help establish a reasonable range of alternatives that could be addressed in the report. Each component of the CPU will be described, accompanied by tables and exhibits. A list of discretionary actions/permits to be taken by the City will be included as well as a list of federal, state, and local agency approvals.

## History of Project Changes

RECON will work with City staff and the Plan Update preparer to prepare a history of project changes. This history will summarize environmental concerns raised during development of the Community Plan and, pending approval from City staff, may include a summary of the Community Vision Plan and its relationship to the planning process. Other input by community groups such as the Environmental Health Coalition and Barrio Logan Partners may also be included. Any input received from the Planning Commission and Council committee members will also be summarized.

### 3.4.3 Section 3 – Environmental Analysis

The following issue discussions will be included in the Draft EIR. Evaluation of each issue will be organized into four sections: existing conditions, thresholds for determining significance, impacts, and mitigation, including a statement of the significance of impacts before and after mitigation.

**Land Use.** Recent planning efforts have focused on the need to relocate or consolidate existing uses (e.g., industrial) to minimize conflicts, increase recreation and visitor serving uses, and improve public access to San Diego Bay. Several issues remain to be addressed. Historic uses and proximity to tidelands within the control of the Port of San Diego and Navy lands, each with unique missions, create special challenges for the community and future planning efforts.

An analysis of impacts that could result with implementation of the proposed project will be included.

Specific thresholds and potential land use conflicts will be identified based upon project compatibility to existing land uses and conformance to the proposed land use plan and zoning. Short and long-term direct and indirect impacts will be evaluated for consistency with the General Plan, adopted Community Plan and Local Coastal Plan as well as the Community Plan Update, and applicable habitat conservation plan.



The environmental review will identify conflicts with applicable state or federal policies or regulations, including a discussion of consistency with Chapter 3 of the Coastal Act. Land use impacts will be based upon the consistency of the proposed project with these various planning documents and the degree to which these potential impacts would lead to physical effects.

**Transportation/Circulation/Parking.** The discussion of significance thresholds and the potential impacts of proposed policies and plan implementation on parking, vehicular traffic (trucks and automobiles) and alternative travel modes, including light rail and bus transit, bicycle and pedestrian travel will be based on the Mobility Analysis and Traffic Study prepared by the Plan Update Consultant. The results of the impacts analysis will be summarized in the Draft EIR. Mitigation measures, if required will clearly identify required improvements, implementation timing, and responsible party.



**Visual Effects and Neighborhood Character.** Barrio Logan retains a strong community identity, including several commercial enterprises that attract visitors. The community is uniquely situated to benefit from nearby downtown redevelopment projects, such as the new ballpark.

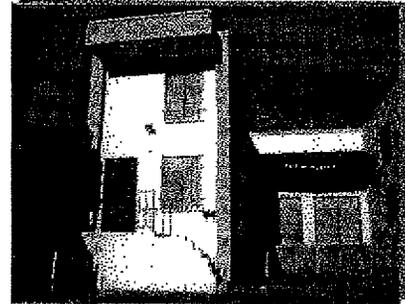
The EIR will include a description of Barrio Logan's built and natural visual resources, and will include a discussion of community influences related to proximity to the bay and shoreline uses, downtown San Diego, Interstate 5, Coronado Bridge, important community assets and neighboring communities. Views of prominent skyline and urban features will be discussed as they relate to neighborhood character and visual resources. Representative views will be photographed. Constraints associated with existing uses within and bordering the Community Plan Update and redevelopment planning area will be identified. Current bayfront uses severely restrict views of the water and shore. Potential impacts to views along major east/west and north/south streets will be addressed, including views of downtown and Petco Ballpark to the north from locations along National Avenue.



RECON's community liaison will assist with identification of issues and impacts to neighborhood character within the CPU area. Her strong community background and familiarity with community assets and character issues will be invaluable. The visual

effects and neighborhood character EIR discussion will consider the proposed plan for consistency with applicable guidelines and policies and identify existing and possible future views. Southwest Strategies will work with RECON to establish the community character thresholds.

The discussion of impacts to public views, scenic vistas, landmarks and neighborhood character will be based on the extent to which the proposed project represents a significant change in the nature of the visual setting of the area, is able to restore or enhance visual quality of degraded areas as envisioned under the Coastal Act (Sec 30251) and is compatible with neighboring uses. The visual analysis will rely on secondary source information, including the urban form analysis and massing study prepared by the Plan Update Consultant and community input provided during the public scoping process.



**Air Quality.** A discussion of the air quality impacts will be based on a technical study completed by RECON. The technical study will incorporate data presented in the draft or final mobility analysis and traffic study being prepared by the plan consultant. An URBEMIS 2007 and Caline air dispersion model will be completed for the technical study. Input variables required for the URBEMIS analysis will be needed from the Plan Update Consultant.

In addition to the URBEMIS modeling, the air quality impact analysis will also require hot spot analyses for diesel particulates from traffic on the freeway and from the train activities. The hot spot analysis will be prepared using the Caline dispersion model and will be based on train and traffic information obtained from the traffic and mobility consultant analyst under contract with the Plan Update Consultant. A list of the information required will be provided at the Project Initiation meeting. The results of the air quality analysis will be summarized in the Draft EIR.

The discussion of the potential health risk effects of exposure to diesel particulates will be based on the recommendations made by the California Air Resources Board (CARB).

Calculations of potential greenhouse gas emissions will result from the URBEMIS model. RECON will include an assessment of greenhouse gas emissions in this section of the EIR. The impact assessment for global warming and greenhouse gas emissions will be based on the potential for the project to hinder the threshold set by AB 32. While this threshold will be worked out with the City, based on the early action plan by CARB, it is anticipated that an emission



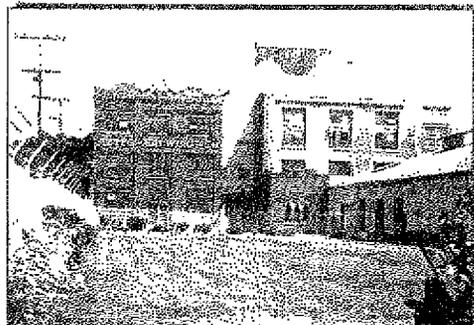
projection exceeding 100,000 tons of greenhouse gases per year would be considered significant.

**Noise.** The Plan Update Consultant is preparing a noise analysis. RECON will review this report and include the results of the analysis in the EIR. The discussion will focus on proposed land use changes that may conflict with existing or proposed future rail and highway operations, industrial or other potentially incompatible use adjacent to a sensitive receiver. Impact analysis will be based on thresholds established by the City and confirmed with the thresholds report detailed previously.

**Biological Resources.** RECON will review aerial photographs of the area, City MSCP vegetation mapping and complete a reconnaissance level assessment of biological resources within the plan area. Based on the results of a preliminary review of resources, targeted field surveys will be performed by RECON as needed. A discussion of the impacts to biological resources will be presented in a biological technical study or letter report. The impact analysis will be based on the results of this effort and vegetation mapping. The results of the biology analysis will be summarized in the Draft EIR. Preliminary review indicates that the area is highly urbanized, with limited potential for biological resources.

**Health and Safety.** The analysis of hazards or impacts from exposure to potentially hazardous materials will be based upon the Environmental Data Resources Area Study Report update that is being prepared by the Plan Update Consultant. There is a long history of community concern with regard to hazardous waste generating industrial uses located within the community and adjacent to sensitive receivers such as residential uses and schools. The Draft EIR discussion will address safety issues associated with proposed uses and potential for hazardous exposure to the existing and future population.

**Historic Resources.** A discussion of the impacts to cultural resources will be based on a historic building inventory compiled by the Plan Update Consultant. RECON will review this report. Impact analysis will be based on thresholds established by the City and confirmed with the thresholds report detailed previously. RECON understands that compliance with SB18 will be completed by the City.



**Hydrology/Water Quality.** The EIR will summarize the hydrology/water quality technical study to be prepared by Rick Engineering. Rick Engineering will review existing hydrologic and water quality related information regarding the watersheds that the community of Barrio Logan is located in (Chollas, Switzer, and Paleta Creek watersheds) such as: "Water Quality Control Plan for the San Diego Basin (9)" (Basin Plan), Clean Water Act Section 303(d) List, Federal Emergency Management

Agency (FEMA) Flood Insurance Rate Maps (FIRMs), City of San Diego existing storm drain information, United States Geological Survey (USGS) maps, and other sources as available. Prepare a technical study for reference in the EIR for the Barrio Logan Community Plan Update discussing hydrology and storm water quality within the Barrio Logan Community. The text will include:

- Discussion of Barrio Logan's location within the Chollas, Switzer, and Paleta Creek watersheds;
- Qualitative discussion of existing level of imperviousness, drainage flow patterns, type of storm water conveyance systems, and storm water quality within the watersheds as a whole and within Barrio Logan specifically;
- Discussion of applicable drainage design standards and water quality regulations within the city of San Diego;
- Discussion of floodplain management and Federal Emergency Management Agency (FEMA) requirements;
- Discussion of potential impacts of implementation of the Barrio Logan Community Plan Update with respect to drainage and storm water quality. Policy-level mitigation will be identified if necessary.

**Geological Conditions.** The analysis of geological/seismic impacts will be based upon secondary source information, including fault, geologic formation and soils maps. The San Diego Bay-Tijuana Fault passes through a portion of Barrio Logan and nearby San Diego Bay. Potentially significant impacts resulting from plan implementation on or near faults (e.g., San Diego Bay-Tijuana, Rose Canyon and La Nación faults), unstable or expansive soils, or other notable geologic condition will be identified and appropriate mitigation identified to reduce or avoid significant effects.

**Paleontological Resources.** Preliminary review indicates that Bay Point Formation, San Diego Formation and areas of artificial fill may occur in the plan area. Available background data will be used to prepare a map illustrating the areas of these formations, their resource sensitivity and potential for plan implementation to result in a significant effect. Mitigation will be identified as appropriate.

**Public Services and Facilities.** RECON will review information provided by the Plan Update Consultant in the Public Facilities and Parks System Strategy and Phasing Plan and in the Public Facilities Financing Plan prepared by City staff. The EIR discussion will identify potential impacts that result with CPU implementation. Significant impacts will be based on CEQA thresholds as approved by City staff. Mitigation, if required, will be identified to avoid, reduce or minimize potentially significant effects for each issue (police; fire; parks and recreational facilities; schools; libraries; roadways and pedestrian infrastructure).

**Public Utilities.** Based on approved thresholds for determining significance, RECON will identify the potential for CPU implementation to result in significant impacts to regional and local water supply and sewer capacity. Sewer capacity review will

involve obtaining treatment capacity at the Point Loma Treatment Plant. We will calculate demand for sewage treatment and compare it to available capacity.

RECON will review the Water Supply Study (as identified in Appendix A to the RFP) and the Public Facilities Financing Plan prepared by the City. Based on this information, RECON will evaluate utilities in the Draft EIR. Where appropriate, the EIR will include a general assessment of proposed CPU policies addressing greenhouse gas emissions and sustainable development.

Infrastructure improvements require detail project information for specific development that will not be available at the general plan amendment stage. Requirements for specific infrastructure improvements will need to be reviewed as part of each specific project that may be proposed in compliance with the ultimate land use policies set during the planning process. RECON will make recommendations for those policies, but does not anticipate a detailed infrastructure analysis at this time.

**Water Quality and Supply.** As discussed above, RECON will discuss water quality issues in combination with the hydrology discussion and water supply issues under the Public Utilities section.

**Agricultural Resources.** A discussion of agricultural impacts will be based on the extent to which the proposed project would result in the elimination of an important agricultural resource. For Barrio Logan, SANDAG's Data Warehouse identifies an estimated 2.3 acres of agricultural use in 2000. RECON will use the Farmland Mapping and Monitoring Program maps as developed by the Department of Conservation, Division of Land Resource Protection to confirm the presence or absence of potentially significant agricultural lands in the project area. Given the degree of urbanized development within the plan area, it is anticipated that this issue will be found not to be significant and will be presented in the Issues Found Not to be Significant section of the EIR.

**Mineral Resources.** RECON will review secondary source information, including CGS maps and documents identified above. *Geology Mines and Mineral Resources of San Diego County California* (County Report 3, 1963) indicates that historic mining of salt, sand, and gravel or crushed and broken stone was or may still occur in the Barrio Logan area but more recent data indicates no "regionally significant MRZ-2" areas. RECON will confirm the historic or present mineral resource use and determine the significance for impacts based on current mapping and data resources.

**Growth Inducement.** The City's EIR guidelines require that an EIR must analyze the consequences of growth including an evaluation of the existing infrastructure's ability to handle projected population increases. The potential for the CPU to foster economic or population growth leading to physical impacts will be evaluated.

**Cumulative Impact Analysis.** When the proposed CPU is considered in concert with other projects, implementation could result in significant changes which may be individually limited but cumulatively considerable. In accordance with City guidelines, RECON will prepare a separate cumulative impacts section in the EIR. According to the CEQA Guidelines, the evaluation of cumulative impacts can be based on either (a) "a list of past, present, and probable future projects" or (b) "a summary of projections contained in an adopted plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact". RECON anticipates using the recently adopted General Plan EIR to evaluate cumulative effects in accordance with the latter procedure. RECON will also develop, in conjunction with City staff, an appropriate study area for each issue area, as the study area will differ depending on the topic. For example, the cumulative effects on biological resources are restricted to the CPU MSCP area, whereas the cumulative effects on transportation and circulation or air quality are regional in context. Using this framework, RECON will analyze combined environmental effects related to each issue area.

## Other Sections Required by CEQA

**Alternatives.** CEQA requires an EIR to consider a reasonable range of alternatives. The EIR will analyze a preferred plan and CEQA-level alternatives to the extent that they identify a means to lessen a significant effect. While the EIR will analyze the preferred alternative, we will include a discussion of the no-project alternative and two other alternatives that have the potential to reduce an identified environmental impact. RECON will work with the client to identify the CEQA alternatives to be considered in the EIR. These alternatives need to be developed after sufficient analysis is completed to know what significant impacts could result from the preferred plan and how they might be avoided through the adoption of each alternative.

**Effects Found Not To Be Significant, List of Organizations, and Persons Consulted.** The Draft EIR will include other mandated sections including a statement of effects found not to be significant, and a list of organizations, and person consulted.

**Mitigation Monitoring and Reporting Program (MMRP).** RECON will prepare a draft MMRP as a separate chapter for inclusion in the Public Review and Final EIR. The MMRP will contain a list of the mitigation measures and monitoring programs required for each aspect of the project and will be presented in an easy to read table format.

### 3.5 Screencheck and Pre-Print Public Review Draft EIR Submittals

RECON will prepare three screencheck versions of the Draft EIR for review by City staff. For each screencheck submittal, RECON will meet with the City staff to clarify the City's comments on the document. Based on these meetings and the written comments received, the screencheck Draft EIR will be revised. Once the City has completed the screencheck review process, RECON will prepare a Pre-print Public Review Draft EIR for final check by City staff if requested. As indicated in the RFP, the screencheck and pre-public review Draft EIR, along with technical studies, will be prepared in English only. RECON will submit one hard copy and one electronic PDF of each screencheck submittal and the pre-public review Draft EIR to the City.

### 3.6 Public Review Draft EIR

RECON will revise the Pre-print Public Review Draft EIR in response to the City's final comments, prepare the City's Conclusions summary which will be distributed with the EIR, and prepare a section of the EIR containing the MMRP. The MMRP will be in table format with all of the mitigation measures identified in the Draft EIR, along with the responsible parties and time frames. Both English and Spanish versions of the Public Review Draft EIR will be prepared. Technical reports will be prepared in English only as specified in the RFP.

RECON will submit a camera-ready copy of the Public Review Draft EIR for printing by the City at least 15 days prior to public review distribution. We will also submit a PDF file of the report for posting on the City's web site. It is our understanding that City staff will be responsible for preparing the Notice of Completion (NOC), editing the Conclusions summary, printing copies of the Draft EIR, and distributing copies to the State Clearinghouse and interested parties. RECON will produce electronic copies of the Executive Summary of the Draft EIR in PDF format of the document for distribution to the State Clearinghouse as an additional authorization.

### 3.7 Final EIR and Response to Comments

Following public review of the Draft EIR, RECON, in conjunction with City staff, the Plan Update Consultant, and other appropriate CPU and EIR team members, will prepare draft responses to comments. RECON will identify any additional information needed to respond to those requests and forward the request for that information to the City or the Plan Update Consultant as appropriate.

Upon receipt of comments from the City, RECON will revise the draft responses and prepare the Final EIR. We will also prepare draft Findings and a draft Statement of Overriding Considerations, if needed. One hard copy and an electronic PDF of the Final

EIR, including response to comments, will be submitted to the City. The Final EIR and response to comments will be prepared in both English and Spanish.

### 3.8 Project Management

RECON will take an active role in project management and has dedicated a strong team to ensure preparation of a quality document within the 24-month required timeframe. Mr. Lee Sherwood will serve as principal in charge and will be directly responsible for technical oversight during the EIR process. Ms. Donna Steel will be the day-to-day project manager and will be the primary contact for coordination with City staff and the Plan Update Consultant. Ms. Steel will be responsible for managing the project schedule and budget, and attending all meetings and public hearings. She will be assisted by Ms. Bobbi Herdes who will provide support in the preparation of the EIR. In addition, RECON has designated a quality control manager, Mr. Charly Bull, president of RECON, to ensure that the EIR meets CEQA requirements, technical standards, and editorial review.

### 3.9 Meetings and Public Hearings

In accordance with the requirements of the RFP, we have budgeted 15 technical meetings with City staff and other parties during the preparation of the EIR. It is anticipated that these meetings will avoid duplication of effort and provide a forum to communicate environmental issues as they arise. RECON will prepare a brief weekly e-mail status report to be submitted to the City's project manager regarding the progress of the EIR and issues that may arise during its preparation. A monthly status report will be submitted with invoices.

RECON will also provide support at workshops and community meetings that pertain to environmental issues. As requested in the RFP, we have budgeted two four-hour community meetings.

In addition, RECON will attend the public hearings to provide support to City staff and respond to questions. As specified in the RFP, these include one hearing with the Land Use and Housing Subcommittee of the City Council, two hearings with the Planning Commission, two hearings with the City Council, and one hearing with the Coastal Commission.

### 3.10 Other Responsibilities

It is our understanding that as the EIR consultant, we will be working closely with City staff and other consultants to complete the work program which entails an update of the Community Plan, update of the zoning code, expansion of the Barrio Logan Redevelopment Area, and amendments to the Local Coastal Program. In this capacity,

RECON will work with the team to provide input regarding existing conditions and environmental constraints, policies, and guidelines that will reduce environmental impacts and land use alternatives. All mapping and development of geographic information system data will be shared with the project team.

## 4.0 City Contracts

RECON has developed excellent relationships with City staff through our past history on City contracts. Our similar prime contracts with the City within the past five years are listed below.

Project Description	RECON PM	City PM	Award Date	Completion Date	Contract Value
As-Needed Environmental/ Cultural Services Contract C-12172 (formerly C-10954)	Lee Sherwood	Nicki McGinnis	Sept 2001	Extended to Sept 2006	\$250,000
As-Needed Environmental Services, Water Department, Water Operations Division (#C-12620)	Robert MacAller	Greg Cross	March 2004	Extended to June 2008	\$250,000
As-Needed Environmental Services, Water and Sewer Design Division (#299234)	Robert MacAller	Carrie Purcell	May 2004	Extended to May 2009	\$800,000
Lake Murray Mitigation Project, Metropolitan Wastewater Department	Robert MacAller	Laura Ball	Jan 2005	July 2008	\$250,544
EIR for Proposed Wetland Deviation Guidelines, City Planning and Community Investment – vernal pool analysis and Supplemental EIR (#H073941)	Lee Sherwood	Jeanne Krosch	Dec 2007	Oct 2008	\$130,000
Montgomery Field Environmental Constraints, Airport Division – biology, cultural, wetland delineation, hydrology, surveys for fairy shrimp, rare plant, burrowing owl (#C-14167)	Robert MacAller	Michael Maria	May 2007	June 2008	\$80,000

## **Attachment A**

### PROPOSER'S REFERENCES

The Proposer is **required** to provide a minimum of three (3) references where work of a similar size and nature was performed within the past three (3) years. This will enable the City of San Diego to judge the responsibility, experience, skill, and business standing of the Proposer.

#### REFERENCES

Company Name: City of Chula Vista Contact Name: Marilyn Pongeggi

Address: Public Service Building, 276 Fourth Ave. Phone Number: (619) 585-5707 ext 236

Chula Vista, CA 91910 Fax Number: (619) 409-5859

Dollar Value of Contract: \$401,324 Contract Dates: 2003-2005

Requirements of Contract: Chula Vista General Plan Update EIR

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Company Name: City of Chula Vista Contact Name: Mary Ladiana

Address: 276 Fourth Avenue Phone Number: (619) 409-5432

Chula Vista, CA 91910 Fax Number: (619) 409-5859

Dollar Value of Contract: \$228,930 Contract Dates: 2005-2006

Requirements of Contract: Urban Core Specific Plan EIR

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Company Name: MNA Consulting Contact Name: Dave Nielsen

Address: 427 C Street, Suite 308 Phone Number: (619) 239-9877

San Diego, CA 92101 Fax Number: (619) 239-9878

Dollar Value of Contract: \$194,000 Contract Dates: 2004-2007

Requirements of Contract: Otay Mesa Community Plan EIR

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Proposal No. 8688-07-T-RFP

Company Name: Sheppard, Mullin, Richter & Hampton Contact Name: John Ponder

Address: 501 West Broadway, 19th floor Phone Number: (619) 338-6646

San Diego, CA 92101-3598 Fax Number: (619) 234-3815

Dollar Value of Contract: \$194,000 Contract Dates: 2004-2007

Requirements of Contract: Otay Mesa Community Plan EIR

RECON

## **Attachment B**

### PROPOSER'S STATEMENT OF SUBCONTRACTORS

The Proposer is required to state below all subcontractors to be used in the performance of the proposed contract, and what portion of work will be assigned to each Subcontractor. Failure to provide details of Subcontractors may be grounds for rejection of proposal. NOTE: Add additional pages if necessary.

Company Name: Southwest Strategies Contact Name: Bernie Rhinerson

Address: 6050 Santo Road Phone Number: (858) 541-7800

San Diego, CA 92124 Fax Number: (858) 541-7863

Percentage of dollars of the sub compared to total contract value: 8 %

What work will be assigned to this Subcontractor: Community Liaison/Neighborhood Character

Company Name: Rick Engineering Company Contact Name: Dennis Bowling

Address: 5620 Friars Road Phone Number: (619) 291-0707

San Diego, CA 92110 Fax Number: (619) 908-3583

Percentage of dollars of the sub compared to total contract value: 4 %

What work will be assigned to this Subcontractor: Hydrology

Company Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

\_\_\_\_\_ Fax Number: \_\_\_\_\_

Percentage of dollars of the sub compared to total contract value: \_\_\_\_\_ %

What work will be assigned to this Subcontractor: \_\_\_\_\_

## **Attachment C**

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# Charles Bull, RPA

## Quality Assurance/Quality Control

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### Highlights

- ✓ 30 years of local CEQA experience
- ✓ Trained Mediator, National Conflict Resolution Center
- ✓ Member, City of San Diego's Code Management Team
- ✓ County of San Diego Approved EIR Preparer

**Experience:**  
30 years

**Education:**  
Master of Arts,  
Anthropology, San Diego  
State University

Bachelor of Arts,  
Sociology, San Diego  
State University

### Certifications/ Trainings:

County of San Diego  
Approved EIR Preparer

Certified by the Register  
of Professional  
Archaeologists

California BLM Cultural  
Resource Use Permit No.  
CA-04-16

Arizona BLM Cultural  
Resource Use Permit #  
AZ-000323

Arizona Antiquities Act  
Blanket Permit No. 2007-  
100bl

### Experience Summary

Mr. Bull is president of RECON with over 30 years of CEQA experience. He provides quality control and quality assurance on large-scale projects and also provides third-party technical review of environmental documents and expert witness services. He has also specialized technical expertise in issues pertaining to noise, air quality, and cultural resources.

Mr. Bull is a trained mediator through the National Conflict Resolution Center. He is an expert on CEQA regulations and has presented several workshops on the CEQA Guidelines for the Association of Environmental Professionals (AEP). He served on the San Diego Chapter AEP Legislative Committee to evaluate the CEQA Initial Study Checklist.

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### Chula Vista General Plan Update Environmental Baseline Studies and EIR, San Diego, CA

Mr. Bull directed the preparation of the environmental baseline studies for ten environmental issues in support of the Chula Vista General Plan Update. The studies involved a comprehensive overview of the entire city and will serve as a planning tool for the General Plan Update process. Mr. Bull also managed the preparation of the EIR for the GPU. The project was a highly complex planning process involving multiple committees and task forces and required numerous revisions and updates within extremely short time periods.

### Chula Vista Urban Core Specific Plan EIR, Chula Vista, CA

Mr. Bull oversaw the preparation of the EIR for this large-scale and high-profile project. The urban core functions as the business, shopping, and government center of Chula Vista. The purpose of the Program EIR is to evaluate the environmental effects of the proposed City of Chula Vista Urban Core Specific Plan (UCSP). The UCSP would fulfill the role of providing detailed neighborhood-specific land use and development regulations (zoning), development design guidelines, and numerous other mobility and public realm guidelines, incentives, and programs to revitalize the urban core in accordance with the general goals stated in the Chula Vista GPU. The Program EIR contains an environmental analysis of the potential impacts associated with implementing the proposed UCSP, as well as proposed mitigation measures and an evaluation of alternatives to the proposed project.

of Non-Applicability (RONA) for Clean Air Act Conformity will be prepared as part of the EA.

**Kenwood Drive Improvements Exploratory Excavations, San Diego, CA**

Mr. Bull was responsible for quality control review of the cultural resources report for this County of San Diego Department of Public Works project. The report detailed exploratory excavations conducted by RECON archaeologists as part of an archaeological program to assess potential impacts to the site prior to the proposed improvements.

**IDIQ Cultural Resources Services for Range Sustainability Services for Military Training Range Complexes and Assets, US Navy, Pacific Southwest**

Mr. Bull is responsible for technical review of cultural resources documents prepared for work conducted under this on-call contract. The prime contract belongs to SRS Technologies, who subcontracted RECON for the cultural resources studies. The work involves the preparation of range complex management plans (RCMPs) in accordance with military Theater Assessment Planning guidance and DoD instruction. Task orders have included the heritage resources survey and documentation for the expansion of the US Navy Remote Training Site at Warner Springs, and the cultural resources section of the DEIS for the Silver Strand Training Complex, an area currently used by the Navy SEALs for training.

**IDIQ Contract for NEPA Environmental Planning, NAVFAC Southwest**

Mr. Bull provided quality control for the preparation of two NEPA EAs for projects in southern California – one for a potable water treatment plant on MCB Camp Pendleton, and the other for demolition of historic districts on Naval Weapons Station Seal Beach and Fallbrook Detachment.

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# Lee Sherwood

## Principal/CEQA Advisor

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### Experience Highlights

- ✓ CEQA expert
- ✓ Strong knowledge of City CEQA procedures and guidelines
- ✓ Former member of City of San Diego Task Force to develop significance threshold guidelines

**Experience**  
25 years

**Education**  
M.A., Geography  
(environmental studies),  
San Diego State  
University, 1983

B.A., Geography, San  
Diego State University,  
1976

### Certifications/ Trainings

EIR Preparer, County of  
San Diego Qualified  
Environmental  
Consultants List

### Affiliations

City of San Diego  
Business Process  
Reengineering Committee  
for CEQA Processing

City of San Diego Task  
Force to Develop  
Significance Threshold  
Guidelines

### Experience Summary

Mr. Sherwood has over 25 years of experience managing the preparation of CEQA documents for projects in San Diego. As a local CEQA expert, Mr. Sherwood has taught environmental studies courses at the University of San Diego and San Diego City College, and has presented CEQA update workshops for San Diego State University Extension and the Association of Environmental Professionals (AEP). He has been a presenter at the CEQA Basics course offered by the AEP throughout the state as part of the annual "Understanding CEQA" workshop series.

Through his environmental career in San Diego, he has a strong knowledge of local land planning policies, zoning ordinances, and planning documents. He has specific knowledge of City of San Diego procedures and guidelines for CEQA review.

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### Otay Mesa Community Plan Update Program EIR

Mr. Sherwood served as principal in charge for the development of this Program EIR (PEIR) for the update of the Otay Mesa Community Plan covering more than 9,000 acres in the southernmost portion of the City of San Diego. The PEIR provides a comprehensive analysis of the impacts and alternatives, so that subsequent project-level environmental review can be streamlined.

### EIR for the Meadowood Project, San Diego, CA

The 389-acre Meadowood Specific Plan Area (SPA) lies within the Fallbrook Community Plan. The project proposes residential and complementary uses for 12 undeveloped parcels comprising a total of 389.6 acres. The project also entails approximately six miles of trails, associated community facilities, and infrastructure. Mr. Sherwood managed the preparation of this EIR evaluated potential impacts to land use, water and sewer service, agricultural resources, biological resources, traffic, cultural resources, air quality, noise, geology, hydrology, water quality, utilities, and public services.

### EIR for the Castlerock Project, San Diego, CA

Mr. Sherwood managed the preparation of the EIR for this project that would allow for the development of 269 detached single-family residences, 87 detached small lots, and 120 multi-family residences on 102 acres within the East Elliott community. The EIR was prepared in accordance with the City of San Diego EIR Guidelines and complies with all criteria, standards, and procedures of CEQA.

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RECON

- Carmel Valley Neighborhood 8C Precise Plan EIR
- Carmel Valley Neighborhood 8A City Manager's Compromise Precise Plan
- Carmel Valley Neighborhood 10 Precise Plan EIR
- Point Carmel Tentative Map Draft EIR
- The Ranch at Stallions Crossing
- The Villages at Stallions Crossing
- The Villas at Stallions Crossing
- Fairbanks Highlands PRD/VTM EIR
- Miramar Ranch North Community Plan Amendment
- Mission Trails PRD EIR
- Scripps Ranch North Phases 2 and 3 Supplemental EIRs
- Scripps Ranch North Phase 1 PRD Supplemental EIR

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# Donna Steel

## Project Manager/ Senior Environmental Planner

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### Experience Highlights

- ✓ 14 years of CEQA experience
- ✓ EIRs for large-scale multi-use development projects

### Experience:

14 years

### Education:

Bachelor of Arts,  
Geography, San Diego  
State University

### Certifications/Trainings:

Approved County of San  
Diego EIR Preparer

### Affiliations:

Member, Association of  
Environmental  
Professionals (AEP)  
Board, People for Trees

### Experience Summary

Ms. Steel is a Senior Environmental Planner with RECON and has 14 years of experience in the environmental profession. She prepares CEQA and NEPA compliance documents within local, state, and federal regulatory frameworks. She prepares CEQA and NEPA compliance documents for residential, commercial, recreation, and mixed-use developments; redevelopment plans; and public infrastructure projects in conformance with local, state, and federal regulatory requirements.

She has experience with master plans, specific plans and tentative maps, and general plan amendments. Her direct experience with large-scale multi-use development projects includes preparation of CEQA documentation for the Brookside residential development, Chula Vista Bayfront Master Plan, City of Chula Vista General Plan Update, Oceanside Beach Resort redevelopment project, Northeast Gateway Specific Plan/Eureka Ranch Tentative Map, and the Fiesta Island General Development Plan Refinement for the City of San Diego.

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### Fiesta Island General Development Plan Refinement IS/MND, San Diego

RECON is working as a subconsultant to KTU+A, Inc. for this City of San Diego, Parks and Recreation Department project. Ms. Steel is responsible for preparing an opportunities and constraints study, reviewing the General Development Plan and previous environmental and technical reports, attending public workshops, and preparing the IS/MND.

### Chula Vista General Plan Update Environmental Baseline Studies, Chula Vista

Ms. Steel prepared the environmental baseline studies for the issues of agriculture, scenic resources, and mineral resources. These studies were prepared in support of the General Plan Update EIR.

### Chula Vista Bayfront Master Plan Draft EIR, Chula Vista

Ms. Steel managed the preparation of the draft EIR for this large-scale and high profile joint planning effort between the San Diego Unified Port District, City of Chula Vista, and private developers. The development proposal emphasizes waterfront amenities and aims to enhance the bayfront's appearance, access, and connection to the Chula Vista Urban Core and neighborhoods to

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timeshare/retail tower; associated underground parking, restaurants, and amenities; a special event pavilion and bandshell; and approximately 15,000 square feet of retail shops.

#### **Northeast Gateway Specific Plan EIR, Escondido**

The project includes 340 detached single-family lots on a total of approximately 167 acres located in the city of Escondido. Ms. Steel prepared the draft EIR to evaluate the environmental effects associated with the proposed development of the Northeast Gateway Specific Plan Area 5 (SPA 5) and the Eureka Ranch Tentative Map within Planning Area 1 of the SPA. The EIR addressed land use, landform alteration and aesthetics, traffic, noise, geology and soils, biological resources, public services and utilities, hydrology/water quality, air quality, cultural resources, and cumulative impacts. Other sections as required by CEQA include growth inducement, project alternatives, effects found not to be significant, and a mitigation monitoring and reporting program.

#### **Wal-Mart/Escondido Union School District Planned Development Project EIR, Escondido**

This project involved the demolition of two existing on-site structures and two related developments within the City of Escondido. The first is the construction and operation of a Wal-Mart retail center on Grand Avenue, and the second is construction and operation of a new administration building for the Escondido Union School District. Ms. Steel prepared the EIR that included evaluation of alternatives, and impacts to public services and utilities, air quality, land use, cultural/historic resources, hydrology/water quality, traffic, visual quality, noise, and hazardous materials.

#### **San Diego County Water Authority Subregional NCCP/HCP EIS/EIR, San Diego**

Ms. Steel is managing this project and is providing quality control review for the joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) that evaluates the potential environmental effects from implementation of the proposed Water Authority Subregional Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). The EIS/EIR describes the habitat that would be affected by implementation of the NCCP/HCP and discusses the potential environmental consequences associated with this action.

#### **Sweetwater Authority Recycled Water Master Plan Initial Study/Constraints Report, San Diego**

Ms. Steel completed a constraints report and CEQA initial study for the phased construction of recycled water pipelines, a brine line, and recycled water storage reservoir. The study identified environmental resources and constraints in the vicinity of the potential pipeline corridors, reservoir and pump station siting areas

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# Bobbi Herdes

## Assistant Project Manager

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### Experience Highlights

- ✓ CEQA expertise
- ✓ EIRs for specific plans, general plans, and community plan updates
- ✓ Large-scale residential and mixed use development projects

### Experience

20 years

### Education

B.S., Botany, San Diego State University, 1978

B.A., Anthropology/Archaeology, San Diego State University, 1973

### Certifications/Trainings

Approved EIR Preparer, County of San Diego  
CEQA Environmental Consultants List

### Affiliations

Member, Association of Environmental Professionals

### Experience Summary

Ms. Herdes successfully manages teams of technical experts in preparation of environmental documents (CEQA and NEPA) for projects throughout southern California. She works closely with applicants, planners, engineers, and architects throughout all stages of the planning process. Ms. Herdes is knowledgeable of land-planning policies, local zoning ordinances, and local planning documents.

Ms. Herdes' environmental experience has emphasized the management of a full range of large-scale projects including mixed-use, commercial, industrial, and residential developments; urban redevelopment; roadways; and infrastructure. She is experienced in guiding clients and their projects through the environmental process and coordinating their proposed plans with state and federal resource agencies, public jurisdictions, and other interested parties.

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### Otay Mesa Community Plan Update EIR, Otay Mesa, CA

Ms. Herdes prepared this EIR for a comprehensive update of a community plan encompassing 9,324 acres in Otay Mesa. Rather than looking only at a single preferred project, the PEIR fully addresses three land use scenarios, as well as the No Project and Reduced Biological Impact alternatives. A key feature of the proposed community plan update is the introduction of mixed use Village Centers consistent with the City of San Diego City of Villages Growth Strategy – Strategic Framework Element. Due to the complexity of the project, the PEIR addresses a full range of environmental issues.

### Archstone Mission Gorge EIR, San Diego, CA

Ms. Herdes is preparing the EIR for this redevelopment of a mobile home park site in the Navajo Community Planning Area. The site is located adjacent to the Grantville Redevelopment Area and the San Diego River. The applicant is proposing to construct a 444-unit residential complex on the site. Key issues include land use planning and community character, traffic, public services and utilities, air quality, noise, biological resources, cultural resources, hydrology/water quality, geology, and population and housing.

### Riverpark at Mission Gorge EIR, San Diego, CA

Ms. Herdes is project manager for the preparation of an EIR to address the redevelopment of a 366-acre site which is currently a rock quarry. The project consists of Amendments to the Navajo and Tierrasanta Community Plans, Master Development Plan Permit, and Tentative Map for the future construction of mixed use

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**Meadowood Specific Plan EIR, Fallbrook, CA**

Ms. Herdes assisted in the preparation of this EIR. The project included a General Plan Amendment; Specific Plan; Rezone; Vesting Tentative Map; and Site Plans for the development of 867 single and multi-family units, an elementary school, a neighborhood park, pocket parks, multi-use trails, and water and wastewater facilities on the 390-acre site. Analysis of impacts to biological resources included sensitive upland and wetland habitats, jurisdictional wetlands, sensitive species, NCCP/Habitat Loss Permit/MSCP, and wildlife corridors.

**Chocolate Mountain EIR, Alpine, CA**

Ms. Herdes serves as project manager for this EIR which addresses a Tentative Map and Administrative Permit to subdivide the 242-acre site into 88 lots for single-family residences and open space, along with lots for a water storage tank and recreation.

Ms. Herdes' other representative projects include:

- ◆ Palmilla Specific Plan EIR, El Centro, CA
- ◆ Wet 'N Wild Water Park EIR, Poway, CA
- ◆ Via de la Valle Specific Plan and EIR, San Diego, CA
- ◆ Northside Specific Plan EIR, San Diego CA
- ◆ La Terraza EIR, Escondido, CA
- ◆ Villa Broadway EIR, San Diego, CA
- ◆ Eastlake EIR, Chula Vista, CA
- ◆ Rancho Del Oro EIR, Oceanside, CA
- ◆ Julian Water Pollution Control Facility EIR, Julian, CA
- ◆ Del Mar Beach Overlay Zone EIR, Del Mar, CA
- ◆ Otay Nestor Community Plan Amendment, San Diego, CA
- ◆ Chula Vista Border Patrol Station EIS, San Diego, CA

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# Paul Fromer

## Community Liaison

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### Experience Highlights

- ✓ Bilingual in English and Spanish
- ✓ Consensus building among resource agencies, stakeholders, special interest groups, and the general public
- ✓ Trained mediator
- ✓ Excellent relationships with resource and regulatory agencies

### Experience

27 years

### Education

M.S. Biology, San Diego State University, 1974

B.A. Zoology, University of California, Los Angeles, 1971

### Permits/Certifications

USFWS Permit #TE-797666 to independently conduct focused surveys for Stephens' Kangaroo Rat, San Bernardino Kangaroo Rat, and Pacific Pocket Mouse, Coastal California Gnatcatcher surveys and nest monitoring, and Least Bell's Vireo nest monitoring

Certified Ecologist, Ecological Society of America

Certified Biologist, County of Riverside

Trained Mediator, National Conflict Resolution Center

### Experience Summary

Mr. Fromer is a nationally known expert in habitat conservation planning. Under his direction, Section 10(a) permits have been awarded to seven regional large-scale habitat conservation plans nationwide. His project experience includes single and multiple species plans in California, Nevada, Arizona, Texas and Delaware. Mr. Fromer is also experienced in NEPA compliance for a broad range of projects and is knowledgeable of applicable federal, state, and local regulations.

Mr. Fromer has been extremely successful in building consensus among resource agencies, stakeholders, special interest groups, and the general public. He recently presented a workshop on stakeholder involvement at the Project Clean Water Comprehensive Workgroup meeting.

Mr. Fromer is skilled at developing plans acceptable to diverse groups such as regulatory and government agencies including the USFWS at local, regional, and Washington, D.C., offices; Arizona Game and Fish; California Department of Fish and Game; USACE; Bureau of Land Management (BLM); special interest groups; and landowners. Under his direction, RECON received the National APA award for the "Outstanding Plan of the Year" for our work on the Sonoran Desert Conservation Plan covering six million acres of Pima County, Arizona.

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### BLM Yuma Field Office Resource Management Plan / Environmental Impact Statement (RMP/EIS), AZ

Mr. Fromer is serving as principal in charge for the RMP/EIS for the BLM Yuma Field Office (YFO). The YFO jurisdiction encompasses 1.3 million acres along the Lower Colorado River in southeast California and southwest Arizona.

### Eastern San Diego County Resource Management Plan / Environmental Impact Statement (RMP/EIS), El Centro, CA

Mr. Fromer is serving as principal in charge for this BLM El Centro Field Office project. He provides quality control and technical review of this community-based RMP encompassing 103,000 acres in the county of San Diego.

### Biological Assessment (BA) for the BLM Eastern San Diego County RMP/EIS, El Centro, CA

Mr. Fromer served as principal in charge for the preparation of the BA which will be used as background information about the BLM action and its effects on listed species within the planning area in

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**Edwards Aquifer Authority HCP, TX**

Mr. Fromer is currently directing the development of a multi-species HCP for the Edwards Aquifer Authority, covering their groundwater permitting responsibilities in five counties surrounding San Antonio, Texas. The permit focuses on the effects of management actions on the aquifer, two primary springs, the Guadalupe River, and the estuary at the mouth of the river. Key to the development of the plan is reconciliation of the interests of federal and state agencies, and the various water users in the five county area including municipal, industrial, and agricultural interests.

**Stephens' Kangaroo Rat Short- and Long-Term HCPs, EIR/EIS, CA**

Mr. Fromer prepared the "short-term" HCP that provided the basis for an interim federal Section 10(a) permit and state Section 2081 permit / agreement together with an EIS/EIR for the federal and state actions. He subsequently prepared the long-term HCP and the associated environmental documentation for the plan. Stakeholder/agency coordination was a key component of this project.

**Northern Spotted Owl HCP, CA**

Mr. Fromer directed the preparation of an HCP covering the 400,000 acres of second growth coastal redwood forest lands managed by Simpson Timber Company in northern California. The management strategy in the HCP, developed cooperatively with the USFWS, will sustain the high-density population of northern spotted owls in the plan area in the context of long-term sustained yield of timber production.

**Delmarva Fox Squirrel HCP, DE**

Mr. Fromer is commencing work on the HCP for the State of Delaware covering Sussex County. The habitat-based, programmatic HCP will focus on impacts from development, transportation construction, and timber harvests of forest habitat for federally listed species, particularly the Delmarva fox squirrel and the bald eagle.

**IDIQ Biological Monitoring and Related Environmental Services for Military and Civil Works Projects, USACE, South Pacific Division**

As program manager, is responsible for contract management and is providing quality control for all NEPA documentation, including the former U.S. Army Camp Elliott-East Elliott Habitat Assessment, and feasibility studies and EISs for large-scale ecosystem restoration studies in Arizona that incorporate endangered species, biological and ecological analyses and assessments, EAs and EISs, engineering designs, habitat evaluation procedures, and public interests.

# Janine Pairis

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## Experience

September 2006 – Present

San Diego, CA

### **Director of Public Affairs, Southwest Strategies LLC**

Oversee public affairs, public outreach, community and media relations programs for public and private sector clients. Establish and maintain productive relationships with key opinion leaders, stakeholders and the community for effective public outreach programs. Write and produce newsletters, write and maintain website copy, and draft press releases and pitch announcements to the mainstream, community and Spanish-language media.

November 2002 – September 2006

Chula Vista and Sacramento, CA

### **Senior Consultant, California State Assembly Member Juan Vargas**

- Legislative/Capitol Office: Gathered support for legislation authored by Assemblyman Vargas. Wrote briefings on legislation Assemblyman Vargas might vote on in Assembly Committees and on Assembly Floor. Met with constituents and organizations interested in stating a position on legislation.
- District Office: Served as a representative to Assemblyman Vargas and as a liaison to residents and organizations in the 79<sup>th</sup> Assembly District. Duties included Constituent Communication, Award and Speech Presentations, Event Planning and Media Relations, and Tracking legislation affecting community organizations. Successfully increased Sponsorship and Speaking opportunities for Assemblyman Vargas, for increased exposure and prepared him with briefings and speaking points.

January 2006 – June 2006

South San Diego and Imperial County, CA

### **Campaign Manager, Friends of Juan Vargas for Congress 2006**

- Strategy: Worked with the Candidate, Consultants, and the Production Director on Television Ad creation, buy and placement strategy. Worked with Consultants and Field Director on Field Strategy to determine most effective way to communicate with and influence voters.
- Public Relations: Created and implemented media plan including the preparation of visuals and location for press conferences, and writing and disseminating press releases.
- Advertising: Created, placed and purchased print advertising. Worked with DC-based Media Buyer and local network affiliates on TV buys in San Diego and Imperial Counties.
- Copywriting: Wrote, edited and translated copy for 12 pieces of campaign mail/literature. Edited and approved Graphics for all, as well as selected photography to be included.
- Mail: Worked with mail houses to ensure timed delivery to specifically targeted voters' homes.
- Scheduling: Managed Assemblyman Vargas' schedule for maximum exposure, with regards to events, speaking and sponsorship opportunities.
- Human Resources: Interviewed, hired and managed team of 22 staff members in

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# Lance Unverzagt, AICP

## Environmental Analyst

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### Experience Highlights

- ✓ CEQA knowledge and experience
- ✓ Residential development projects

### Experience

4 years

### Education

Master of Community and Regional Planning, University of Nebraska, 2002

B.S., Business Administration, University of Nebraska, 1999

### Certifications/ Trainings

San Diego County Approved Consultants List - Agriculture

### Affiliations

American Institute of Certified Planners (AICP)

American Planning Association, California & San Diego Chapters

### Experience Summary

As an environmental analyst, Mr. Unverzagt prepares CEQA and NEPA compliance documents for a variety of large- and small-scale development plans throughout southern California. He is responsible for document preparation, research, issue analysis, report writing, and client and agency coordination. He prepares accurate and thorough environmental documents within the limits of the project's budget and schedule.

Mr. Unverzagt's environmental experience has emphasized the management of a full range of projects including residential, commercial, industrial, and mixed-use developments. He is experienced in guiding clients and their projects through the environmental process and coordinating their proposed plans with state and federal resource agencies, public jurisdictions, and other interested parties.

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### Desert Lakes Specific Plan, EIR, El Centro, CA

Mr. Unverzagt is preparing the Draft EIR for the Desert Lakes project which involves a General Plan Amendment, Change of Zone, Annexation, Specific Plan, Tentative Subdivision Map, and Development Agreement. The 1,240-acre project proposes a total of 6,064 single- and multi-family residential units, parkland, commercial development; employment center; five schools; a fire substation; a community center; an Imperial Irrigation District substation; a church; and two lakes which would serve to retain 100-year storm water flows on-site.

### La Palmilla Specific Plan Draft EIR, El Centro, CA

Mr. Unverzagt is preparing the Draft EIR for the La Palmilla Specific Plan which proposes 1,838 single- and multi-family units, commercial development, retention basins, parks, and an elementary school on approximately 395 acres. The proposal involves annexation of the site into the City of El Centro; a Specific Plan; General Plan Amendment, change of zone, and Vesting Tentative Subdivision Map.

### Meadowood Specific Plan EIR and Agricultural Analysis, County of San Diego, CA

Mr. Unverzagt assisted in the preparation of this EIR for the development of 858 single and multi-family units, an elementary school, a neighborhood park, pocket parks, multi-use trails, and water and wastewater facilities on the 390-acre site. The proposed project would convert approximately 169 acres of farmland currently in agricultural use to non-agricultural uses. The

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**Hampton Inn & Suites MND, El Centro, CA**

Mr. Unverzagt prepared a draft MND for the Hampton Inn & Suites in El Centro. The project required a Conditional Use Permit for the construction of the four-story hotel to provide 93 guest rooms and 100 parking spaces.

**Robertson's Ready-Mix MND, Oceanside, CA**

Mr. Unverzagt prepared an MND for this City of Oceanside project which consists of a concrete manufacturing plant that will produce "ready mix" concrete for use in construction. The manufacturing plant would process a maximum of 1,200 cubic yards of concrete per day. The proposed project includes an enclosed aggregate storage building with a 12,000-gallon above-ground diesel fuel storage tank, as well as a batch plant and office building.

**Cheyenne Residential EIR, San Diego, CA**

Mr. Unverzagt prepared an EIR for the Cheyenne project, which was a single-family residential and open space development located in the city of Santee. The 118.4-acre project consists of a total of 39 single family residences to be developed on two physically separated areas totaling approximately 36 acres. An additional 77 acres of open space would be preserved and managed as part of the City's Multiple Species Conservation Program.

**Castlerock Residential EIR, San Diego, CA**

Mr. Unverzagt assisted in the preparation of the EIR for the development of 282 detached single-family residences, 87 detached small lots, and 120 multi-family residences located within the East Elliott community, adjacent to the City of Santee.

**Harmony Grove Meadows Agricultural Analysis, San Diego, CA**

The project entails 212 single family residential units on 111 acres in the Harmony Grove community. The proposed project would convert approximately 20 acres of Farmland of Local Importance to non-agricultural uses. Although the project site is not currently used for agriculture, there is indication that the site was historically used as a vineyard. Mr. Unverzagt prepared the agricultural analysis using the California Agricultural Land Evaluation and Site Assessment Model pursuant to the County of San Diego's CEQA Guidelines.

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# Karen Bowling

## Environmental Analyst

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### Highlights

- ✓ CEQA and GIS expertise
- ✓ EIRs for community plans and specific plans
- ✓ Focus on brownfield and redevelopment

**Experience:**  
14 years

### Education:

M.A., Political Science  
(Environmental Policy)  
and Planning (Regional),  
concurrent, University of  
Oregon

B.A., Political Science and  
Geography  
(Environmental and  
Resource Management),  
San Diego State  
University

### Certifications/ Trainings

ArcGIS 9.2

Spatial Analyst, 3D  
Analyst, and Image  
Analyst

ERDAS Imagine

AutoCAD 2002

VIZ4 (3D modeling  
software)

### Affiliations

Association of  
Environmental  
Professionals

Womens Environmental  
Council

The Urban Land Institute

US Green Builders  
Council

### Experience Summary

Ms. Bowling has worked with RECON as an environmental analyst, visual simulations specialist, and GIS cartographer. In her present role as environmental analyst and project manager, she prepares CEQA and NEPA compliance documents for a variety of development projects in the county of San Diego. She recently served as the assistant project manager for the Urban Core Specific Plan EIR for the City of Chula Vista which entailed coordination with City staff and subconsultants, noticing of state agencies, attendance at public hearings, schedule and budget conformance monitoring, analysis of relevant environmental issues, preparation of draft and final versions of the EIR, and preparation of an MMRP and Findings.

Currently, Ms. Bowling is managing five private redevelopment projects in the cities of San Diego and El Cajon. Ms. Bowling is experienced in guiding clients and their projects through the environmental process and coordinating their proposed plans with state and federal resource agencies, public jurisdictions, and other interested parties. In addition to her work evaluating the environmental effects of large-scale public plans and urban redevelopment projects, she has extensive experience in evaluating natural resource management and conservation plans, including EISs/EIRs and joint federal-state documents for federal habitat conservation plans and state natural communities conservation plans. Her relevant projects are described below.

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### Urban Core Specific Plan EIR, Chula Vista, CA

The 690-acre Urban Core Specific Plan (UCSP) area encompasses the business, shopping, and government center of Chula Vista. The purpose of this Program EIR was to evaluate the environmental effects of the proposed specific plan, which would supersede existing redevelopment plans and zoning for the area and implement the recently adopted General Plan Update. Analysis of the effects of implementation of the UCSP was challenging given the nature of market-driven redevelopment and flexibility of the new mixed-use, form-based zoning codes. The combination of these two features meant that ultimate build-out scenarios could not be precisely determined, thus resulting issues analyses were managed to provide flexible and comprehensive conclusions and recommendations. Ms. Bowling prepared the Program EIR for this high-profile project which included the issues of land use, landform alteration and visual quality, cultural resources, geology and soils,

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habitat. Similar to the nearby Meadowood specific plan, implementation of the HGM specific plan would include the potential construction of an on-site wastewater treatment facility adjacent to residential uses.

**Private Redevelopment Projects In-Process, San Diego, CA**

Ms. Bowling is project manager for several private redevelopment proposals currently in-process in the city of San Diego, including the Hazard Center, Archstone, Shawnee, and Superior Mission Gorge projects. Ranging in size of 10 acres to 400 acres, these projects entail mixed use redevelopment proposals within existing urban areas and thus require emphasis on analysis of built-environment issues such as public health and safety, hazardous materials, air and noise quality, land use compatibility, aesthetics, affordable housing, sustainability, global warming, traffic/parking, public transit, water quality and stormwater pollution prevention, and public services and utilities. Ms. Bowling manages each of these projects in response to their particular challenges. In the case of the Shawnee and Archstone projects, relocation of existing mobile home park residents poses a community concern. In the case of the Superior Mission Gorge project, the site of an active quarry operation, the phasing of development and residential occupancy in relation to discontinued quarry operations is of particular importance. The particular challenges of the Hazard Center project include the issues of shared parking agreements, building heights, commercial-residential land use compatibility, and population-based park land requirements.

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# Lisa Lind

## Environmental Analyst

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### Experience Highlights

- ✓ CEQA specialist
- ✓ Certificate in Community and Economic Development

### Experience:

4 years

### Education:

Bachelor of Arts, English Writing, St. Lawrence University, 1997

Certificate in Community and Economic Development, San Diego State University, 2002

Citizen's Police Academy, City of El Cajon, 2004

Certificate in Nonprofit Management, Chapman University, 2004

Certificate in Urban Planning and Development, University of California, San Diego Extension (in progress)

### Affiliations:

Member, Association of Environmental Professionals

Board of Directors, People for Trees, Board of Directors

Volunteer, North Park Main Street Design Committee

Member, Women's Environmental Council

Member, San Diego Section of the American Planning Association

### Experience Summary

As an environmental analyst, Ms. Lind prepares CEQA and NEPA compliance documents for large- and small-scale development and infrastructure projects throughout southern California. She is responsible for document preparation, research, issue analysis, report writing, and client and agency coordination. She prepares accurate and thorough environmental documents within the limits of the project budget and schedule.

Ms. Lind previously worked for El Cajon Community Development Corporation, where her responsibilities included directing daily operations of programs geared to revitalization strategy of a property-based improvement district in downtown El Cajon. She worked with City departments on issues related to design, safety, and property maintenance.

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### Chula Vista Bayfront Master Plan EIR, Chula Vista, CA

As environmental analyst, Ms. Lind is assisting in research and writing for this EIR, a joint planning effort of the San Diego Unified Port District, City of Chula Vista, and private developers. The development proposal emphasizes waterfront amenities and aims to enhance the bayfront's appearance, access, and connection to the Chula Vista Urban Core and neighborhoods to the east. The wide range of issues addressed include land use, biology (terrestrial and marine), traffic/parking, wetlands, hazardous materials, air quality, noise, visual quality, public services and utilities.

### Otay Mesa Community Plan Update EIR, San Diego, CA

Ms. Lind has assisted the project team in the preparation of an EIR for this update of a community plan in the southern portion of the city of San Diego. Her work included research for parks, public services, utilities, and solid waste generation. Ms. Lind wrote selected sections for existing conditions and impacts analysis and revised the draft based on client comments.

### Fiesta Island Precise Plan IS/MND, San Diego, CA

RECON is working as a subconsultant to KTU+A, Inc. for this City of San Diego, Park and Recreation Department project. As environmental analyst, Ms. Lind is participating in project planning and is attending planning meetings. She is assisting in the review of previous environmental documents and technical studies in preparation for the environmental document.

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# David Gottfredson

## Air Quality & Acoustical Specialist

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### Highlights

- ✓ Air quality and noise expertise
- ✓ General Plan Update experience
- ✓ CEQA and NEPA compliance experience

**Experience:**  
22 years

**Education:**  
B.S. Chemical  
Engineering, UCSD, 1983

**Permits/Certifications/  
Trainings:**  
Approved County of San  
Diego Air Quality and  
Acoustics Consultant  
USACE HGM Workshop,  
ERDC, Vicksburg, MS

Engineer-In-Training  
(E.I.T.), State of  
California, License No.  
XE098720

### Experience Summary

Mr. Gottfredson's experience includes serving as the project manager for NEPA and CEQA environmental documents and providing technical expertise in noise and air quality. He is a leading acoustician in southern California. He conducts interior and exterior noise analyses and analyzes acoustical impacts from such sources as vehicular noise and industrial land uses. He runs computer models (such as STAMINA and TNM) to predict future noise levels, draws noise contour maps, and determines mitigation measures such as heights of attenuation walls.

Mr. Gottfredson also performs air quality studies that involve descriptions of ambient conditions, dispersion and emissions models, and preparation and processing of reports. He prepares emissions screening and health risk assessments and his modeling experience includes familiarity with ISC, Screen, EMFAC, AERMOD, CALINE, and URBEMIS. His experience also includes civil works and military projects in California and Arizona.

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### City of Chula Vista General Plan Update Air Quality Analysis, Chula Vista, CA

Mr. Gottfredson prepared this baseline study in support of the General Plan Update. It examines air quality in the city of Chula Vista including the physical conditions that affect the city's air quality, sources of air pollutants, and policies and planning issues that have been developed for the purpose of improving air quality.

### City of Chino General Plan Update Air Quality Studies, Chino, CA

RECON was on Design, Community & Environment's team to complete an air quality analysis in accordance with the South Coast Air Quality Management District guidelines in support of the City of Chino General Plan and the related EIR. Mr. Gottfredson's work entailed writing an existing conditions report, reviewing the goals and policies in the current Air Quality Element, completing an air quality analysis for the EIR using the URBEMIS air modeling program, providing a qualitative assessment of three CEQA alternatives, and attending public meetings.

### Adjunct Staff for the County of San Diego Department of Public Works, CA

Mr. Gottfredson has conducted third party review of noise studies for various roadway improvement projects including Del Dios Highway, Santa Fe Road, and Valley Center Road.

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addressed the issue of exposure to people to toxic vehicle exhaust emissions including diesel particulate emissions. Mr. Gottfredson developed an approach to assessing the health risk effects to users of the skate park of toxic air contaminants released by vehicles on the adjacent roadways.

**State Route 15/40<sup>th</sup> Street Noise Abatement Value Analysis Study, San Diego, CA**

Mr. Gottfredson was selected by Caltrans to be a member of the noise abatement value engineering team and conduct the preliminary interior noise measurements for eight parcels and ten dwelling units along the SR-15 study corridor that are projected to be severely impacted by future traffic noise.

**ISKATE Ice Arena Noise Study, San Diego, CA**

Mr. Gottfredson completed an acoustical study which addressed the potential for noise levels resulting from the use of the outdoor in-line skate rink to exceed the levels set by the City's noise control ordinance, and calculated the effectiveness of barrier construction to achieve specific exposure levels.

**San Diego Library Noise Study, San Diego, CA**

Mr. Gottfredson prepared a noise technical study to evaluate the potential noise impacts associated with construction of the new main library adjacent to the train tracks in downtown San Diego. His analysis involved measuring noise produced by passenger and freight trains at the proposed library site near the railroad and trolley tracks. In addition, noise levels inside the existing main library were measured.

**El Camino Real Bridge Widening EA, San Diego, CA**

Mr. Gottfredson is the project manager overseeing preparation of the EA for this project in the city of San Diego. The document is being prepared for and will be used by Caltrans to satisfy the environmental compliance required for obtaining Federal Highway Administration (FHWA) funding for the project. The EA will be compiled and revised in accordance with Caltrans and FHWA policies and guidelines. He is overseeing all aspects of the preparation of the EA, attending regular client/project team meetings, regularly meeting with Caltrans and other agency staff, responding to comments, and will be attending FHWA, City of San Diego Planning Commission, and City Council public hearings as necessary.

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# Diana Saucedo-Ortiz

## Associate Biologist

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### Experience Highlights

- ✓ Bilingual in English and Spanish
- ✓ Threatened and Endangered species surveys and monitoring
- ✓ Habitat conservation planning and management plan preparation
- ✓ Excellent relationships with resource and regulatory agencies

**Experience:**  
7 years

**Education:**  
B.S. Ecology, UCSD  
Professional Certificate in Natural Resource Management, UCSD

**Permits/Certifications:**  
CEQA Consultants List, County of San Diego  
USFWS Permit #TE-797685 to independently conduct surveys for Coastal California Gnatcatcher, Quino Checkerspot Butterfly, Endangered Vernal Pool Branchiopods, Endangered Vernal Pool and Upland Plants; under supervision for Coastal California Gnatcatcher and Least Bell's Vireo nest monitoring, Southwestern Willow Flycatcher surveys and nest monitoring, Pacific Pocket Mouse, Stephens' Kangaroo Rat and San Bernardino Kangaroo Rat

### Experience Summary

Ms. Saucedo-Ortiz conducts habitat assessments; vegetation mapping; wetland delineations; focused surveys for endangered, threatened, and sensitive species; and monitoring in a variety of habitats in southern California. She prepares biological technical reports and evaluates project impacts on sensitive biological resources in accordance with CEQA. She also prepares jurisdictional delineation reports and coordinates permitting with the water resource agencies. Ms. Saucedo-Ortiz has experience preparing and implementing habitat management plans (HMPs) and habitat conservation plans (HCPs). She has considerable experience in natural resource planning involving coastal sage scrub, chaparral, riparian, and grassland habitats.

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### San Diego County Water Authority Subregional Natural Communities Conservation Plan / Habitat Conservation Plan (NCCP / HCP), San Diego, CA

Ms. Saucedo-Ortiz completed improvements and revisions to the Water Authority's Phase I NCCP/HCP, which was developed to protect the region's biological resources and to streamline the Water Authority's regulatory compliance. This NCCP/HCP proposes 82 species for coverage and includes mitigation measures and operational protocols designed to avoid potential impacts to biological resources, and to provide appropriate mitigation where impacts are unavoidable. The purpose of the revisions to the NCCP/HCP was to construct a document that is more accessible to the general public.

### Vallecitos Water District Meadowlark Reservoir Biological Resources, San Marcos, CA

Vallecitos Water District proposes to build two new steel water tanks at the Meadowlark site. As project biologist, Ms. Saucedo-Ortiz conducted focused surveys for coastal California gnatcatchers according to USFWS coastal California gnatcatcher survey guidelines (USFWS 1997).

### Vallecitos Water District Environmental Land Outfall Sewer Replacement Project MND, San Diego, CA

As project biologist, Ms. Saucedo-Ortiz conducted focused surveys for least Bell's vireo according to the USFWS guidelines (USFWS 2001) for this project involving the replacement of 6,100 feet of main outfall line, a pipeline that conveys sewage collected in the Vallecitos Water District to the Encina Water Pollution Control Facility, terminating in Carlsbad.

**Dennerly Canyon Vernal Pool Restoration, San Diego, CA**

Ms. Saucedo-Ortiz participated in the fairy shrimp sampling for the restoration site that supports over 300 created and restored vernal pools. She conducted hydrological sampling for the created and control pools, and participated in monitoring for vernal pool plants, including sensitive and rare species. Species encountered were San Diego fairy shrimp, Riverside fairy shrimp, versatile fairy shrimp, San Diego button-celery, Otay Mesa mint, Orcutt's grass, spreading navarretia, Otay tarplant, San Diego thornmint, and small leaved rose.

**EI Sobrante Landfill Expansion HCP Implementation, Corona, CA**

Ms. Saucedo-Ortiz is the project manager for this project. Sensitive habitat, including Riverside sage scrub, and 31 plant and wildlife species are covered under the HCP. She is responsible for the implementation the EI Sobrante Landfill HCP biological requirements. Her work includes pre-impact surveys for quino checkerspot butterfly and rare plants, and preparation of various management plans including annual work plans, annual reports, a fire management plan, a landscape plan, and an exotic species control plan. She is also responsible for coordinating revegetation efforts, access control, and worker education and trainings.

**Naval Radio Receiving Facility Biological Resource Surveys, San Diego, CA**

Ms. Saucedo-Ortiz was project manager for the biological resource surveys and a wetland delineation at the Naval Radio Receiving Facility in Imperial Beach, CA. Work included vegetation mapping, rare plant surveys, small mammal trapping, bird and general wildlife surveys. She conducted a wetland delineation that was in accordance with USACE Guidelines and prepared a biological resources survey report analyzing status of plant and wildlife populations on the facility and a wetland delineation report analyzing the jurisdictional resources present on the facility as an update to the facility's Integrated Natural Resources Management Plan.

**Mission to San Miguel 230-kV Transmission Line #2 Project, San Diego County, CA**

Ms. Ortiz assisted on the biological surveys for this project and conducted general vegetation mapping, presence/absence coastal California gnatcatcher surveys, focused plant surveys, and focused fairy shrimp surveys. A portion of this project area crosses Mission Trails Regional Park.

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# Harry Price, Jr.

## Archaeologist / Historic Resources Specialist

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### Highlights

- ✓ Field surveying, excavation, and monitoring
- ✓ Experience evaluating properties for the NRHP

**Experience:**  
21 years

**Education:**  
B.A., Anthropology, San Diego State University, 1976

**Certifications/Trainings:**  
County of San Diego Qualified Consultants List, Archaeology

County of San Diego Qualified Consultants List, Historic Resources

Qualified Archaeological Monitor, City of San Diego

Archaeological Field Training at Bancroft Ranch House and San Diego Presidio

### Experience Summary

Mr. Price is an experienced archaeologist in the areas of excavation, site mapping, soil profiling, column sampling, surface collection, and field reconnaissance. He serves as field crew supervisor, conducts field surveys, provides illustration of artifacts, and prepares maps of archaeological sites.

Mr. Price's archaeological duties include organizing personnel and equipment for work in the field, daily assignment of duties to field crew, daily field notes on progress and results, site sampling strategy (i.e., shovel tests, 1x1-meter units, trenching), placement of sample units, and site mapping. Mr. Price is on the County of San Diego's Qualified Consultants List for the fields of Historic Resources and Archaeology.

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### Representative Projects

- ◆ Cultural Resources Survey for Chula Vista Bayfront Master Plan EIR, Chula Vista, CA
- ◆ Cultural Resources Survey for Santee Town Center Specific Plan Amendment, Santee, CA
- ◆ Cultural Resource Surveys of Portions of Eight County Parks, San Diego, CA
- ◆ Cultural Resource Evaluation and Determination of National NRHP Eligibility for Two Sites on MCB Camp Pendleton, CA
- ◆ Data Recovery Excavations for the Western Portion of CA-SDI-13,727 in Valley Center, CA
- ◆ Data Recovery at the Villages of La Costa, Carlsbad, CA
- ◆ Cultural Resource Significance Testing of CA-SDI-16661 on the Holly Springs Property, Carlsbad, CA
- ◆ Test Excavations of Site at Highway 94 and Jamacha Junction, San Diego, CA
- ◆ Dry Lakes Data Recovery at 4-IMP-5620 for the Bureau of Land Management, Imperial County, CA
- ◆ Testing at 9 Sites in The Villages and The Ranch at Stallions Crossing, San Diego, CA
- ◆ Cultural Resource Survey of the Proposed Lake Murray, Cowles Mountain, and Fortuna Mountain Regional Park, San Diego, CA

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# Carmen Zepeda-Herman, RPA

## Archaeologist

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### Highlights

- ✓ RPA
- ✓ California BLM Cultural Resource Use Permit

### Experience:

7 years

### Education:

M.A., Anthropology, San Diego State University

B.A., Anthropology, University of California, Berkeley

### Certifications/ Trainings

Certified by the Register of Professional Archaeologists (RPA)

Qualified Archaeological Monitor, City of San Diego

California BLM Cultural Resource Use Permit No. CA-04-16

County of San Diego CEQA Qualified Consultants List for the field of Archaeology

### Experience Summary

Ms. Zepeda-Herman is certified by the Register of Professional Archaeologists (RPA) and is responsible for leading and conducting field surveys, test excavations, data recovery excavations, and construction monitoring for cultural resource studies. She conducts background research, site records maintenance and assembles crews for completion of projects. She regularly works with a range of regulatory and assessment frameworks including NHPA, NRHP, CRHR, and CEQA.

Prior to joining RECON, Ms. Zepeda-Herman was an archaeological project leader for the State of California Department of Parks and Recreation. There she excavated both prehistoric and historic sites. She catalogued and analyzed artifacts recovered from prehistoric shell middens and various historic adobe sites. She performed construction monitoring and historic structure recordation, prepared documentation, and participated in various surveys.

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### SDG&E South Bay (Bayfront) Substation PEA Technical Studies, San Diego, CA

Ms. Zepeda-Herman completed a cultural resources survey and report for the substation and three associated locations. She developed proposed project measures to reduce adverse impacts to significant historical resources. The purpose of the study was to assess impacts to cultural resources that may potentially occur as a result of project implementation in accordance with CEQA.

### Cultural Resource Evaluation of Site CA-SDI-7240, Sycamore Canyon, BLM South Coast/Palm Springs Field Office, CA

RECON completed fieldwork involving documentation and significance testing of a large Late Prehistoric archaeological site near the community of Dulzura. A portion of the site had been inadvertently graded during fire suppression activities and was re-examined to determine its eligibility for listing on the National Register of Historic Places. Ms. Zepeda-Herman completed a record search and summarized previous investigations of the immediate project area.

### Eastern San Diego County Draft RMP/EIS, BLM El Centro Field Office, CA

Ms. Zepeda-Herman conducted a site analysis and review for 25,000 acres of BLM lands within the Eastern San Diego Management Plan area. She created a site attribute table for over 600 sites using site forms and a GIS database. The data was

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RECON

**Matagual Creek Sand Extraction, San Diego, CA**

Ms. Zepeda-Herman conducted background research and compiled record searches. She performed a cultural resources survey and maintained site records.

**Archaeological Survey of a Portion of The Ancient Lake Cahuilla Shoreline, Target Area 101, Naval Air Facility El Centro, CA**

Ms. Zepeda-Herman participated in the cultural resource survey for this project involving a cultural resources inventory of 2,000 acres along a portion of the ancient Lake Cahuilla shoreline at Naval Air Facility, El Centro.

**Fighting Positions NRHP Eligibility Determinations of Three Archaeological Sites, MCB Camp Pendleton, CA**

The purpose of this project was to complete test excavations at each site, determine whether they contain intact subsurface cultural deposits, and to assess their NRHP eligibility. Ms. Zepeda-Herman served as crew chief for the archaeological excavations and conducted laboratory analysis.

**M2i Development Archaeological Monitoring, San Diego, CA**

Ms. Zepeda-Herman performed construction monitoring for the M2i development project. She prepared the site form and findings report and was responsible for cataloguing and preparing artifacts for curation.

**Anza Borrego Desert State Park Post-Burn Surveys, CA**

Ms. Herman completed the cultural resources survey, new site recordation, and site form preparation for a post-burn area of this State park.

**La Cresta Test Excavations, San Diego, CA**

Ms. Zepeda led this cultural resources investigation for the County of San Diego Department of Public Works (County). The purpose of the cultural resources test excavations was to evaluate whether the existing and proposed emergency watershed protection activities conducted by County have disturbed or would disturb the cultural resources identified within the property.

**Valley Center Road Widening Data Recovery Program, San Diego, CA**

For this County of San Diego project, served as project archaeologist responsible for completing a research design report for the data recovery program, and served as project supervisor during excavation. The data recovery program was recommended as mitigation for impacts resulting from the road widening.

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# Frank McDermott

## GIS Coordinator

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### Highlights

- ✓ GIS for City of San Diego projects
- ✓ Data management for large scale inventories

### Experience

9 years

### Education

B.S., Environmental Planning and Design, Rutgers University, NJ

Certificate in Cartography and GIS, San Diego State University

### Certifications/ Trainings

ArcGIS 9.2

ArcView 3.3

ArcInfo 7.1

ArcIMS 3.0

Cityworks 3.6-3.7

3D Analyst

Trimble GPS

### Affiliations

Member, URISA, Southern California Chapter

Member, Disaster Preparedness Team, Encinitas Emergency Operations Center

Best Cartography, 2000  
ESRI San Diego International Users Conference

### Experience Summary

Mr. McDermott is a geographic information systems (GIS) analyst on RECON's Agency Team with experience in vector, raster, and 3-D analysis using the latest software from ESRI and ERDAS including ArcGIS 9.2, ArcInfo, ArcView, and Imagine. He works with biologists, archaeologists, and environmental analysts to compile, analyze, and synthesize data from various sources, including data generated from the field using global positioning system (GPS) technology and data created through digitizing and other secondary sources.

Prior to joining RECON, Mr. McDermott worked as a GIS Analyst for the City of Encinitas where he developed a City-wide stormwater NPDES dataset from hardcopy as-built plans, and produced many high-quality maps using ArcGIS. He developed and maintained more than 100 data layers including assessors parcel base, street centerlines, recreational trails, zoning, land use, various utility layers, and numerous special use overlay zones.

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### City of Chula Vista General Plan Update EIR, Chula Vista, CA

Mr. McDermott provided GIS analysis and mapping support for this EIR including the Land Use Analysis Scenario change analysis.

### Chula Vista Bayfront Master Plan EIR, Chula Vista, CA

Mr. McDermott was responsible for all GIS mapping and analysis for this Master Plan EIR. This included digitizing all biological resource data, interpretation and conversion of CAD data and all aspects of impact analysis.

### Phase I Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP), San Diego, CA

The purpose of the NCCP is to cover incidental take of 82 covered species within the San Diego County Water Authority Service Area. Mr. McDermott is currently coordinating the geographic and spatial needs of this NCCP/HCP. Specifically this project involves obtaining CAD datasets of water authority project locations and incorporating it into RECON's GIS analysis.

### Pima County Multiple Species Conservation Plan, Pima County, AZ

Mr. McDermott provides GIS analysis and mapping for this comprehensive natural resources management plan covering six-million acres and 50 species. Using 3D Analyst, he models habitats and runs spatial analysis for each of the species. He provides the necessary spatial statistics and geographic resources to other RECON analysts as they wrap up the final drafts of this HCP.

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RECON

**PROJECT ASSIGNMENT**

Principal-In-Charge

**EDUCATION**

B.S. in Civil Engineering  
1978, San Diego State University

M.S. in Civil Engineering with a  
Specialty in Surface Hydrology  
1983, San Diego State University

**YEARS OF EXPERIENCE**

27

**REGISTRATION**

Registered Professional Engineer  
California, #32838  
Arizona, #22083  
Nevada, #09055

**PROFESSIONAL AFFILIATIONS**

American Society of Civil  
Engineers (ASCE)

The Association of State Flood  
Plain Managers

Chairperson -- The American  
Public Works Association  
(APWA); Water Resources  
Committee

City of San Diego Mayor's Clean  
Water Task Force

Dennis C. Bowling is Principal-In-Charge of the Water Resources Division at Rick Engineering Company's San Diego office. A civil engineer with a specialty in Surface Hydrology, he joined Rick Engineering Company in 1978. His staff consists of 46 engineers, designers, and computer support staff. Work includes hydrologic and hydraulic calculations, preparation of master drainage plans and FEMA flood insurance studies/maps, hydrologic and hydraulic analysis and design for major flood control channels, desilting and detention basins, and storm drain systems. He excels in the use of computer models such as the HEC-1 Hydrologic model, HEC-2 hydraulic model, and FLUVIAL-12 and HEC-6 sediment and scour analysis model.

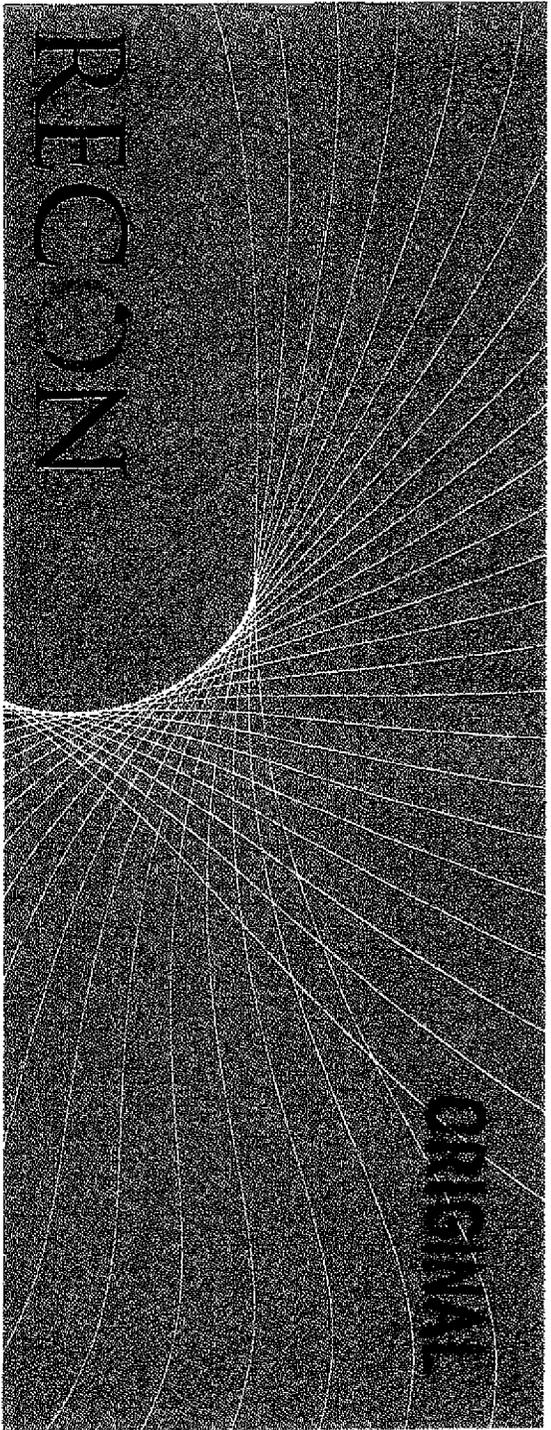
Mr. Bowling is especially proficient in floodplain hydrology using hydrology using HEC-1 and HEC-2, as well as Army Corps of Engineers policies and standards. He regularly directs preliminary and final planning studies and reports, preliminary and final design documents, contract drawings, control cost estimates and specifications for flood control dams, channels and levees, and utilizes MicroStation and micro computers.

A few of Mr. Bowling's representative projects include:

- **FEMA FLOOD INSURANCE STUDIES FOR KERN COUNTY - KERN COUNTY, CA:** HEC-1, HEC-2, FEMA Study Contractor
- **CHANNEL DESIGN FOR THE RANCHO CARLSBAD MOBILE HOME PARK - CARLSBAD, CA:** Channel Design, HEC-1, HEC-2, Detention, FEMA CLOMR
- **LOMA ALTA CREEK CHANNEL AND DETENTION BASIN DESIGN- OCEANSIDE, CA:** Channel Design, HEC-1, HEC-2, Detention, FEMA CLOMR
- **CHANNEL DESIGN FOR BUENA CREEK FOR THE CITY OF VISTA'S REDEVELOPMENT AREA - VISTA, CA:** Channel Design, HEC-1, HEC-2, FEMA LOMR
- **FASHION VALLEY CHANNEL DESIGN FOR THE SAN DIEGO RIVER - SAN DIEGO, CA:** Channel Design, HEC-2, FEMA CLOMR
- **FEMA FLOOD INSURANCE STUDIES FOR THE CITY OF PALMDALE, CA:** HEC-1, HEC-2, FEMA LOMR
- **CHANNELIZATION OF THE SWEETWATER RIVER FOR RANCHO SAN DIEGO TOWN CENTER - COUNTY OF SAN DIEGO, CA:** HEC-1, HEC-2, FEMA Study contractor

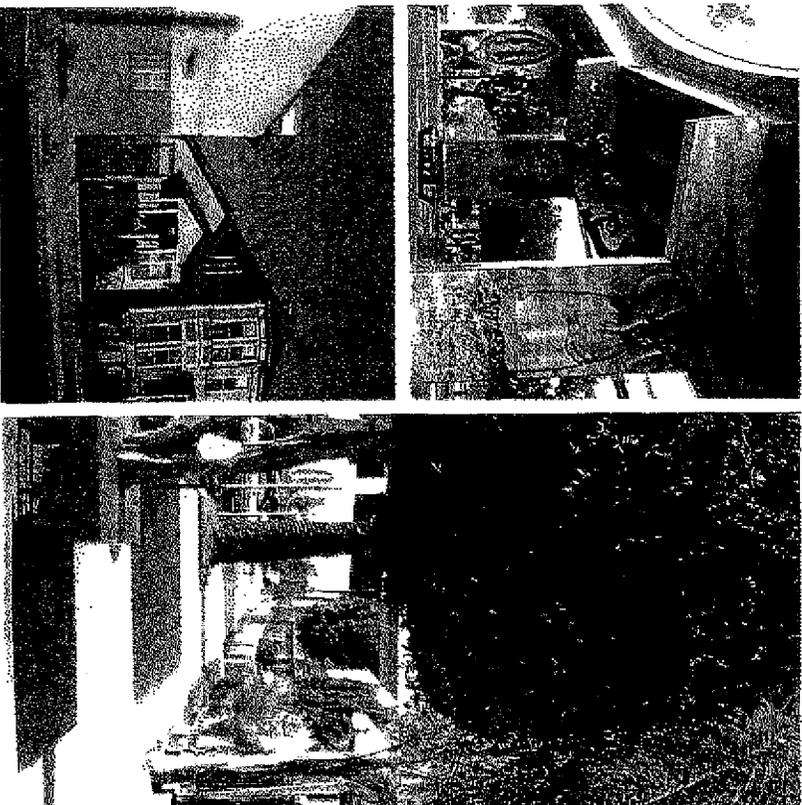
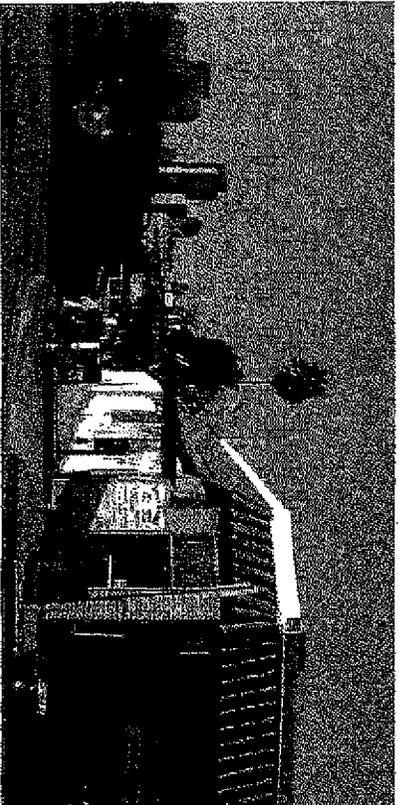
PERSONNEL PROFILE

- DESIGN OF BRIDGE CROSSING OF MACARIO CANYON – HEC-2
- CHANNELIZATION OF MARGARITA CREEK FOR MARGARITA VILLAGE – HEC-2, CLOMR, LOMR
- CHANNELIZATION OF CYPRESS CANYON FOR SCRIPPS RANCH NORTH – HEC-2, CLOMR, LOMR
- CHANNELIZATION OF OTAY RIVER FOR FENTON MATERIALS – HEC-2
- DESIGN OF FLOOD CONTROL FACILITIES FOR PILGRIM CREEK – HEC-2, CLOMR, LOMR
- FLOODPLAIN MAPPING FOR RANCHO LILAC – HEC-2
- FLUVIAL ANALYSIS OF BUENA VISTA CREEK FOR SOUTH COAST ASPHALT – HEC-2
- DESIGN OF FLOOD CONTROL CHANNEL FOR TELEGRAPH CANYON ROAD AND OTAY LAKES ROAD – HEC-2, CLOMR, LOMR
- APPEAL OF FEMA FLOODWAY FOR SAN DIEGO RIVER – HEC-2, CLOMR, LOMR
- ANALYSIS OF OTAY RIVER AS IT OUTLETS INTO SAN DIEGO BAY FOR MKEG – HEC-2
- CHANNELIZATION OF ROSECREEK AT OUTLET TO MISSION BAY – HEC-2



RECON

ORIGINAL



**Volume II  
Price Proposal**

**Barrio Logan Community  
Plan Update EIR  
Proposal No. 9070-08-Z-RFP**

Prepared for  
City of San Diego

# RECON



## Volume II Price Proposal

## Barrio Logan Community Plan Update EIR

Proposal Number  
9070-08-Z-RFP

Prepared for

City of San Diego  
Purchasing & Contracting Department  
1200 Third Avenue  
San Diego, CA 92101-4195  
Atten: Michael Winterberg  
Procurement Specialist

Prepared by

RECON Environmental, Inc.  
1927 Fifth Avenue  
San Diego, CA 92101-2358  
P 619.308.9333 F 619.308.9334  
RECON Number 07-367  
January 11, 2008



**CITY OF SAN DIEGO**  
**PURCHASING & CONTRACTING DEPT.**  
 1200 Third Avenue, Suite 200  
 San Diego, CA 92101-4195

Proposal No. 9070-08-Z-RFP

**REQUEST FOR PROPOSAL**

Closing Date: January 11, 2008

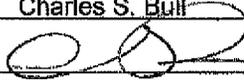
@ 4:00 pm P.S.T.

**ADDENDUM D**

**Subject: Furnish the City of San Diego with an Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update, in accordance with the attached specifications.**

**Timeline: As may be required for a period of two (2) years from date of award, with option to extend the contract on a month-to-month basis, in accordance with the attached specifications.**

Company RECON Environmental, Inc.  
 Federal Tax I.D. No. 95-3121299  
 Street Address 1927 Fifth Ave.  
 City San Diego, CA 92101  
 State CA Zip Code 92101  
 Tel. No. (619) 308-9333 Fax No. (619) 308-9334  
 E-Mail cbull@recon-us.com

Name Charles S. Bull  
 Signature\*   
 Title President  
 Date January 9, 2008

*\*Authorized Signature: The signer declares under penalty of perjury that she/he is authorized to sign this document and bind the company or organization to the terms of this agreement.*

If your firm is not located in California, are you authorized to collect California sales tax? Yes No  
 If Yes, under what Permit # N/A  
 City of San Diego Business Tax License #: B1979052367

**SUBMITTED PROPOSALS MUST HAVE AN ORIGINAL SIGNATURE.**

Cash discount terms          %          days. [Terms of less than 20 days will be considered as Net 30 for bid evaluation purposes.]

**FOR CONSIDERATION AS A RESPONSIVE PROPOSAL, THE FOLLOWING IS REQUIRED:**

- 1) Proposal must be submitted on official City proposal forms.
- 2) All information on this Request for Proposal cover page must be completed.
- 3) This cover page must be signed with an original signature.
- 4) Proposal must be submitted on or before the exact closing date and time. Proposal received after the exact closing date and time will NOT be considered. If hand delivering, please allow enough time for travel and parking to submit by the closing date and time.

**FOR FURTHER INFORMATION CONCERNING THIS PROPOSAL, PLEASE CONTACT:  
 MICHAEL WINTERBERG/b19, Procurement Specialist**

Phone: (619) 533-6441

Fax: (619) 533-3230

E-mail: [MWinterberg@san Diego.gov](mailto:MWinterberg@san Diego.gov)

**PRICE PROPOSAL PAGE**

**PRICING FOR CORE REQUIREMENTS AS SPECIFIED IN RFP SECTION V**

1.0	Project Initiation	\$ <u>23,198.00</u>	Fixed Price
2.0	Thresholds and Analysis Methods Preparation	\$ <u>11,720.00</u>	Fixed Price
3.0	Background Data Collection	\$ <u>31,042.00</u>	Fixed Price
4.0	Screencheck Draft EIR Preparation	\$ <u>206,656.00</u>	Fixed Price
5.0	Pre-Print Review Draft Preparation	\$ <u>37,400.00</u>	Fixed Price
6.0	Public Review Draft EIR Preparation	\$ <u>6,020.00</u>	Fixed Price
7.0	Final EIR and Response to Comments	\$ <u>46,112.00</u>	Fixed Price
8.0	Project Management	\$ <u>15,740.00</u>	Fixed Price
9.0	Meetings and Public Hearings	\$ <u>32,870.00</u>	Fixed Price
10.0	Staff and Other Proposer Responsibilities	\$ <u>41,075.80</u>	Fixed Price
<b><u>Lump Sum Total:</u></b>		<b>\$ <u>451,833.80</u></b>	<b>Fixed Price</b>

January 11, 2008

### HOURLY BILLING RATES

<b>Position</b>	<b>2008</b>	<b>2009</b>
Expert Witness	\$200.00	\$206.00
Principal	\$165.00	\$169.95
Senior	\$135.00	\$139.05
Associate	\$110.00	\$113.30
Analyst	\$91.00	\$93.73
Assistant	\$78.00	\$80.34
Research Assistant	\$67.00	\$69.01
GIS Specialist	\$72.00	\$74.16
Production Supervisor	\$65.00	\$66.95
Production Specialist III	\$60.00	\$61.80
Production Specialist II	\$55.00	\$56.65
Production Specialist I	\$48.00	\$49.44
Specialist III	\$77.00	\$79.31
Specialist II	\$67.00	\$69.01
Specialist I	\$57.00	\$58.71
Resource Monitor	\$55.00	\$56.65
Field Director	\$103.00	\$106.09
Field Supervisor	\$55.00	\$56.65
Field Assistant	\$50.00	\$51.05
Field Crew Chief	\$41.00	\$42.23
Field Technician	\$29.00	\$29.87
Seed Specialist	\$35.00	\$36.05

Unless otherwise agreed upon, RECON shall charge, at cost, for blueprinting and reproduction desired by the client or public agencies, out-of-town transportation and expenses, and telephone calls. An administrative fee of 10% shall be added to all subcontractor's charges.

Personnel rates are in effect from July 1, 2007, through June 30, 2008. Increases occur annually on July 1.

**RECON**

1927 Fifth Avenue  
San Diego, CA 92101-2358  
P 619.308.9333 F 619.308.9334  
www.recon-us.com

525 W. Wetmore Rd., Suite 111  
Tucson, AZ 85705  
P 520.325.9977 F 520.293.3051

# Price Proposal

RECON proposes to complete the project described in Volume I of this proposal for a lump sum amount of \$451,833.80. The breakdown of these tasks is provided on the following "Pricing for Core Requirements as Specified in RFP Section V" form. This form includes Task 10.0 which is a work scope item for, as yet, undefined efforts. For the purpose of this proposal, RECON has budgeted ten percent of tasks 1.0 through 9.0 as an allocation for these efforts. Expenditures against this task will be made in accordance with our standard hourly rates as directed and authorized by the City.

Table 1 provides the detailed hourly estimate by labor category that results in the cost estimate on the pricing form. The pre-print draft report includes the cost for the Spanish translation.

Any work items requested by the City outside of the current scope will be completed as directed and authorized by the City in accordance with our standard hourly rates. These rates are attached to this cost proposal.

The cost estimate for responding to comments as part of the final EIR assumes that there will be 20 comment letters received and that responses to those comments can be made using the information and analysis conducted as part of the preparation of the draft EIR. Should additional analysis be required, beyond that conducted for the draft document and associated technical studies, those additional studies would be completed as an additional work item if so authorized.

RECON recognizes that the City will withhold 10 percent of the final payment until all services are provided. We do request monthly progress payments to be made in accordance with the monthly progress reports that will be submitted as part of the proposed project.

Table 1  
 Detailed Hourly Estimate

	Principal	Senior	Assoc.	Analyst	Production	Graphics	Total Hours
Project initiation	16	44	56	-	32	24	172
Thresholds	-	24	32	-	4	-	60
Background data	10	30	124	24	28	34	250
First screencheck	20	148	328	204	80	88	868
Second screencheck	19	112	228	64	76	88	587
Third screencheck	19	66	108	16	26	20	255
Preprint draft	-	88	88	-	84	40	300
Public review draft	-	8	8	-	24	-	40
Initial FEIR	24	64	40	40	28	16	212
Revised FEIR	12	32	24	24	20	8	120
Project Management	16	60	-	-	-	-	76
Meetings/Hearings	44	88	50	30	-	-	212
<b>Total Hours</b>	<b>180</b>	<b>764</b>	<b>1,086</b>	<b>402</b>	<b>402</b>	<b>318</b>	<b>3,152</b>

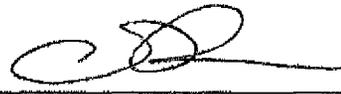
**PROPOSER'S STATEMENT OF FINANCIAL RESPONSIBILITY**

The Proposer is required to furnish below a statement of financial responsibility, except when the proposer has previously completed contracts with the City of San Diego covering work of similar scope.

I, Charles S. Bull, certify that my company, RECON Environmental, Inc., has sufficient operating capital and/or financial reserves to properly fund the services identified in these contract specifications for a minimum of two (2) full months. I agree that upon notification of provisional award, I will promptly provide a copy of my company's most recent balance sheet, or other necessary financial statements, as supporting documentation for this statement, if requested. I understand that this balance sheet, as well as any other required financial records, will remain confidential information to the extent allowed under the California Public Records Act.

I certify under penalty of perjury under the laws of the State of California that the information contained in this statement is true and correct.

Dated: January 9, 2008

Signature: 

## Certification Survey

For Small, Ethnically and Culturally Diverse,  
Woman, Disadvantaged, Disabled Veteran, Or Other Businesses

All Contractors are required to complete this form and return it with their proposal package.

Company Name: RECON Environmental, Inc.

Mailing Address: 1927 Fifth Avenue  
San Diego, CA 92101

Telephone No: (619) 308-9333

Email Address: www.recon-us.com

1. Contractor's company is currently certified as small, ethnically and culturally diverse, woman, disadvantaged, disabled veteran, or other business?  Yes  No

Certification Number/Agency: \_\_\_\_\_

2. Contractor's company has applied for certification?  Yes  No

If yes, which agency? \_\_\_\_\_

3. Contractor's company is an independently owned business?  Yes  No

4. Contractor's company is 51% or more owned by a socially, economically, disadvantaged individual\*?  Yes  No

5. SIC Code: 899

6. Number of Employees: 99

7. Annual Gross Receipts (three year average): \$8,880,629.00

8. This is not an application for certification. If you would like to receive an application for certification, please check box:

I certify that this information is correct:  1/11/08  
Authorized Signature Date

\* Black Americans, Native Americans, Hispanic Americans, Asian-Pacific Americans, Subcontinent Asian Americans, Women, any additional groups whose members are designated as socially and economically disadvantaged by the Small Business Administration (SBA) at such time as the SBA designation becomes effective.

### Certification Survey

For Small, Ethnically and Culturally Diverse,  
Woman, Disadvantaged, Disabled Veteran, Or Other Businesses

All Contractors are required to complete this form and return it with their proposal package.

Company Name: Rick Engineering Company

Mailing Address: 5620 Friars Road  
San Diego, CA 92110

Telephone No: (619) 291-0707

Email Address: dbowling@rickengineering.com

1. Contractor's company is currently certified as small, ethnically and culturally diverse, woman, disadvantaged, disabled veteran, or other business?  Yes  No

Certification Number/Agency: \_\_\_\_\_

2. Contractor's company has applied for certification?  Yes  No

If yes, which agency? \_\_\_\_\_

3. Contractor's company is an independently owned business?  Yes  No

4. Contractor's company is 51% or more owned by a socially, economically, disadvantaged individual\*?  Yes  No

5. SIC Code: 8711

6. Number of Employees: 185

7. Annual Gross Receipts (three year average): \$39,010,600

8. This is not an application for certification. If you would like to receive an application for certification, please check box:

I certify that this information is correct:  1/09/08 

\* Black Americans, Native Americans, Hispanic Americans, Asian-Pacific Americans, Subcontinent Asian Americans, Women, any additional groups whose members are designated as socially and economically disadvantaged by the Small Business Administration (SBA) at such time as the SBA designation becomes effective.



City of San Diego  
**EQUAL OPPORTUNITY CONTRACTING (EOC)**  
 1200 Third Avenue • Suite 200 • San Diego, CA 92101  
 Phone: (619) 236-6000 • Fax: (619) 235-5209

**WORK FORCE REPORT**  
**LOCAL WORK FORCE**

The objective of the *Equal Employment Opportunity Outreach Program*, San Diego Municipal Code Sections 22.3501 through 22.3517, is to ensure that contractors doing business with the City, or receiving funds from the City, do not engage in unlawful discriminatory employment practices prohibited by State and Federal law. Such employment practices include, but are not limited to unlawful discrimination in the following: employment, promotion or upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship. Contractors are required to provide a completed *Work Force Report*.

**CONTRACTOR IDENTIFICATION**

Type of Contractor:       Construction       Vendor/Supplier       Financial Institution       Lessee/Lessor  
                                   Consultant       Grant Recipient       Insurance Company       Other

Name of Company: RECON Environmental, Inc.

AKA/DBA: \_\_\_\_\_

Address (Corporate Headquarters, where applicable): 1927 Fifth Ave.

City San Diego County San Diego State CA Zip 92101

Telephone Number: ( 619 ) 308-9333 FAX Number: ( 619 ) 308-9334

Name of Company CEO: Charles S. Bull

Address(es), phone and fax number(s) of company facilities located in San Diego County (if different from above):

Address: same as above

City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone Number: (    ) \_\_\_\_\_ FAX Number: (    ) \_\_\_\_\_

Type of Business: Environmental Consulting Type of License: Professional, Scientific, and Technical Services

The Company has appointed: Cindy Sengo

as its Equal Employment Opportunity Officer (EEOO). The EEOO has been given authority to establish, disseminate, and enforce equal employment and affirmative action policies of this company. The EEOO may be contacted at:

Address: same as above

Telephone Number: same as above FAX Number: same as above

For Firm's:     San Diego Work Force    and/or     Managing Office Work Force

I, the undersigned representative of RECON Environmental, Inc.

(Firm Name)

San Diego, CA hereby certify that information provided

(County) (State)

herein is true and correct. This document was executed on this day of Friday January 9, 2008

  
 \_\_\_\_\_  
 (Authorized Signature)

Charles S. Bull  
 \_\_\_\_\_  
 (Print Authorized Signature Name)

**WORK FORCE REPORT - Page 2**

NAME OF FIRM: RECON Environmental, Inc.

DATE: 01/11/08

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- (1) African-American, Black
- (2) Latino, Hispanic, Mexican-American, Puerto Rican
- (3) Asian, Pacific Islander
- (4) American Indian, Eskimo
- (5) Filipino
- (6) Caucasian
- (7) Other ethnicity; not falling into other groups

OCCUPATIONAL CATEGORY	(1) African-American		(2) Latino		(3) Asian		(4) American Indian		(5) Filipino		(6) Caucasian		(7) Other Ethnicities	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Executive, Administrative, Managerial					1						6	5		
Professional Specialty			4								8	12		
Engineers/Architects														
Technicians and Related Support			12	1	1						6	4		
Sales														
Administrative Support/Clerical		2	1	5							1	5		
Services														
Precision Production, Craft and Repair														
Machine Operators, Assemblers, Inspectors														
Transportation and Material Moving														
Handlers, Equipment Cleaners, Helpers and Non-construction Laborers*														

\*Construction laborers and other field employees are not to be included on this page

TOTALS EACH COLUMN	2	13	10	1	1						21	26		
--------------------	---	----	----	---	---	--	--	--	--	--	----	----	--	--

GRAND TOTAL ALL EMPLOYEES 74

INDICATE BY GENDER AND ETHNICITY THE NUMBER OF ABOVE EMPLOYEES WHO ARE DISABLED:

DISABLED														
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NON-PROFIT ORGANIZATIONS ONLY:

BOARD OF DIRECTORS														
VOLUNTEERS														
ARTISTS														

**WORK FORCE REPORT – Page 3**

NAME OF FIRM: RECON Environmental, Inc.

DATE: 01/11/08

**INSTRUCTIONS:** For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- |  |  |
|--|--|
| (1) African-American, Black                          | (5) Filipino                                       |
| (2) Latino, Hispanic, Mexican-American, Puerto Rican | (6) Caucasian                                      |
| (3) Asian, Pacific Islander                          | (7) Other ethnicity; not falling into other groups |
| (4) American Indian, Eskimo                          |  |

OCCUPATIONAL CATEGORY	(1) African-American		(2) Latino		(3) Asian		(4) American Indian		(5) Filipino		(6) Caucasian		(7) Other Ethnicities	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
	Carpenter													
Drywall Installer														
Electrician														
Elevator Installers														
Finishers, Concrete or Terrazzo														
Glaziers														
Helpers, Construction Trade														
Ironworkers, Structural Metal Workers														
Laborers			22	3										
Millwrights														
Masons, Bricklayers														
Tile setters														
Operators														
Painters														
Pipe fitter, Plumbers														
Plasterers														
Roofers														
Security, Protective Services														
Sheet Metal, Duct Installers														
Welders, Cutters														
<b>TOTALS EACH COLUMN</b>			22	3										
<b>GRAND TOTAL ALL EMPLOYEES</b>			25											

INDICATE BY GENDER AND ETHNICITY THE NUMBER OF ABOVE EMPLOYEES WHO ARE DISABLED:

DISABLED														
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--



City of San Diego  
**EQUAL OPPORTUNITY CONTRACTING (EOC)**  
 1200 Third Avenue • Suite 200 • San Diego, CA 92101  
 Phone: (619) 236-6000 • Fax: (619) 235-5209

**WORK FORCE REPORT**  
**LOCAL WORK FORCE**

The objective of the *Equal Employment Opportunity Outreach Program*, San Diego Municipal Code Sections 22.3501 through 22.3517, is to ensure that contractors doing business with the City, or receiving funds from the City, do not engage in unlawful discriminatory employment practices prohibited by State and Federal law. Such employment practices include, but are not limited to unlawful discrimination in the following: employment, promotion or upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship. Contractors are required to provide a completed *Work Force Report*.

**CONTRACTOR IDENTIFICATION**

Type of Contractor:       Construction       Vendor/Supplier       Financial Institution       Lessee/Lessor  
                                   Consultant       Grant Recipient       Insurance Company       Other

Name of Company: Southwest Strategies LLC

AKA/DBA: \_\_\_\_\_

Address (Corporate Headquarters, where applicable): 6050 SANTO ROAD, SUITE 270

City San Diego County SAN DIEGO State CA Zip 92124

Telephone Number: ( ) 858-541-7800 FAX Number: ( ) 858-541-7863

Name of Company CEO: ALAN ZIEGAUS

Address(es), phone and fax number(s) of company facilities located in San Diego County (if different from above):  
 Address: \_\_\_\_\_

City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone Number: ( ) \_\_\_\_\_ FAX Number: ( ) \_\_\_\_\_

Type of Business: \_\_\_\_\_ Type of License: \_\_\_\_\_

The Company has appointed: \_\_\_\_\_

as its Equal Employment Opportunity Officer (EEOO). The EEOO has been given authority to establish, disseminate, and enforce equal employment and affirmative action policies of this company. The EEOO may be contacted at:

Address: \_\_\_\_\_

Telephone Number: ( ) \_\_\_\_\_ FAX Number: ( ) \_\_\_\_\_

For Firm's:  San Diego Work Force and/or  Managing Office Work Force

I, the undersigned representative of Southwest Strategies LLC

SAN DIEGO CA hereby certify that information provided

(County) (State)

herein is true and correct. This document was executed on this day of

January 9 2008

Denise A. Fasano

DENISE A. Fasano

(Authorized Signature)

(Print Authorized Signature Name)

**WORK FORCE REPORT - Page 2**

NAME OF FIRM: Southwest Strategies LLC DATE: 1/9/08

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- (1) African-American, Black
- (2) Latino, Hispanic, Mexican-American, Puerto Rican
- (3) Asian, Pacific Islander
- (4) American Indian, Eskimo
- (5) Filipino
- (6) Caucasian
- (7) Other ethnicity; not falling into other groups

OCCUPATIONAL CATEGORY	(1) African-American		(2) Latino		(3) Asian		(4) American Indian		(5) Filipino		(6) Caucasian		(7) Other Ethnicities		
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	
Executive, Administrative, Managerial				1								7	14		
Professional Specialty															
Engineers/Architects															
Technicians and Related Support															
Sales															
Administrative Support/Clerical		2													
Services															
Precision Production, Craft and Repair															
Machine Operators, Assemblers, Inspectors															
Transportation and Material Moving															
Handlers, Equipment Cleaners, Helpers and Non-construction Laborers*															

\*Construction laborers and other field employees are not to be included on this page

TOTALS EACH COLUMN	2		1									7	14		
--------------------	---	--	---	--	--	--	--	--	--	--	--	---	----	--	--

GRAND TOTAL ALL EMPLOYEES 24

INDICATE BY GENDER AND ETHNICITY THE NUMBER OF ABOVE EMPLOYEES WHO ARE DISABLED:

DISABLED															
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NON-PROFIT ORGANIZATIONS ONLY:

BOARD OF DIRECTORS															
VOLUNTEERS															
ARTISTS															



City of San Diego  
**EQUAL OPPORTUNITY CONTRACTING (EOC)**  
 1010 Second Avenue • Suite 500 • San Diego, CA 92101  
 Phone: (619) 533-4464 • Fax: (619) 533-4474

## WORK FORCE REPORT

### ADMINISTRATIVE

The objective of the *Equal Employment Opportunity Outreach Program*, San Diego Municipal Code Sections 22.3501 through 22.3517, is to ensure that contractors doing business with the City, or receiving funds from the City, do not engage in unlawful discriminatory employment practices prohibited by State and Federal law. Such employment practices include, but are not limited to unlawful discrimination in the following: employment, promotion or upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship. Contractors are required to provide a completed *Work Force Report (WFR)*.

### CONTRACTOR IDENTIFICATION

Type of Contractor:       Construction       Vendor/Supplier       Financial Institution       Lessee/Lessor  
     Consultant       Grant Recipient       Insurance Company       Other

Name of Company: Rick Engineering Company

AKA/DBA: Glenn A. Rick Engineering Company

Address (Corporate Headquarters, where applicable): 5620 Friars Road

City San Diego County San Diego State California Zip 92110-2596

Telephone Number: (619) 291-0707 FAX Number: (619) 291-4165

Name of Company CEO: Roger L. Ball

Address(es), phone and fax number(s) of company facilities located in San Diego County (if different from above):

Address: \_\_\_\_\_

City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone Number: ( ) \_\_\_\_\_ FAX Number: ( ) \_\_\_\_\_

Type of Business: \_\_\_\_\_ Type of License: \_\_\_\_\_

The Company has appointed: Cynthia J. Landau  
 as its Equal Employment Opportunity Officer (EEOO). The EEOO has been given authority to establish, disseminate, and enforce equal employment and affirmative action policies of this company. The EEOO may be contacted at:

Address: 5620 Friars Road – San Diego, California, 92110-2596

Telephone Number: (619) 291-0707 FAX Number: (619) 291-4165

- One San Diego County (or Most Local County) Work Force - Mandatory
- Branch Work Force \*
- Managing Office Work Force

Check the box above that applies to this WFR.

\*Submit a separate Work Force Report for all participating branches. Combine WFRs if more than one branch per county.

I, the undersigned representative of Rick Engineering Company  
 (Firm Name)

San Diego , California hereby certify that information provided  
 (County) (State)

herein is true and correct. This document was executed on this 9 day of January , 2008

[Signature]  
 (Authorized Signature)

Cynthia J. Landau  
 (Print Authorized Signature Name)

**WORK FORCE REPORT** – NAME OF FIRM: Rick Engineering Company DATE: January 9, 2008

OFFICE(S) or BRANCH(ES): San Diego COUNTY: San Diego

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- (1) Black, African-American
- (2) Hispanic, Latino, Mexican-American, Puerto Rican
- (3) Asian, Pacific Islander
- (4) American Indian, Eskimo
- (5) Filipino
- (6) White, Caucasian
- (7) Other ethnicity; not falling into other groups

OCCUPATIONAL CATEGORY	(1) Black		(2) Hispanic		(3) Asian		(4) American Indian		(5) Filipino		(6) White		(7) Other Ethnicities	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Management & Financial			1	1					1		18	5		
Professional														
A&E, Science, Computer	1	2	17	1	6	3			4	1	51	20		
Technical			9	1	1						8	3		
Sales														
Administrative Support		1	1	2			1		1	2	3	20		
Services														
Crafts														
Operative Workers														
Transportation														
Laborers*														

\*Construction laborers and other field employees are not to be included on this page

Totals Each Column	1	3	28	5	7	3	1		6	3	80	48		
--------------------	---	---	----	---	---	---	---	--	---	---	----	----	--	--

Grand Total All Employees

185

Indicate by Gender and Ethnicity the Number of Above Employees Who Are Disabled

Disabled											1	1		
----------	--	--	--	--	--	--	--	--	--	--	---	---	--	--

Non-Profit Organizations Only:

Board of Directors														
Volunteers														
Artists														

**THIS DOCUMENT MUST BE COMPLETED,  
SIGNED, AND SUBMITTED PRIOR TO CONTRACT AWARD**

**DRUG-FREE WORKPLACE  
CONTRACTOR CERTIFICATION**

**PROPOSAL NUMBER:** 9070-08-Z

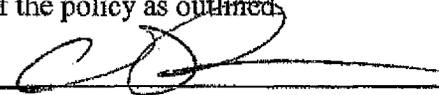
**PROJECT TITLE:** Barrio Logan Community Plan Update EIR

I hereby certify that I am familiar with the requirements of **San Diego City Council Policy No. 100-17** regarding Drug-Free Workplace as outlined in the request for proposals, and that,

RECON Environmental, Inc.

(Name under which business is conducted)

has in place a Drug-Free Workplace Program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the Subcontractor's agreement to abide by the provisions of subdivisions a) through c) of the policy as outlined.

SIGNED: 

PRINTED NAME: Charles S. Bull

TITLE: President

COMPANY NAME: RECON Environmental, Inc.

ADDRESS: 1927 Fifth Ave.

San Diego, CA 92101

TELEPHONE: (619) 308-9333 FAX: (619) 308-9334

DATE: January 9, 2008

**THIS DOCUMENT MUST BE COMPLETED,  
SIGNED, AND SUBMITTED PRIOR TO CONTRACT AWARD**

**DRUG-FREE WORKPLACE  
CONTRACTOR CERTIFICATION**

**PROPOSAL NUMBER:** 9070-08-Z

**PROJECT TITLE:** Barrio Logan Community Plan Update EIR

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-17 regarding Drug-Free Workplace as outlined in the request for proposals, and that,

Southwest Strategies LLC

(Name under which business is conducted)

has in place a Drug-Free Workplace Program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the Subcontractor's agreement to abide by the provisions of subdivisions a) through c) of the policy as outlined.

SIGNED: Denise A. Fasano  
PRINTED NAME: DENISE A. FASANO  
TITLE: DIRECTOR OF ADMINISTRATIVE SERVICES  
COMPANY NAME: Southwest Strategies LLC  
ADDRESS: 6050 Santo Road, Suite 270  
SAN DIEGO, CA 92124

TELEPHONE: 858-541-7800 FAX 858-541-7863

DATE: 1/9/08

**THIS DOCUMENT MUST BE COMPLETED,  
SIGNED, AND SUBMITTED PRIOR TO CONTRACT AWARD**

**DRUG-FREE WORKPLACE  
CONTRACTOR CERTIFICATION**

**PROPOSAL NUMBER:** 9070-08-Z

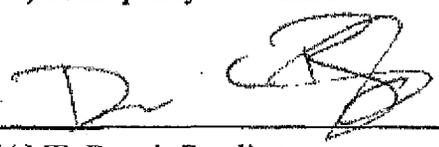
**PROJECT TITLE:** Barrio Logan Community Plan Update EIR

I hereby certify that I am familiar with the requirements of **San Diego City Council Policy No. 100-17** regarding Drug-Free Workplace as outlined in the request for proposals, and that,

Rick Engineering Company

(Name under which business is conducted)

has in place a Drug-Free Workplace Program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the Subcontractor's agreement to abide by the provisions of subdivisions a) through c) of the policy as outlined.

SIGNED:  \_\_\_\_\_

PRINTED NAME: Dennis Bowling

TITLE: Principal

COMPANY NAME: Rick Engineering Company

ADDRESS: 5620 Friars Road

San Diego, CA 92110

TELEPHONE: (619) 291-0707 FAX: (619) 291-4165

DATE: January 9, 2008

Purchasing & Contracting Dept. • City of San Diego

CONTRACTOR STANDARDS

*Questionnaire*

On May 24, 2005, the Council of the City of San Diego adopted Ordinance No. O-19383. The intent of the Contractor Standards clause of San Diego Municipal Code §22.3224 is to ensure the City of San Diego conducts business with firms that have the necessary quality, fitness and capacity to perform the work set forth in the contract.

To assist the Purchasing Agent in making this determination, each bidder/proposer must complete and submit the attached questionnaire with the bid/bid. If a non-competitive process is used to procure the contract, the proposed contractor must submit this completed questionnaire prior to execution of the contract. Submitted questionnaires are public records and information contained within will be available for public review for at least ten (10) calendar days, except to the extent that such information is exempt from disclosure pursuant to applicable law.

All questionnaire responses must be typewritten or printed in ink. If an explanation is requested or additional space is required, respondents must use the *Questionnaire Attachment "A"* and sign each page. The signatory of this questionnaire guarantees the truth and accuracy of all responses and statements. Failure to submit this completed questionnaire may make the bid/bid non-responsive and disqualified from the bidding process. If a change occurs which would modify any response, Contractor must provide the Purchasing Agent an updated response within thirty (30) calendar days.

A. PROJECT TITLE:

Barrio Logan Community Plan Update EIR, 9070-08-Z-RFP

B. BIDDER/CONTRACTOR INFORMATION:

RECON Environmental, Inc.		RECON	
Legal Name		DBA	
1927 Fifth Avenue	San Diego	CA	92117
Street Address	City	State	Zip
Charles S. Bull, President	(619) 308-9333	(619)	308-9334
Contact Person, Title	Phone	Fax	

C. OWNERSHIP AND NAME CHANGES:

1. In the past five (5) years, has your firm changed its name?

Yes  No

If Yes, use *Questionnaire Attachment "A"* to list all prior legal and DBA names, addresses and dates when used. Explain the specific reasons for each name change.

2. In the past five (5) years, has a firm owner, partner or officer operated a similar business?

Yes  No

If Yes, use *Questionnaire Attachment "A"* to list names and addresses of all businesses and the person who operated the business. Include information about a similar business only if an owner, partner or officer of your firm holds or has held a similar position in another firm.

D. **BUSINESS ORGANIZATION/STRUCTURE:** Indicate the organizational structure of your firm. Check one only on this page. Use *Questionnaire Attachment "A"* if more space is required.

**Corporation** Date incorporated: 02/07/77 State of incorporation: California

List corporation's current officers:

President: Charles Bull  
Vice President: Diane Pearson  
Secretary: Loretta Gross  
Treasurer: Diane Pearson

Is your firm a publicly traded corporation?  Yes  No

If Yes, name those who own five percent (5%) or more of the corporation's stocks:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Limited Liability Company** Date formed:  / /  State of formation: \_\_\_\_\_

List names of members who own five percent (5%) or more of the company:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Partnership** Date formed:  / /  State of formation: \_\_\_\_\_

List names of all firm partners:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Sole Proprietorship** Date started:  / /

List all firms you have been an owner, partner or officer with during the past five (5) years. Do not include ownership of stock in a publicly traded company:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Joint Venture** Date formed:  / /

List each firm in the joint venture and its percentage of ownership:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Note:** Each member of a Joint Venture must complete a separate *Contractor Standards Questionnaire* for a Joint Venture's submission to be considered responsive

**E. FINANCIAL RESOURCES AND RESPONSIBILITY:**

1. Is your firm in preparation for, in the process of, or in negotiations toward being sold?  
 Yes  No

If Yes, use *Questionnaire Attachment "A"* to explain specific circumstances, including name of the buyer and principal contact information.

2. In the past five (5) years, has your firm been denied bonding?  
 Yes  No

If Yes, use *Questionnaire Attachment "A"* to explain specific circumstances; include bonding company name.

3. In the past five (5) years, has a bonding company made any payments to satisfy claims made against a bond issued on your firm's behalf or a firm where you were the principal?  
 Yes  No

If Yes, use *Questionnaire Attachment "A"* to explain specific circumstances.

**F. PERFORMANCE HISTORY:**

1. In the past five (5) years, has your firm been found civilly liable, either in a court of law or pursuant to the terms of a settlement agreement, for defaulting or breaching a contract with a government agency?  
 Yes  No

If Yes, use *Questionnaire Attachment "A"* to explain specific circumstances.

2. In the past five (5) years, has a government agency terminated your firm's contract prior to completion?  
 Yes  No

If Yes, use *Questionnaire Attachment "A"* to explain specific circumstances and provide principal contact information.

**G. COMPLIANCE:**

1. In the past five (5) years, has your firm or any firm owner, partner, officer, executives or management been criminally penalized or found civilly liable, either in a court of law or pursuant to the terms of a settlement agreement, for violating any federal, state or local law in performance of a contract, including but not limited to laws regarding health and safety, labor and employment, wage and hours, and licensing laws which affect employees?  
 Yes  No

If Yes, use *Questionnaire Attachment "A"* to explain specific circumstances surrounding each instance; include name of entity involved, specific infraction(s) or violation(s), dates of instances, and outcome with current status.

2. In the past five (5) years, has your firm been debarred or determined to be non-responsible by a government agency?  
 Yes  No

If Yes, use *Questionnaire Attachment "A"* to explain specific circumstances of each instance; include name of entity involved, specific infraction, dates, and outcome.

**H. BUSINESS INTEGRITY:**

1. In the past five (5) years, has your firm or any firm owner, partner, officer, executives or management been criminally penalized or found civilly liable, either in a court of law or pursuant to the terms of a settlement agreement, for making a false claim or material misrepresentation to a private or governmental entity?
- Yes  No

If Yes, use *Questionnaire Attachment "A"* to explain specific circumstances of each instance; include the entity involved, specific infraction(s) or violation(s), dates, outcome and current status.

2. In the past five (5) years, has your firm or any firm owner, partner, officer, executives, or management been convicted of a crime, including misdemeanors, or been found civilly liable, either in a court of law or pursuant to the terms of a settlement agreement, for violations involving the bidding, awarding, or performance of a government contract?
- Yes  No

If Yes, use *Questionnaire Attachment "A"* to explain specific circumstances of each instance; include the entity involved, specific infraction(s), dates, outcome and current status.

**I. TYPE OF SUBMISSION:** This questionnaire response is submitted as:

- Initial submission of *Contractor Standards Questionnaire*.
- Update of prior *Contractor Standards Questionnaire* dated \_\_\_\_/\_\_\_\_/\_\_\_\_.

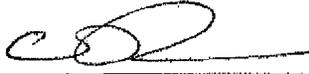
**Complete all questions and sign below. Each *Questionnaire Attachment "A"* page must be signed.**

Under penalty of perjury under the laws of the State of California, I certify I have read and understand the questions contained in this questionnaire and that I am responsible for completeness and accuracy of responses and all information provided is true to the best of my knowledge and belief. I further certify my agreement to the following provisions of San Diego Ordinance No. O-19383:

- (a) To comply with all applicable State and Federal laws, including health and safety, labor and employment, and licensing laws that affect the employees, worksite or performance of the contract.
- (b) To notify the Purchasing Agent within fifteen (15) calendar days upon receiving notification that a government agency has begun an investigation of the Contractor that may result in a finding that the Contractor is or was not in compliance with laws stated in paragraph (a).
- (c) To notify the Purchasing Agent within fifteen (15) calendar days when there has been a finding by a government agency or court of competent jurisdiction of a violation by the Contractor of laws stated in paragraph (a).
- (d) To provide the Purchasing Agent updated responses to the *Contractor Standards Questionnaire* within thirty (30) calendar days if a change occurs which would modify any response.
- (e) To notify the Purchasing Agent within fifteen (15) days of becoming aware of an investigation or finding by a government agency or court of competent jurisdiction of a violation by a subcontractor of laws stated in paragraph (a).
- (f) To cooperate fully with the Purchasing Agent and the City during any investigation and to respond to a request for information within ten (10) working days from the request date.

Failure to sign and submit this form with the bid/bid shall make the bid/bid non-responsive.

Charles S. Bull, President  
Print Name, Title

  
Signature

6/3/08  
Date

Purchasing & Contracting Dept. • City of San Diego  
CONTRACTOR STANDARDS  
*Questionnaire Attachment "A"*

Provide additional information in space below. Use additional *Questionnaire Attachment "A"* pages as needed; sign each page. Print in ink or type responses and indicate question being answered. Information provided will be available for public review, except if exempt from disclosure pursuant to applicable law.

No additional information is being provided.

Under penalty of perjury under the laws of the State of California, I certify I have read and understand the questions contained in this *Contractor Standards Questionnaire* and that I am responsible for completeness and accuracy of responses on this *Questionnaire Attachment "A"* page and all information provided is true to the best of my knowledge.

Charles S. Bull, President



6/3/08

Print Name, Title

Signature

Date



March 17, 2008

THE CITY OF SAN DIEGO

MAYOR JERRY SANDERS

VIA E-MAIL: [cbull@recon-us.com](mailto:cbull@recon-us.com)

Mr. Charles S. Bull, President  
Recon Environmental, Inc.  
1927 Fifth Avenue  
San Diego, CA 92101

Dear Mr. Bull:

Subject: Proposal No. 9070-08-Z-RFP, Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update

Thank you for submitting a proposal in response to the above referenced RFP. After further review of your price proposal, the following clarification is required.

- Section III, Paragraph A "Price Proposal Pages - Instructions" on page 20 of the subject RFP states in part that "Evaluation of award will be based on a lump sum total, *fixed price all costs inclusive* for the deliverables as specified in Section II. *No other charges will be considered.*" However, Recon's price proposal states it is only good until July 1, 2008. How does this meet the fixed price requirement of Section III, Paragraph A of this RFP? Does this date only apply if the City does not make a recommendation for award by then? Please provide detailed clarification, and state Recon Environmental, Inc.'s understanding and compliance of the RFP requirements.
- It was noted that your price proposal only assumes 20 comment letters which appears to be too low. Please provide detailed clarification explaining the rationale for the number of comment letters proposed, and state Recon Environmental, Inc.'s understanding and compliance of the RFP requirements.

Please provide the above clarification to me in writing on letterhead no later than 5:00 p.m. on Friday, March 21, 2008. A copy of your letter may be faxed to me at (619) 533-3230 or e-mailed to me at [mwinterberg@sandiego.gov](mailto:mwinterberg@sandiego.gov) in advance. If there is anything I can assist you or if you have any questions please feel free to contact me at (619) 533-6441.

Sincerely,

*Michael Winterberg*

Michael Winterberg  
Procurement Specialist

cc: File



**Purchasing & Contracting Department  
Business Office & Support Services**

1200 Third Avenue, Suite 200 • San Diego, CA 92101  
Tel (619) 236-6000 Fax (619) 235-5209

1927 Fifth Avenue  
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525 W. Wetmore Road, Suite 111  
Tucson, AZ 85705  
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# RECON

*A Company of Specialists*

March 19, 2008

Mr. Michael Winterberg  
Procurement Specialist  
City of San Diego  
Purchasing & Contracting Department  
1200 Third Avenue, Suite 200  
San Diego, CA 92101

Reference: Proposal No. 9070-08-Z-RFP Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update (RECON Number 07-367)

Dear Mr. Winterberg:

RECON received your letter dated March 17, 2008 and is pleased to provide the City of San Diego (City) with the following clarifications regarding our proposal for the Barrio Logan Community Plan Update EIR:

- RECON understands the City's requirement for a fixed-, all-costs-inclusive, price proposal. RECON's price proposal will remain fixed past July 1, 2008.
- RECON prepared the General Plan Update EIR for the City of Chula Vista. This document received 28 letters of comment. These letters ranged from 1 page to 30 pages in length. Clearly we don't know how many letters we will receive or how long or complex they will be. We have budgeted 212 person hours to respond to comments and produce a screencheck final EIR and 120 person hours to revise those responses and complete the final EIR. There is the potential that significant controversy could result in comment letters that exceed this allocation, requiring additional effort. Until the plan is developed and communicated and the draft EIR is circulated, the actual extent of the comments are an unknown. In light of the response to the Chula Vista General Plan Update EIR, the effort proposed seemed reasonable. We would be happy to consider a revision proposed by the City or other revision that identifies the anticipated level of effort in terms of person hours.

If you have any questions or would like further clarification, I would be happy to speak with you. You may reach me at (619) 308-9333.

Sincerely,



Charles Bull  
President

CSB:tlg



THE CITY OF SAN DIEGO

April 21, 2008

MAYOR JERRY SANDERS

VIA E-MAIL: [cbull@recon-us.com](mailto:cbull@recon-us.com)

Mr. Charles S. Bull, President  
Recon Environmental, Inc.  
1927 Fifth Avenue  
San Diego, CA 92101

Dear Mr. Bull:

Subject: Proposal No. 9070-08-Z-RFP, Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update

Thank you for submitting clarification to your subject RFP price proposal in response to my letter of March 17, 2008. After further review of your price proposal and clarification, the following additional clarification is required.

- Please provide a revised spreadsheet that reflects the hours needed to complete each task. Please incorporate Task number 10 (Staff and other Proposer responsibilities) into Tasks 1 through 9, and omit Task 10 from your spreadsheet.
- Sub-consultants dollar amounts need to be reflected in Tasks 1 through 9, and be converted to hours per Task.
- Please convert sub-consultants' dollar amounts reflected in Task 10 to hours and weaved in or broken down by Task 1 through 9.
- Please submit the information in an electronic format, preferably in Excel.

Please provide the above clarification to me in writing on letterhead no later than 5:00 p.m. on Thursday, April 24, 2008. A copy of your letter may be faxed to me at (619) 533-3230 or e-mailed to me at [mwinterberg@sandiego.gov](mailto:mwinterberg@sandiego.gov) in advance. If there is anything I can assist you or if you have any questions, please feel free to contact me at (619) 533-6441.

Sincerely,

*Michael Winterberg*

Michael Winterberg  
Procurement Specialist

cc: File

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# RECON

*A Company of Specialists*

April 24, 2008

Mr. Michael Winterberg  
Procurement Specialist  
City of San Diego  
Purchasing & Contracting Department  
1200 Third Avenue, Suite 200  
San Diego, CA 92101

Reference: Proposal No. 9070-08-Z-RFP Environmental Impact Report (EIR) for the Barrio Logan  
Community Plan Update (RECON Number 07-367)

Dear Mr. Winterberg:

In response to your letter dated April 21, 2008, RECON Environmental, Inc. has prepared a revised spreadsheet for the Barrio Logan Community Plan Update EIR. Per your request, the revised spreadsheet reflects the hours needed to complete each task. The hours for Task 10 (Staff and Other Proposer Responsibilities) have been reallocated into Tasks 1 through 9 for both RECON and our subconsultants (Southwest Strategies and Rick Engineering). Additionally, the subconsultant dollar amounts have been converted to hours for their respective tasks.

If you have any questions or would like further clarification, I would be happy to speak with you. You may reach me at (619) 308-9333.

Sincerely,



Charles Bull  
President

CSB:tlg

Revised Cost Summary  
 Barrio Logan Community Plan Update EIR  
 Proposal No. 9070-08-Z-RFP

4/23/2008

Task	RECON		SWS		Rick Eng.		Total Labor		Expenses	Grand Total
	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost		
1 Project Initiation	189	\$ 20,417	30	\$ 4,950			219	\$ 25,367	\$ 152	\$ 25,519
2 Thresholds	66	7,750	30	4,950			96	12,700	220	12,920
3 Background Data	275	28,275	30	4,950			305	33,225	825	34,050
4 Screencheck EIR	955	196,444	25	4,125	157	20,350	1,137	220,919	6,600	227,519
5 Preprint Review Draft	646	32,913	40	5,500			686	38,413	2,750	41,163
6 Public Review Draft	281	3,895	-	-			281	3,895	2,750	6,645
7 Final EIR	330	40,069	30	4,950			360	45,019	5,500	50,519
8 Project Management	44	11,880	30	4,950			74	16,830	550	17,380
9 Meetings and Hearings	233	30,068	35	5,775			268	35,843	275	36,118
<b>Total</b>	<b>3,019</b>	<b>\$ 371,711</b>	<b>250</b>	<b>\$ 40,150</b>	<b>157</b>	<b>\$ 20,350</b>	<b>3,426</b>	<b>\$ 432,211</b>	<b>\$ 19,622</b>	<b>\$ 451,833</b>

RECON



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## **I BACKGROUND, SCOPE OF WORK, AND OBJECTIVE**

### **A. BACKGROUND**

The community of Barrio Logan includes approximately 1,000 acres located between downtown San Diego and the Interstate 5 freeway along San Diego Bay. The predominately Hispanic community includes 3,600 residents and has a diversified land use character with a mixture of residential, commercial business, light and heavy industrial land uses, governmental agencies as well as major maritime industries. A portion of the community is located within the Barrio Logan Redevelopment Area.

Land use in Barrio Logan is governed by the Barrio Logan/Harbor 101 Community Plan and Local Coastal Program and the Barrio Logan Planned District Ordinance (PDO). The 1978 Barrio Logan/Harbor 101 Community Plan and Local Coastal Program is one of over 40 community plans within the City of San Diego which augment the land use element of the City's General Plan. As policy documents, community plans provide goals and objectives for development of communities and designate where specific land uses should go.

Due to their age and conditions in effect at the time, the Barrio Logan/Harbor 101 Community Plan and PDO permit multiple land uses to co-locate throughout the community which has contributed to incompatible land uses being located in close proximity to each other (i.e. single-family residences located adjacent to heavy industrial development). Recent cases of heavy metals being identified in residential areas have raised the awareness of the situation and generated interest in engaging in a public dialogue about appropriate land use patterns in the area. In addition, development pressure, in part promulgated by construction of the new downtown ballpark, further point to the need to refine land uses in the area.

As such, starting in the Fall of 2007, the City will begin working with the community of Barrio Logan to update the community plan and zoning program in order to identify a collective vision for the community, create a plan for future development, provide adequate buffers between incompatible land uses, reduce traffic conflicts, provide for pedestrian-oriented design principals, encourage affordable and market rate housing and provide adequate public facilities. Further, in 2008, the Redevelopment Project Area boundaries will be evaluated as part of the process to consider expanding the boundaries of the Project Area to encompass the entire Barrio Logan Planning Area.

In order to evaluate the potential environmental impacts associated with new policies and objectives that will be developed for the Community Plan and zoning program, the City of San Diego is requesting proposals for a Consultant (Proposer) to prepare an Environmental Impact Report (EIR) to assess the proposed policy changes set forth in the Barrio Logan Community Plan and Local Coastal Program update process. The work program is anticipated to be completed over 24 months from date of award.

Interested parties who have successfully demonstrated an ability to perform services as specified in this Request for Proposal (RFP) for similar contracts and have a successful record in providing these services are invited to submit a proposal in response to this RFP. Previous experience with public agencies is desirable.

**B. SCOPE OF WORK**

The Proposer shall collaborate with the City of San Diego City Planning and Community Investment Department (CPCI), Development Services Department (DSD), and other City departments to produce an environmental impact report (EIR) for the Barrio Logan Community Plan Update.

The primary components of this consulting work program includes: (1) Project Initiation, (2) Thresholds and Analysis Methods Preparation, (3) Background Data Collection, (4) Screencheck Draft EIR Preparation, (5) Pre-print Public Review Draft Preparation, (6) Public Review Draft EIR Preparation, (7) Final EIR and Response to Comments, (8) Project Management, (9) Meetings and Public Hearings, and (10) Staff and Other Proposer Responsibilities. The document shall be published in both English and Spanish.

See Section II, Specifications for the core requirements and deliverables and other requirements.

**C. OBJECTIVE**

The objective of this RFP is to make an award to a qualified Proposer that delivers professional environmental assessment services, which represents best overall value to the City meeting the specifications and requirements of this RFP.

**D. TIMELINE**

The City anticipates that the process for nominating and selecting a Proposer, and awarding the contract, will be according to the following tentative schedule (subject to change by the City):

Advertise and Issue RFP:	11/16/2007
Pre-Proposal Conference:	11/29/2007
Questions Due Date:	12/03/2007
Proposal Closing Date:	12/12/2007
Oral Interviews (City's option):	01/2008
Selection and Notification:	01/2008
Contract Negotiation Complete:	02/2008
City Council Approval of Contract:	03/2008
Award of Contract and Notice To Proceed:	04/2008

E. TERMS AND DEFINITIONS

The following specific terms and definitions are used herein:

1. Must or shall: Used throughout this RFP to indicate mandatory requirements.
2. BAFO: Best and Final Offer
3. Contract Administrator: Successful Proposer's point of contact for implementation of project specified per this RFP. Contact information for Contract Administrator will be provided after award of contract.

## II. SPECIFICATIONS

### A. CORE REQUIREMENTS

For specific tasks, see Appendix A. It is highly desirable that this EIR work program be completed within two (2) years from date of award.

#### 1. Project Initiation/Scope of Work

To ensure prompt completion of tasks and to maintain clear communication lines, the Proposer shall attend a series of meetings with City staff to outline and refine the project scope. As part of these meetings, the project approach and schedule will be finalized between City staff and the selected Proposer and communication protocols will be agreed upon. Roles and responsibilities as well as City and Proposer deadlines will be established. A Scoping Letter which identifies the issues to be addressed in the EIR will be issued by DSD staff. Per Section 15206 of the CEQA Guidelines, a public scoping meeting will be conducted by the City of San Diego to gather input on the issues to be addressed in the document.

#### 2. Thresholds and Analysis Methods

The Proposer shall prepare draft thresholds and analysis methods, consistent with the issues identified in the Scoping Letter, for review by City staff. As part of this task, the Proposer shall also submit to the City example thresholds from several other EIRs recently completed in the region and throughout California. The Proposer shall attend up to two meetings with staff to review the Draft Thresholds and Analysis Methods document. Upon receiving comments from City staff, the Proposer shall prepare a Final Thresholds and Analysis Methods document. The thresholds and analysis methods outlined in the Final document will be approved by DSD and used in preparation of all drafts of the EIR. It is assumed the final thresholds and analysis methods used will generally reflect the level of detail proposed in the Draft Thresholds and Analysis Methods document, representing a programmatic level of analysis appropriate for a Community Plan EIR.

#### 3. Background Data

The Proposer shall collect background data from several sources to determine data needs for use in the Barrio Logan Community Plan EIR. As appropriate, the Proposer shall use existing information from the proposed General Plan and recently completed EIRs, including but not limited to the Strategic Framework Element EIR, SANDAG RCP EIR. Based upon an initial review of documents available, the Proposer shall also perform the following tasks to generate background data for use in the EIR:

Prepare an air quality emission factor analysis using URBEMIS modeling based on vehicle miles traveled and other applicable traffic data provided by CPCI staff.

Coordinate with City staff and the Plan Update Consultant to investigate community-wide cultural, biological, agricultural, geological, paleontological, and mineral resources information using existing databases and mapping. Some field work may be required.

4. Screencheck Draft EIR

The Screencheck Draft EIR will be a collaborative effort between Staff and the Proposer and shall require regular meetings prior to submitting the Screencheck Draft EIR to DSD's Environmental Analysis Section staff for final independent review. The EIR shall be consistent with the City's EIR Guidelines and generally organized into seven sections: a. executive summary; b. introduction, environmental setting, project description and history of project changes; c. environmental analysis including the existing conditions/thresholds of significance/impacts/mitigation measures; d. growth inducement; e. cumulative impacts; f. other CEQA required sections; g. alternatives analysis and conclusion.

a. Section 1 – Executive Summary

The executive summary shall include a brief project description, including a history of project changes, impacts found not to be significant, a summary of alternatives and their merits relative to the various scenarios, a summary of the areas of controversy that were raised with the notice of preparation (NOP), and a matrix listing impacts, mitigation measures, and impacts after mitigation.

b. Section 2 – Introduction, Environmental Setting, Project Description and History of Project Changes

The introduction shall include a brief description of the proposed project. It shall identify the actions that will take place by the City of San Diego for adoption of the project and describe the legal requirements of the EIR. The environmental setting shall be a brief overview of the physical characteristics of the project and identify rare or unique environmental resources, and other CEQA related disclosures. The project description shall introduce the purpose and project features of the Community Plan. It shall define the context and provide specific information about the objectives of the community plan. This section shall also contain tables and figures showing project data that illustrate the goals and objectives of the Community Plan.

(1) Introduction

The introduction shall introduce the project with a brief discussion of the intended use and purpose of the EIR. It shall briefly describe the project and the necessity for any subsequent discretionary City action/permits and any other local, state and/or federal approvals. It shall discuss how the EIR may be used as the basis for subsequent approvals and/or environmental documents and describes the parameters for the future use of the EIR. It shall discuss the relationship between the General Plan EIR, the Regional Comprehensive Plan (RCP) EIR, Strategic Framework Element (SFE) EIR and future development projects.

(2) Environmental Setting

The environmental setting shall describe the physical features of the Barrio Logan Community Plan Area within the City of San Diego. This section shall discuss the plan update's effect on the need for public facilities, including the Fire Department's five-minute emergency services response time, and the Police Department's goal of a seven-minute response time for priority calls. This section should also describe the community's geographic proximity to adjacent communities. In addition, existing biology, archaeology, geology, and other relevant information shall be discussed in this section.

(3) Project Description

The project description shall introduce the purpose and project features of the Barrio Logan Community Plan. It shall contain a summary description of the elements of the Community Plan and explain the relationship between the Strategic Framework Element and the General Plan (the Draft General Plan may be adopted during the project timeframe). It shall define the context and provide specific information about the characteristics, goals and objectives of the Community Plan. This section shall also contain tables and figures showing project data that illustrates the goals and objectives of the Community Plan. A description of the discretionary action(s) involved in the project shall be included as well as a list of the requirements for approval from federal, state and local agencies.

(4) History of Project Changes

The history of the project changes section shall chronicle the changes that have been made during the plan update in response to environmental concerns raised during the development of the community plan, including any input received from the Planning Commission and Council committees.

c. Section 3 – Environmental Analysis (including the existing conditions/impacts/mitigation measures)

This section shall describe the existing environmental setting for each of the environmental issues analyzed in the EIR, thresholds of significance, the potential impacts that the proposed Community Plan would have on those issues, and the measures available to mitigate the potential impacts identified. Each issue area shall be addressed separately and shall include the following: Existing Conditions, Issues, Impact Threshold (based on Significance Thresholds discussed and agreed upon), Summary of Impacts, Significance of Impact and Mitigation Measures. Based on Community Plan implementation programs developed by City staff, mitigation measures shall be clearly identified in this document in terms of who is responsible for implementation, when the mitigation measure is to be implemented, how the measure will be implemented, and designed to reduce the impact to below a level of significance.

Any data sheets shall be included in the appendices to the EIR and summarized in the text of the document. The Community Plan will propose land use designation changes. While it is likely that some of the impacts may be fully or partially mitigated, at the Community Plan level of review, potential future significant impacts are likely to be considered unavoidable and unmitigable.

The environmental issues shall be generally organized into the following sixteen sections. Although these issue areas shall ultimately be analyzed pursuant to the Final Thresholds and Analysis Methods Document, preliminary topics identified by staff are identified below. Where appropriate, the following topics and analysis approach shall be incorporated into the Final Thresholds and Analysis Methods Document.

(1) Land Use

This section shall include a description of land use patterns, the extent of urban development, density of development, and future land use projections. This section shall identify any conflicts with any adopted environmental plan, applicable habitat conservations plans, land use designations or any other applicable land use plans, policies or regulations of state or federal agencies with jurisdiction over the City.

In addition, at a programmatic level, this section shall discuss the relationship of community plan, community plan updates and other existing and proposed tools for implementing the General Plan policies. If there are potential inconsistencies with adopted plans and it would create environmental impacts, describe whether or not these potential impacts would lead to physical effects. This section shall also assess proposed policies in the General Plan regarding the village growth strategy and identify potential impacts if the Barrio Logan community is not meeting public facilities guidelines or acceptable levels of service as identified in the General Plan.

(2) Transportation/Traffic Circulation/Parking

This section shall describe the envisioned modifications and/or improvements to the existing circulation system. This section shall provide a discussion on the impacts to parking, circulation and alternative modes of travel and how the Community Plan policies address these impacts.

The EIR analysis shall be prepared based on the Plan Update Consultant's mobility study and traffic analysis that shall develop and analyze the needs of and integrate pedestrian, transit (light rail and bus), vehicular (automobiles and trucks), and bicycle, travel and parking throughout Barrio Logan.

(3) Visual Effects and Neighborhood Character

This section shall include a general description of Barrio Logan's built and natural visual resources. This section shall discuss the visual resources within the Barrio Logan Community Plan area and the protection of public views, scenic vistas and landmarks as well as neighborhood character issues. This section shall assess the role of the Community Plan on addressing these visual and neighborhood character issues.

(4) Air Quality

This section shall assess whether proposed policies in the Community Plan would have a significant adverse effect on air quality for criteria air pollutants that affect public health. The pollutants discussed are those produced by mobile and stationary sources—autos, buses, trucks, trains and trolleys. The section shall assess whether the Community Plan would result in an increase in auto and truck emissions due to an overall increase in vehicular trips within the Barrio Logan Community Plan Area. The climatological setting within the San Diego Air Basin and the basin's current attainment levels for State and Federal Ambient Air Quality Standards shall also be described. The EIR analysis shall be prepared based on the air quality modeling results prepared by the Plan Update Consultant.

(5) Noise

This section shall describe the sources of environmental noise relative to the Community Plan. The analysis shall focus on potential conflicts between increased development along community transportation corridors and proximity to potentially adverse noise levels. If a significant increase in existing ambient noise levels is anticipated, appropriate mitigation shall be described.

As part of the Plan Update Consultant scope of work, a noise study shall be prepared that assesses and describes the existing and projected sources of environmental noise relative to draft Barrio Logan Community Plan update. While building on policies and issues addressed in the City's General Plan Noise Element, the noise study shall address, but is not limited to the following community specific noise issues: Potential Noise Attenuation Measures; Stationary Noise Sources and Levels; Transportation Noise Sources and Levels; Guidelines for Acoustical Analysis; and Intrusive and Intermittent Noise Sources.

(6) Biological Resources

This section shall assess whether proposed policies in the Community Plan would have a significant adverse effect on biological resources. A general description of the natural plant communities and associated sensitive species shall be provided based on existing resources. The potential effects of the Community Plan on sensitive species and the fragmentation of existing habitats shall be discussed.

(7) Health and Safety

This section shall assess whether the implementation of the proposed Community Plan would result in the increased or decreased exposure of sensitive receptors to hazardous materials. This section should include a general assessment of the policies in the Community Plan for addressing greenhouse gas emissions and sustainable development as related to the General Plan. This section should also include and address the proposed co-location policies in the General Plan and potential impacts to land use compatibility.

As part of the Plan Update Consultant scope of work, an update to the Environmental Data Resources (EDR) Area Study Report that documents sites with hazardous materials shall be prepared. The Report shall be provided by the city's project manager. The update to the EDR study shall be in conformance the American Society for Testing & Materials (ASTM) standards for commercial real estate transactions (E1527-05 and E1528-06), All Appropriate Inquiry (AAI), and the California Environmental Quality Act (CEQA) guidelines.

(8) Historic Resources

This section shall assess whether or not the implementation of the Community Plan would negatively affect the preservation of archaeological or historical resources. While the Community Plan contains elements that would encourage preservation, other Community Plan elements may compete with these goals. This section shall include an explanation regarding the competition between policy objectives and how this would be resolved.

As part of the Plan Update Consultant scope of work, a reconnaissance level survey of the built environment at the parcel level and of cultural landscape features within the plan boundary area developed prior to 1965 shall be prepared.

(9) Hydrology

This section shall assess whether the Community Plan implementation will result in increased runoff, alterations to drainage and/or increases in impervious surfaces.

(10) Geologic Conditions

This section shall provide a description of the area's geologic and seismic characteristics. The EIR shall evaluate whether the proposed policies in the Community Plan would expose people or structures to potential damaging geologic forces, substantial soil erosion or topsoil loss, and proximity to expansive soils.

(11) Paleontological Resources

This section shall provide a description of the geologic periods for the area and the potential for sensitive paleontological resources to occur within the plan area. Proposed elements shall be evaluated on a Community-wide basis for their potential to impact resource rich areas, and mitigation shall be offered in the form of processes to identify and either avoid or recover impacted resources.

(12) Public Services and Facilities

This section shall discuss existing public services and facilities and whether the implementation of the Community Plan policies to provide additional public facilities would cause significant environmental impacts. This section should include information on how the provision of public infrastructure will occur. In conjunction with the Plan Update Consultant, the City's Public Facilities Financing Division will prepare the Barrio Logan Public Facilities Financing Plan.

(13) Public Utilities

This section shall discuss the existing conditions of public utilities and determine whether the implementation of the Community Plan policies to provide additional public utilities (water, sewer, storm drains, solid waste disposal and provisions for energy) would cause significant environmental impacts. This section should include information on how the provision of public infrastructure will occur. This section shall address provisions and policies in the Community Plan that addresses energy conservation and resource consumption. This section should include a general assessment of the policies in the Community Plan for addressing greenhouse gas emissions and sustainable development.

(14) Water Supply and Quality

This section shall assess whether the proposed Community Plan will impact water supply and quality. The proposed Community Plan shall be evaluated in terms of potential impact to regional and local water supply and quality. The proposed Community Plan shall be evaluated in terms of potential impact to water resources, assuming compliance with known requirements and Best Management Practices (BMPs).

(15) Agricultural Resources

This section shall discuss existing farmland and agricultural resources and whether the implementation of the Community Plan would result in the conversion of substantial amounts of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and identify any cumulative impacts.

(16) Mineral Resources

This section shall discuss the existing mineral resources in the Community Plan area and the extent the implementation of the Community Plan could result in the loss of availability of mineral resources and identify any cumulative impacts.

d. Section 4 – Growth Inducement

This section shall discuss ways in which the proposed Community Plan could foster economic or population growth, or construction of additional housing, either directly or indirectly as a result of the Community Plan. It shall address how accelerated growth may further strain existing community facilities or encourage activities that could significantly affect the environment and analyze the consequences of growth. This section shall also consider the impacts to surrounding areas as a result of Community Plan policies.

e. Section 5 – Cumulative Impacts

This section shall discuss how the implementation of the Community Plan could result in significant environmental changes, which are individually limited but cumulatively considered. In accordance with Section 15130 of the CEQA Guidelines, potential cumulative impacts must be discussed. This section shall also include a detailed discussion of global warming, quantification of the project's greenhouse gas emissions and recognition that those emissions constitute a significant environmental impact.

f. Section 6 – Other CEQA Required Sections

This section may contain additional analysis per conformance with CEQA Section 15126.2(b) and (c). This section shall discuss those significant environmental effects which cannot be avoided and significant irreversible changes that would result from the implementation of the Community Plan.

g. Section 7 – Alternatives Analysis and Conclusion

The EIR shall include reasonable and feasible alternatives that avoid or mitigate significant impacts. Up to three (3) alternatives shall be discussed and shall be outlined in the Final Thresholds and Analysis Methods document. The alternatives section shall discuss the preliminary alternatives that were considered but not analyzed in detail and provide a detail of the reasoning of why they were not further analyzed. The Proposer shall also prepare a Conclusions section for review and edit by City staff.

5. Pre-Print Public Review Draft

The Screencheck Draft EIR shall be reviewed by City staff. The Proposer shall meet with City staff to review and clarify comments on the documents, if necessary. Based on comments received on the Screencheck Draft EIR, the Proposer shall prepare a Pre-Print Public Review Draft EIR for final check by City staff prior to submitting the Public Review Draft for distribution. The document shall be published in both English and Spanish.

6. Public Review Draft EIR

- Based on final comments received on the Pre-Print Draft EIR, the Proposer shall prepare the Draft EIR and provide it to DSD staff at least five (5) calendar days prior to public review distribution.
- A PDF file of the draft report shall be provided for posting on the City of San Diego's web site.
- DSD staff will prepare the Notice of Completion (NOC) and any other notices required by CEQA.
- Appropriate City staff will review and edit the conclusions prepared by the Proposer for distribution with the EIR as well as any other internal City-required staff reports to accompany the EIR.
- City staff will print the Draft EIR and distribute the document to the appropriate agencies, including the California State Clearinghouse.
- The Draft EIR will be distributed by the City of San Diego to interested agencies and the public for a 45-day public review period.
- A separate MMRP summarizing all mitigation measures identified in the EIR will also be prepared by the Proposer and included as a chapter in the EIR.
- For the MMRP, the Proposer shall work with City staff to determine responsible parties and time frames.
- The document shall be published in both English and Spanish.

7. Final EIR and Response to Comments

DSD staff and the Proposer, with assistance from CPCI staff, will prepare responses to letters of comment, incorporating information from the Proposer as necessary. The Proposer shall prepare the Final EIR incorporating City direction regarding revisions and final responses to comments.

The Proposer shall also draft Findings and Statement of Overriding Considerations (SOC) for review by DSD and CPCI staff. The document shall be published in both English and Spanish.

8. Project Management

The Proposer shall provide project management for the Community Plan EIR work program, including coordination with City staff, the Proposer, managing timelines and budgets, contracting, and invoicing.

9. Meetings and Hearings

The Proposer should anticipate numerous meetings with City staff. The Proposer shall also be responsible for attending the following public hearings: City Council Land Use and Housing Subcommittee (1), Planning Commission (2), City Council (2) and Coastal Commission(1). At the hearings, the Proposer shall provide support to City staff and respond to questions.

10. Staff and Other Proposer Responsibilities

The Barrio Logan EIR is one element of a larger work plan that will be conducted over the 28 month period. The other components include an update to the community plan and zoning code, expansion of the Barrio Logan Redevelopment Area, and processing amendments to the Local Coastal Program (LCP). The Plan Update and Redevelopment Expansion components will be solicited as part of two separate RFP processes. Further, a separate RFP will be issued to solicit a consulting firm to conduct an economic and fiscal analysis of the plan alternatives and preferred plan. The City intends to ensure that these separate consultant contracts are well coordinated with the EIR update consultant contract to avoid duplication and inconsistencies in the work product. See Appendix A for a breakdown of Proposer responsibilities.

As stated above, a separate consultant RFP has been issued for the Community Plan and zoning program update. The Plan Update Consultant will be responsible for preparing a number of studies and surveys as well as the community plan land use alternatives and elements in conformance with policies set forth in the City's Draft General Plan. It will be critical for the EIR Proposer to work in close coordination with the Plan Update Consultant in order to avoid duplication and inconsistencies in both work products.

City staff will also be responsible for drafting the Local Coastal Plan Amendment language and processing the plan update through the California Coastal Commission. The EIR Proposer shall be responsible for attending up to one Coastal Commission hearing on the EIR component of the plan update process.

Both the Planning and EIR Proposers will be responsible for providing mapping services for the plan update process, which includes the development of GIS data and hard copy and digital maps. City staff will provide the Proposers with GIS data or references to GIS data available on SANGIS needed for base maps to conduct the necessary mapping services. City staff will be responsible for preparing and sending out noticing as well as maintaining the plan update website and newsletter.

**B. QUALIFICATION AND EXPERIENCE**

The following experience, qualifications and skills are required to be demonstrated by the Proposer (and subcontractors if applicable) in order to successfully complete the requirements of this RFP.

1. Proposer shall describe experience including three (3) successfully completed similar projects for a city or public agency of similar scope and size. For each completed project, provide the name of the jurisdiction, Project Manager, address, telephone number, type of work performed, and dollar value of the contracts. A project currently being performed may be submitted for consideration as one of the references.
2. The Proposer shall have a minimum of three (3) years prior experience in the field of environmental assessment and planning.
3. The Proposer shall have strong research and technical writing skills, strong observation skills, attention to detail, the ability to work independently, the ability to be responsive and flexible to input and direction from the community and City staff, and produce high-quality written materials within specified time lines.
4. The Proposer shall be comfortable with and articulate in public speaking situations, both in English and Spanish, and should demonstrate awareness of professional behaviors and protocols.
5. Proposer shall be competent in use of standard computer technology. The format for all draft and final documents shall be in Microsoft Word. The Proposer shall also have strong experience using ESRI ArcGIS 9.1 or 9.2 and 3D Analyst, and Spatial Analyst extensions for geospatial map illustrations and analysis. GIS data format shall be in shapefile or geodatabase. Non-geospatial illustrations should be Adobe Illustrator format compatible. The City shall not provide any training on computer-related tasks required to complete the requirements of this RFP.
6. The Proposer shall submit resumes for key personnel to include each principal, project manager, and staff who will be involved in the project. The Proposer shall indicate team members fluency in Spanish. The Proposer shall provide contact information, including e-mail address, for the Principal in Charge and project managers for the Proposer (lead firm) and each subcontractor.
7. The Proposer shall submit a minimum of two (2) writing samples done in the last five (5) years relevant to the scope of work.
8. The key personnel shall be assigned and dedicated to the City's account. The Proposer shall not change the key personnel dedicated to the City's account without prior written permission of the City.

9. The Proposer shall be accessible, at the minimum, by e-mail and telephone, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m., Pacific Time excluding City holidays.
10. The Proposer, (lead firm and subcontractors if applicable), shall submit a list, which indicates all prime contracts and/or amendments awarded to the Proposer from the City of San Diego for the last five (5) years for similar contracts. The list shall include a short description of the project, the project scope of work, award date, completion date, name of Proposer's assigned Project Manager, name of City's Project Manager, and contract value.

C. REFERENCES

The Proposer (lead firm) is required to provide a minimum of three (3) references to demonstrate successful performance of work for similar contracts as specified in this RFP during the past five (5) years. Previous experience with public agencies is highly desirable. Proposers must also demonstrate that they are properly equipped to perform the work as specified in this RFP. This will enable the City to judge product reliability, performance, and other information. The City reserves the right to contact references not provided by the Proposer. Use form on page 35.

D. PROPOSERS IMPLEMENTATION PLAN

Proposers shall provide an implementation plan proposing procedural, operational steps, technical approach and timeline of how the Proposer intends to provide the work plan for the specified core requirements in Section II of this RFP. The timeline shall include pre-established dates in time used to reflect the completion of core requirements of the project, from start to finish. Additionally, Proposers should include any potential challenges or obstacles in completion of the project and timeline. It is highly desirable that this EIR work program be completed within two (2) years from date of award.

A revised timeline may be required from the Proposer within ten (10) calendar days of the City's notification of provisional award.

E. OPTIONAL CONSULTING SERVICES – DESIRABLE

Provide, at the discretion of the City, optional consulting services related to the scope of work and in accordance with this RFP. Optional consulting services may be required on an as-needed basis throughout the term of the contract. The City and the Proposer(s) shall mutually agree on optional consulting services price according to task(s) and as specified in Section III of this RFP.

### III. PRICING SUBMITTAL

#### A. PRICE PROPOSAL PAGES – INSTRUCTIONS

Proposers shall submit their proposal for pricing on the following City's Price Proposal pages. Using the enclosed Price Proposal pages will help ensure consistency in the price evaluation. The Price Proposal pages are to be completed in full and shall be incorporated herein. Only the City's Price Proposal pages will be accepted with the exception of pricing for optional consulting services. Any deviations from the Price Proposal pages may be considered non-responsive and unacceptable.

Evaluation of award will be based on a lump sum total, fixed price all costs inclusive for the deliverables as specified in Section II. No other charges will be considered. Progress payments may be proposed however may be subject to negotiation. Additionally, the City may withhold approximately ten (10) percent of the final payment until all services provided by the Proposer have been determined to be acceptable to the City.

Proposers may provide attachment worksheets, which include a breakdown of labor hours and other rationale used in determining their pricing for the specified and deliverables. However price evaluation will be based on prices entered on the City price pages only. Blanks on the price proposal pages will be interpreted as zero (0) and no price will be allowed.

#### B. OPTION TO RENEW

The City may desire to extend the contract on a month-to-month basis upon expiration of the current contract period under the terms and conditions and pricing of the current contract unless modified in writing. The renewal is contingent on a mutual agreement between the City and the Contractor with such agreement to be confirmed in writing prior to the expiration of the contract period.

This section will not be considered in the evaluation for award.

#### C. PRICING FOR OPTIONAL CONSULTING SERVICES – DESIRABLE

Pricing for optional consulting services will not be included in the evaluation of this RFP. Proposers should provide, as an attachment to their pricing submittal page, pricing for optional consulting services. Prices shall include firm-fixed fully-burdened hourly labor rates for key personnel for the period of two (2) years from date of award, with option to extend the contract on a month-to-month basis, in accordance with the attached specifications. Expenses will be reimbursed by the city on the basis of fairness, reasonableness, and expenses considered customary by the city. All reimbursable expenses shall be approved by the City in advance.

**IV. PRICE PROPOSAL PAGE**

**PRICING FOR CORE REQUIREMENTS AS SPECIFIED IN RFP SECTION V**

1.0	Project Initiation	\$ _____	Fixed Price
2.0	Thresholds and Analysis Methods Preparation	\$ _____	Fixed Price
3.0	Background Data Collection	\$ _____	Fixed Price
4.0	Screencheck Draft EIR Preparation	\$ _____	Fixed Price
5.0	Pre-Print Review Draft Preparation	\$ _____	Fixed Price
6.0	Public Review Draft EIR Preparation	\$ _____	Fixed Price
7.0	Final EIR and Response to Comments	\$ _____	Fixed Price
8.0	Project Management	\$ _____	Fixed Price
9.0	Meetings and Public Hearings	\$ _____	Fixed Price
10.0	Staff and Other Proposer Responsibilities	\$ _____	Fixed Price
	<b><u>Lump Sum Total:</u></b>	<b>\$ _____</b>	<b>Fixed Price</b>

## V. RFP PROCESS

### A. PROCUREMENT SPECIALIST – ISSUING OFFICE

Proposers who have received this Request for Proposal, (RFP) from a source other than the Procurement Specialist listed on the cover page should immediately contact the Procurement Specialist and provide their name and mailing address in order that addenda to the RFP, or other communications, can be sent to them. Proposers who fail to notify the Procurement Specialist with this information assume complete responsibility in the event that they do not receive communications prior to the closing date. All contact and communications relative to this RFP shall be coordinated through the Procurement Specialist including but not limited to pre-proposal conference, questions, clarifications, oral presentations and negotiation.

### B. PRE-PROPOSAL CONFERENCE

A pre-Proposal conference will be held on Thursday, November 29, 2007 at 10:00 a.m. Pacific Time, City of San Diego, Civic Center Plaza Building, Purchasing & Contracting Department 2nd floor large conference room, 1200 Third Avenue, Suite 200, San Diego, CA 92101.

The purpose of the pre-proposal conference will be to provide an overview of the RFP requirements, ensure that all participants have a common basis of understanding of the requirements and provide information that may be helpful in preparing proposals. Interested Proposers are strongly urged to attend this pre-Proposal conference. However, the pre-Proposal conference is not mandatory.

Failure of Proposers to attend the pre-Proposal conference does not relieve Proposers of the responsibility to comprehend all information contained within this document, information discussed at the pre-Proposal conference, and issued addenda, and does not relieve Contractors to perform in accordance with the Contract Documents subsequent to award.

Proposers should estimate duration of the pre-Proposal conference to be approximately one (1) to two (2) hours. Proposers who are attending the pre-proposal conference should bring written copies of any questions they may have to the conference. The City may provide preliminary information at this pre-proposal conference in response to questions, however, answers will be provided in accordance with the below paragraph.

C. QUESTIONS

Proposers are responsible for reading carefully and understanding fully the terms and conditions of this RFP. All contact between Proposers and the City will be formally made at scheduled meetings or in writing through the Procurement Specialist. Requests for clarification or additional information must be made in writing to the Procurement Specialist and received at the Purchasing & Contracting Department Office listed on the cover page no later than 5:00 p.m. Pacific Time on December 3, 2007. Such requests should contain the following: "QUESTIONS: 9070-08-Z-RFP". Only written communications relative to the procurement shall be considered. Electronic mail is the only acceptable method for submission of questions. Please e-mail Michael Winterberg at [MWinterberg@sandiego.gov](mailto:MWinterberg@sandiego.gov). It is incumbent upon Proposers to verify City receipt of their questions. All questions will be answered in writing. Both questions and answers will be distributed, without identification of the inquirer(s), to all Proposers who are on record with the Procurement Specialist as having received this RFP. No oral communications can be relied upon for this Proposal. To the extent that a question causes a change to any part of this RFP, an addendum shall be issued addressing such.

D. SUBMISSION OF PROPOSALS

1. Proposals shall be:

- a. Submitted in the format set forth herein;
- b. Made in the official name of the firm or individual under which Contractor's business is conducted (including the official business address);
- c. Proposers must complete and sign the RFP cover page with an original signature, by a person duly authorized to commit the successful Contractor to the contract acknowledging any addenda. Failure to submit the RFP cover page as specified will result in rejection of the Proposal;
- d. Submitted in envelopes clearly marked with the assigned RFP number and closing date/time referenced on the outside of the envelope (lower left corner);
- e. Separated into Technical and Price Proposal Volumes; and
- f. Addressed to the Procurement Specialist identified on the cover page of this RFP.

Proposers must submit one (1) original and four (4) copies of the Technical Volume plus one (1) original and four (4) copies of the Price Proposal Volume sealed under separate cover. Attachments shall be provided in the same manner. Commingling of technical and price information or failure to submit the two (2) volumes separately and sealed may cause it to be rejected as non-responsive and not acceptable. The volumes, which contain original documents, should be clearly identified as the ORIGINAL Technical and the ORIGINAL Price Proposal Volume. Faxed Proposals will not be accepted.

E. CLOSING DATE

Proposals must arrive at the location, date, and time identified on the cover page of this RFP in the format set forth herein. There will be no public opening of the Proposals. The names of Proposers will not be released until announcement of award.

F. LATE SUBMISSIONS

Proposers mailing Proposals should allow sufficient mail delivery time to ensure timely receipt by the issuing office. Any Proposal, modifications to Proposals, request for withdrawal of Proposals, or Best and Final Offers (BAFO) arriving after the closing date and time will be considered late and will only be accepted in accordance with the applicable City of San Diego's General Provisions for Proposals. Delivery of the Proposal to the specified location by the prescribed time and date is the sole responsibility of Proposers. A record of late submission, request for withdrawal, modification of a Proposal, or BAFO shall be made in the appropriate procurement file.

G. ECONOMY OF PREPARATION

Proposers shall prepare each Proposal simply and economically, providing a straightforward, concise description of Proposers' offer and capabilities to satisfy the requirements of this RFP. Emphasis should be on completeness and clarity of content.

H. TWO (2) VOLUME PROPOSALS

The selection procedure for this procurement requires an independent evaluation of the technical and price Proposals. This separation allows for evaluation of technical Proposals on their technical merit only. Consequently, Proposers shall submit their Proposal in two (2) separately sealed volumes as specified below.

1. Volume I – Technical Proposal

a. Executive Summary

The Executive Summary shall contain a brief narrative or synopsis summary of how the Proposal meets the needs of the City incorporating Proposers' understanding of the background, scope of work, and objective as specified in Section I of the RFP.

b. Section II, Specifications

The information specified in Section II, Specifications must be addressed and included in the technical Proposal. As such, Proposers must ensure that they include all of their responses to all of the paragraphs as specified in Section II Specifications in Volume I – Technical Proposal. Proposers must expressly indicate that the Proposal satisfies and is fully capable of providing each point of the RFP. Proposers shall provide responses to each paragraph in the same order as the RFP citing the heading and then their response. Simple "Yes", "No", or "Comply" responses to stated Specifications are insufficient. Rather, the Proposers must describe in detail how the proposed products and/or services meet or exceed the requirements of this RFP and Proposers shall state their understanding and compliance. Additionally, Proposers must explain any exception or deviation from the requirements in accordance with the applicable General Provisions for Proposals. Proposers should also include any other information they feel may be of benefit to the City.

Proposers are urged to read the Contract Documents very carefully and to submit their questions, in writing, by the due date for questions. Misinterpretation of the Contract Documents by the Proposer shall not relieve the Proposer of responsibility to perform the contract.

c. Additional Technical Submittals/Forms

- (1) Proposer's References (use form on page 35 and include in Volume I – Technical Proposal).
- (2) Proposer's Statement of Subcontractors (use form on page 36 and include in Volume I – Technical Proposal).

2. Volume II – Price Proposal

This volume consists of and must contain the following items. Proposers shall not include any technical information or Specific Provisions and Specifications in the Price Proposal Volume.

a. Completion and Signing of the RFP Cover Page

Proposers must complete and sign the RFP cover page with an original signature, by a person duly authorized to commit the successful Contractor to the contract acknowledging any addenda. Failure to submit the RFP cover page as specified will result in rejection of the Proposal.

b. Price Proposal Pages

Proposers shall submit pricing Proposals on the City's Price Proposal pages, unless otherwise stated in this RFP.

c. Additional Submittals/Forms

- (1) Proposer's Statement of Financial Responsibility as specified in Section V, paragraph L (use form on page 37 and include in Volume II – Price Proposal).
- (2) Certification Survey (use form on page 38 and include in Volume II – Price Proposal).
- (3) Work Force Report (use form on page 39 and include in Volume II – Price Proposal).
- (4) Contractor Certification Regarding Drug-Free Workplace Compliance (use form on page 42 and include in Volume II – Price Proposal).

I. SUBMITTALS REQUIRED UPON PROVISIONAL AWARD

1. Insurance requirements as specified in Section VI, paragraph B.
2. Taxpayer Identification number (W-9) as specified in General Provisions dated January 18, 2005.
3. Business Tax License as specified in Section VI paragraph L, if not currently on file.

J. EVALUATION COMMITTEES

The Purchasing Agent shall establish separate technical and price evaluation committees to review and rate Proposals. The price evaluation committee may be composed of the Procurement Specialist and any other individuals appointed by the Purchasing Agent. The technical evaluation committee shall be composed of other individuals appointed by the Purchasing Agent.

**K. ACCEPTABILITY OF PROPOSALS**

The Procurement Specialist shall determine which Proposers have met the requirements of the RFP. Failure to comply with any mandatory requirement will disqualify a Proposal. The Procurement Specialist shall have the sole authority to determine whether any deviation from the requirements of this RFP is substantial in nature. The Procurement Specialist may waive or permit to be cured minor irregularities or minor informalities in Proposals that are immaterial or inconsequential in nature, whenever it is determined to be in the City's best interest.

The City may accept other than the lowest priced offer. The Procurement Specialist may conduct discussions with Proposers in any manner deemed necessary to best serve the interests of the City. The Procurement Specialist may limit the competitive range to firms highly rated technically and whose prices are considered to be reasonable by the City for purposes of efficiency. The Procurement Specialist may reject in whole or in part any and all Proposals if such is in the City's interest.

**L. TECHNICAL EVALUATION**

The Technical Evaluation Committee (TEC) shall conduct its evaluation of the technical merit of the Proposals in accordance with this solicitation. The Proposer must satisfy and explicitly respond to all requirements of this RFP, including a detailed explanation of how each item listed in this RFP is to be met. The last phase of this technical evaluation will be the ranking by the Committee of each qualified Proposal on technical merit.

The criteria that will be used by the Technical Evaluation Committee for the technical evaluation of Proposals for this procurement are listed below in decreasing order of importance.

1. Qualifications and experience;
2. Executive summary and specifications;
3. Optional oral presentation, interview and establishment of rapport with key personnel.
4. Past performance as indicated by references; and

The Committee may request additional technical assistance from any source. References shall be used during the evaluation process.

**M. PRICE EVALUATION**

The separate Price Proposal Volume will be distributed to the Price Evaluation Committee. This information will then be used to establish a ranking.

Proposers are required to submit, with their price Proposal, a statement of financial responsibility as specified in the Forms Section. This document will be used in determining the Proposers' financial responsibility.

Additionally, the City reserves the right to require, during Proposal evaluation, that Proposers provide a copy of their most current Annual Report or audited Statement of Financial Condition to include a Balance Sheet, Income Statement, and Cash Flow Statement or other acceptable financial information. These documents may be relied on in further determining Proposers' financial responsibility.

**N. ORAL PRESENTATIONS**

Proposers may be required to make individual oral presentations to the City Evaluation Committee, or its designated representatives, in order to clarify their Proposals. Additionally, the Proposer's key personnel may be required to be interviewed by the City's Evaluation Committee, or its designated representatives. Interviews may be by telephone and or in person. Multiple interviews may be required. The purpose of the interview of the key personnel is also to determine if the City is able to establish rapport and a productive professional working relationship with these individual(s). If the City determines that such oral presentation and interview of the key personnel is needed, the Issuing Office will schedule a time and place. Proposers are required to make the oral presentation and interview of the key personnel within three (3) workdays after request by the City. Proposers should be prepared to discuss and substantiate any of the areas of the Proposal submitted, as well as its qualifications to furnish the specified products and services.

Notwithstanding the possibility of a request for an oral presentation and interview of the key personnel, Proposers shall not rely on the possibility of such a request and shall submit a complete and comprehensive written response to this solicitation. Any costs incurred for the oral presentation and interview of the key personnel are the responsibility of the Proposer.

**O. NEGOTIATION**

The City has the right to accept the Proposal, which serves the best interest of the City, as submitted, without discussion or negotiation. Proposers should, therefore, not rely on having a chance to discuss, negotiate, and adjust their Proposals.

Proposers, who submit Proposals initially judged by the Procurement Specialist to be reasonably susceptible of being selected for award may, be asked to discuss their Proposals with the City to facilitate arrival at a contract most advantageous to the City. If the Procurement Specialist determines that discussion is in the best interest of the City, the Procurement Specialist will advise Proposers in the competitive range to submit a Best and Final Offer (BAFO) for consideration after discussions are held.

However, discussions may not be conducted if the Procurement Specialist determines either that discussions are not in the best interests of the City or that discussions need not be conducted: (a) with respect to prices that are fixed by law or regulation, although consideration shall be given to competitive terms and conditions; (b) because the time of delivery or performance does not permit discussions; or (c) because it can be demonstrated clearly from the existence of adequate competition or accurate prior price experience with the particular item that acceptance of an initial offer without negotiation would result in a fair and reasonable price.

P. CITY'S UNILATERAL RIGHT

The City reserves the unilateral right to cancel this RFP, in whole or in part, or reject all Proposals submitted in response to this RFP when such action is determined to be fiscally advantageous to the City or otherwise in the best interest of the City; the unilateral right to award a contract in whole or in part; to award a contract to one or more Proposers; to waive or permit cure of minor irregularities; and to conduct discussions with Proposers in any manner necessary to serve the best interest of the City.

Q. EVIDENCE OF RESPONSIBILITY

Prior to the award of a contract pursuant to this RFP, the Procurement Specialist may require Proposer to submit such additional information bearing upon Proposer's ability to perform the contract as the Procurement Specialist deems appropriate. The Procurement Specialist may also consider any information otherwise available, but not limited to price, technical, and qualifications relative to ability, capacity, integrity, ethics, performance record, and experience of the Proposer.

R. BASIS OF AWARD

The Procurement Specialist will recommend contract award to the responsible Proposer(s) who's Proposal is determined to provide overall best value to the City, considering the evaluation factors in this RFP, including price.

Technical ranking of Proposals will be combined with the corresponding price ranking to determine a final ranking for each Proposal. Technical merit will have greater weight than price. However, the more closely Proposals are ranked technically, the more important price will become.

Award may be subject to internal approval(s).

S. INCURRED EXPENSES

The City will not be responsible for any expenses incurred by Proposers in preparing and submitting a proposal or Best and Final Offer or in making an oral presentation or demonstration.

**VI. SPECIFIC PROVISIONS**

**A. ROLES OF THE CITY OF SAN DIEGO PURCHASING AGENT, PROCUREMENT SPECIALIST, AND CONTRACT ADMINISTRATOR/PROJECT MANAGER**

The Procurement Specialist is the City of San Diego's authorized representative for all pre-contract matters related to this contract. Throughout the duration of the contract, the Purchasing Agent shall be the only individual with authority to modify any provisions of this contract including, without limitation, the statement of work, pricing, or any other sections in accordance with the applicable General Provisions for Proposals. The City's Contract Administrator (also known as Project Manager) or designee shall be the principal interface on behalf of the City for post-award technical matters, and shall have the authority to explain and provide further details regarding the City's expectations concerning the work to be performed hereunder and/or the items to be provided herein. The Contract Administrator/Project Manager or designee shall have no authority to modify any provisions of this contract.

**B. INSURANCE REQUIREMENTS**

All required insurance shall be submitted to Purchasing within ten (10) days of provisional award. Failure to provide the insurance certificates within the time frame specified by the City shall be cause for the Proposal to be rejected as non-responsive and not acceptable. The Proposer shall maintain insurance in full force and effect during the entire period of performance under contract. Failure to do so shall be cause for termination of the contract.

All policies must have a thirty (30) day non-cancellation clause giving the City thirty (30) days prior written notice in the event a policy is canceled. At the end of each contract year, the City reserves the right to review insurance requirements and to require more or less coverage depending upon assessment of the risk, the Proposer's past experience, and the availability and affordability of increased liability insurance coverage.

Insurance coverage must be from insurers licensed in the State of California, rated at least "A-, VI" or better by the current A.M. Best Key Rating Guide and approved by the City. Non-admitted surplus lines insurers may be accepted provided they appear on the current California List of Eligible Surplus Lines Insurers (LESLI list) and otherwise meet City requirements.

The following coverage shall be required:

1. Commercial General Liability with coverage for bodily injury, including death, and property damage with limits of at least one million dollars (\$1,000,000.) per occurrence and one million dollars (\$1,000,000.) aggregate. Coverage shall be written on an occurrence form which shall be endorsed to provide that it is primary and non-contributory to any insurance carried by the City. In addition, the City, its elected officials, officers, employees, agents and representatives shall be named as additional insureds pursuant to a separate endorsement, CG2010 (11/85) or equivalent.
2. Automobile Liability coverage with limits of at least one million dollars per occurrence, combined single limit (\$1,000,000.00 CSL) for owned, non-owned and hired vehicles ("any auto"). The City, its elected officials, officers, employees, agents and representatives shall be named as additional insureds pursuant to a separate endorsement unless the coverage is written on a standard ISO CA 00-01 policy in which case, no separate endorsement is required although the additional insured status must be noted on the certificate.
3. Worker's Compensation insurance in an amount to satisfy statutory requirements for all employees subject to the California Labor Code provisions; in addition, Employer's Liability coverage with limits of at least one million dollars (\$1,000,000.) per employee shall be provided. The policy shall be endorsed to include a waiver of subrogation in favor of the City.
4. Professional Liability insurance is required. The successful Proposer shall obtain, at its sole cost and expense, Professional Liability coverage with limits of at least one million dollars (\$1,000,000) per occurrence and four million dollars (\$1,000,000) aggregate, covering the risk of errors and omissions, negligent acts and costs of claims/litigation, including investigation and court costs. If the coverage is written on a "claims-made" form, the successful Proposer must ensure that the policy retro date is on or before the date of the award of this RFP and that coverage is maintained or the policy has a reporting period of at least three (3) years following completion or termination of the performance of professional services under this RFP.

Any deductibles or self-insured retentions are the sole responsibility of the Proposer and any deductibles or self-insured retentions in excess of ten thousand dollars (\$10,000.) shall be disclosed to and acceptable to the City.

#### C. GENERAL PROVISIONS

Except as otherwise specified herein, the City of San Diego General Provisions for Proposals, dated January 18, 2005, (on file in the Office of the Purchasing Agent) are incorporated as part of this Proposal and any resulting contract by reference. The General Provisions are available online at [www.sandiego.gov/purchasing](http://www.sandiego.gov/purchasing) or via request from the Purchasing & Contracting Department by calling (619) 236-6000.

By signing and/or authorizing the Proposal submittal, the Proposer acknowledges that they have read and understood the meaning, intent, and requirements of said General Provisions; and acknowledge said General Provisions are included as a part of this Proposal.

**D. QUANTITIES**

The estimated quantities provided by the City are not guaranteed. These quantities are listed for information purposes only. The quantities may vary depending on the demands of the City. Any variations from these estimated quantities shall not entitle the Proposer to an adjustment in the unit price or to any additional compensation.

**E. INDEPENDENT CONTRACTOR**

It is understood and agreed that the Proposer is an independent Contractor of the City and not an employee. The City shall not withhold income taxes, social security, or any other sums from the payments made to the successful Proposer. If the successful Proposer employs additional persons in the performance of this contract, those persons shall in no way be considered employees of the City, but rather they shall be employees or Subcontractors of the successful Proposer, and the successful Proposer bears full responsibility for compensating those persons.

**F. SUBCONTRACTING**

The successful Proposer shall not subcontract all or any part of the work to be performed pursuant to this request for proposal without the prior written approval of purchasing.

**G. DELAYS AND EXTENSIONS OF TIME**

1. The successful Proposer agrees to perform the work continuously and diligently and no charges or claims for damages shall be made by it for any delays or hindrances, from any cause whatsoever, during the progress of any portion of the work specified in this contract.
2. Time extensions will be granted only for excusable delays that arise from unforeseeable causes beyond the control and without the fault or negligence of the successful Proposer, including but not restricted to, acts of God, acts of the public enemy, acts of the City in either its sovereign or contractual capacity, acts of another Contractor in the performance of a contract with the City, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, or delays of Subcontractors or suppliers arising from unforeseeable causes beyond the control and without the fault or negligence of either the successful Proposer or the Subcontractors or suppliers.

H. SUSPENSION OF WORK

The Contract Administrator unilaterally may order the successful Proposer in writing to suspend, delay, or interrupt all or any part of the work for such period of time as he or she may determine to be appropriate for the convenience of the City.

I. QUALITY ASSURANCE MEETINGS

Proposer may be required to schedule periodic meetings during the term of the contract to discuss Proposer's performance. This meeting, should it be required, shall be scheduled at the City's request anytime during the term of the Contract. At this meeting, the City will provide Proposer with feedback and will note any deficiencies in contract performance and provide Proposer with an opportunity to address and correct these areas. Additional quality assurance meetings may be required, depending upon Proposer's performance.

J. INSPECTION, ACCEPTANCE, AND PAYMENT

The City's Contract Administrator(s) or designee(s) shall inspect the work to determine if the specifications have been provided in accordance with the Contract. The City reserves the right to determine acceptability. The City shall tie payment of invoices to the deliverables and will authorize payment after the City's acceptance.

K. POST AWARD KICK-OFF MEETING

Proposer receiving award under this solicitation may be required to attend a post award contract kick-off meeting to be scheduled by the Procurement Specialist. The Procurement Specialist will communicate the date, time, location, and agenda for this meeting to the Proposer. Pricing for the post award kick-off meeting shall be included in Section IV.

L. BUSINESS TAX LICENSE

Any company doing business with the City of San Diego is required to comply with Section 31.0301 of the San Diego Municipal Code regarding Business Tax. For more information please visit the City of San Diego website at [www.sandiego.gov/treasurer/](http://www.sandiego.gov/treasurer/) or call (619) 615-1500.

The City requires that each vendor to provide a copy of their Business Tax License, or a copy of their application receipt. Failure to provide the required documents within ten (10) business days of the City's request may result in a Proposal being declared non-responsive and rejected.

M. ENTIRE CONTRACT DOCUMENTS

Once the City issues a letter of Award to the apparent successful Proposer, a binding Contract is deemed executed by all Parties, subject only to the Proposer providing all requisite provisional award documentation, such as certificates of insurance and bonds to the Purchasing & Contracting Department within ten (10) calendar days. Failure to provide requisite information or documents may result in the apparent successful Proposal being rejected as non-responsive.

The Contract will be deemed to incorporate the City's Request for Proposal, the City of San Diego's General Provisions for Proposals dated January 18, 2005 ("General Provisions"); the proposal submitted (technical and budget volume); the City's award letter(s); the Proposer's Best and Final Offer (if any); the City's written acceptance of any exceptions to clarifications incorporated in the proposal (if any); any exhibits, attachments, or addenda to any of the aforementioned documents; and any documents incorporated therein by reference, which will be memorialized on a Memorandum of Agreement form (See Exhibit A). Collectively, these documents will be known as "the contract documents" and will constitute the entire agreement between the parties. To the extent terms and conditions of the Contract Documents conflict with one another, the order of priority will be as follows: (1) the RFP takes precedence over conflicting terms in the General Provisions; (2) the General Provisions take precedence over conflicting terms in the proposal; and (3) exceptions and clarifications noted in the proposal take precedence over conflicting terms in the RFP and General Provisions only if expressly agreed to by the Parties in writing prior to execution of this MOA.

The General Provisions are available online at [www.sandiego.gov/purchasing](http://www.sandiego.gov/purchasing) or via request from the Purchasing & Contracting Department by calling (619) 236-6000.

N. CONFIDENTIAL INFORMATION

Any information submitted with a proposal is a public record subject to disclosure unless a specific exemption applies. If a Proposer submits information clearly marked confidential or proprietary, it will be protected and treated with confidentiality to the extent permitted by law. However, it will be the Proposer's obligation and expense to defend any legal challenges seeking to obtain said information.

O. PRECLUDED PARTICIPATION

The successful Proposer to this RFP will be precluded from participation in any follow-up contracts related to or that incorporate the findings of this RFP.

**PROPOSER'S REFERENCES**

The Proposer is **required** to provide a minimum of three (3) references as specified in Section II of this RFP.

**Company Name:** \_\_\_\_\_ **Contact Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

\_\_\_\_\_ **Fax Number:** \_\_\_\_\_

**Dollar Value of Contract: \$** \_\_\_\_\_ **Contract Dates:** \_\_\_\_\_

**Requirements of Contract:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Company Name:** \_\_\_\_\_ **Contact Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

\_\_\_\_\_ **Fax Number:** \_\_\_\_\_

**Dollar Value of Contract: \$** \_\_\_\_\_ **Contract Dates:** \_\_\_\_\_

**Requirements of Contract:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Company Name:** \_\_\_\_\_ **Contact Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

\_\_\_\_\_ **Fax Number:** \_\_\_\_\_

**Dollar Value of Contract: \$** \_\_\_\_\_ **Contract Dates:** \_\_\_\_\_

**Requirements of Contract:** \_\_\_\_\_

\_\_\_\_\_

### PROPOSER'S STATEMENT OF SUBCONTRACTORS

The Proposer is required to state below all subcontractors to be used in the performance of the proposed contract, and what portion of work will be assigned to each Subcontractor. Failure to provide details of Subcontractors may be grounds for rejection of proposal. NOTE: Add additional pages if necessary.

Company Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

\_\_\_\_\_ Fax Number: \_\_\_\_\_

Percentage of dollars of the sub compared to total contract value: \_\_\_\_%

What work will be assigned to this Subcontractor: \_\_\_\_\_

Company Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

\_\_\_\_\_ Fax Number: \_\_\_\_\_

Percentage of dollars of the sub compared to total contract value: \_\_\_\_%

What work will be assigned to this Subcontractor: \_\_\_\_\_

Company Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

\_\_\_\_\_ Fax Number: \_\_\_\_\_

Percentage of dollars of the sub compared to total contract value: \_\_\_\_%

What work will be assigned to this Subcontractor: \_\_\_\_\_

**PROPOSER'S STATEMENT OF FINANCIAL RESPONSIBILITY**

The Proposer is required to furnish below a statement of financial responsibility, except when the proposer has previously completed contracts with the City of San Diego covering work of similar scope.

I, \_\_\_\_\_, certify that my company, \_\_\_\_\_, has sufficient operating capital and/or financial reserves to properly fund the services identified in these contract specifications for a minimum of two (2) full months. I agree that upon notification of provisional award, I will promptly provide a copy of my company's most recent balance sheet, or other necessary financial statements, as supporting documentation for this statement, if requested. I understand that this balance sheet, as well as any other required financial records, will remain confidential information to the extent allowed under the California Public Records Act.

I certify under penalty of perjury under the laws of the State of California that the information contained in this statement is true and correct.

Dated: \_\_\_\_\_ Signature: \_\_\_\_\_

### Certification Survey

For Small, Ethnically and Culturally Diverse,  
Woman, Disadvantaged, Disabled Veteran, Or Other Businesses

All Contractors are required to complete this form and return it with their proposal package.

Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone No.: (\_\_\_\_) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

1. Contractor's company is currently certified as small, ethnically and culturally diverse, woman, disadvantaged, disabled veteran, or other business?  Yes  No

Certification Number/Agency: \_\_\_\_\_

2. Contractor's company has applied for certification?  Yes  No

If yes, which agency? \_\_\_\_\_

3. Contractor's company is an independently owned business?  Yes  No

4. Contractor's company is 51% or more owned by a socially, economically, disadvantaged individual\*?  Yes  No

5. SIC Code: \_\_\_\_\_

6. Number of Employees: \_\_\_\_\_

7. Annual Gross Receipts (three year average): \_\_\_\_\_

8. This is not an application for certification. If you would like to receive an application for certification, please check box:

I certify that this information is correct: \_\_\_\_\_  
Authorized Signature Date

\* Black Americans, Native Americans, Hispanic Americans, Asian-Pacific Americans, Subcontinent Asian Americans, Women, any additional groups whose members are designated as socially and economically disadvantaged by the Small Business Administration (SBA) at such time as the SBA designation becomes effective.



**WORK FORCE REPORT – Page 2**

NAME OF FIRM: \_\_\_\_\_

DATE: \_\_\_\_\_

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- (1) African-American, Black      (2) Latino, Hispanic, Mexican-American, Puerto Rican      (3) Asian, Pacific Islander  
 (4) American Indian, Eskimo      (5) Filipino      (6) Caucasian      (7) Other ethnicity; not falling into other groups

OCCUPATIONAL CATEGORY	(1) African-American		(2) Latino		(3) Asian		(4) American Indian		(5) Filipino		(6) Caucasian		(7) Other Ethnicities	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
	Executive, Administrative, Managerial													
Professional Specialty														
Engineers/Architects														
Technicians and Related Support														
Sales														
Administrative Support/Clerical														
Services														
Precision Production, Craft and Repair														
Machine Operators, Assemblers, Inspectors														
Transportation and Material Moving														
Handlers, Equipment Cleaners, Helpers and Non-construction Laborers*														

\*Construction laborers and other field employees are not to be included on this page

TOTALS EACH COLUMN														
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

GRAND TOTAL ALL EMPLOYEES	
---------------------------	--

INDICATE BY GENDER AND ETHNICITY THE NUMBER OF ABOVE EMPLOYEES WHO ARE DISABLED:

DISABLED														
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NON-PROFIT ORGANIZATIONS ONLY:

BOARD OF DIRECTORS														
VOLUNTEERS														
ARTISTS														

**WORK FORCE REPORT -- Page 3**

NAME OF FIRM: \_\_\_\_\_ DATE: \_\_\_\_\_

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- (1) African-American, Black      (2) Latino, Hispanic, Mexican-American, Puerto Rican      (3) Asian, Pacific Islander  
 (4) American Indian, Eskimo      (5) Filipino      (6) Caucasian      (7) Other ethnicity; not falling into other groups

OCCUPATIONAL CATEGORY	(1) African-American		(2) Latino		(3) Asian		(4) American Indian		(5) Filipino		(6) Caucasian		(7) Other Ethnicities	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
	Carpenter													
Drywall Installer														
Electrician														
Elevator Installers														
Finishers, Concrete or Terrazzo														
Glaziers														
Helpers, Construction Trade														
Ironworkers, Structural Metal Workers														
Laborers														
Millwrights														
Masons, Bricklayers														
Tile setters														
Operators														
Painters														
Pipe fitter, Plumbers														
Plasterers														
Roofers														
Security, Protective Services														
Sheet Metal, Duct Installers														
Welders, Cutters														
<b>TOTALS EACH COLUMN</b>														

**GRAND TOTAL ALL EMPLOYEES**

INDICATE BY GENDER AND ETHNICITY THE NUMBER OF ABOVE EMPLOYEES WHO ARE DISABLED:

DISABLED														
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

## **DRUG-FREE WORKPLACE**

### **A. GENERAL**

All City projects are now subject to City of San Diego Resolution No. R-277952 adopted on May 20, 1991. All Proposers should be aware of the provisions of San Diego City Council Policy No. 100-17 which was established by the above numbered resolution. The policy applies equally to the Contractor and all Subcontractors. The elements of the policy are outlined below.

### **B. DEFINITIONS**

- 1) "Drug-Free Workplace" means a site for the performance of work done in connection with a contract let by City of San Diego for the construction, maintenance, or repair of any facility, or public work, or for professional, or nonprofessional services rendered on behalf of the City by an entity at which employees of the entity are prohibited from engaging in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance in accordance with the requirements of this section.
- 2) "Employee" means the employee of a Contractor directly engaged in the performance of work pursuant to a contract as described in Section C.
- 3) "Controlled Substance" means a controlled substance in Schedules I through V of Section 202 of the Controlled Substances Act (21 U.S.C. Sec. 812).
- 4) "Contractor" means the department, division, or other unit of a person or organization responsible to the Contractor for the performance of a portion of the work under the contract.

### **C. CITY CONTRACTOR REQUIREMENTS**

- 1) Every person or organization awarded a contract or grant by the City of San Diego for the provision of services shall certify to the City that it will provide a Drug-Free Workplace by doing all of the following:
  - a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the person's organization's workplace and specifying the actions that will be taken against employees for violations of the prohibition.
  - b) Establishing a Drug-Free Awareness Program to inform employees about all of the following:
    - (1) The dangers of drug abuse in the workplace.
    - (2) The person's or organization's policy of maintaining a Drug-Free Workplace.

- (3) Any available drug counseling, rehabilitation, and employee assistance programs.
  - (4) The penalties that may be imposed upon employees for drug abuse violations.
  - c) Posting the statement required by subdivision (1) in a prominent place at Contractor's main office. For projects large enough to necessitate a construction trailer at the job site, the required signage would also be posted at the job site.
- 2) Contractors shall include in each subcontract agreement language which indicates the Subcontractor's agreement to abide by the provisions of subdivisions a) through c) inclusive of Section C1. Contractors and Subcontractors shall be individually responsible for their own Drug-Free Workplace programs.

**NOTE:** The requirements of a Drug-Free Awareness Program can be satisfied by periodic tailgate sessions covering the various aspects of drug-abuse education. Although an in-house employee assistance program is not required, Contractors should be able to provide a listing of drug rehabilitation and counseling programs available in the community at large.

Questions about the City's Drug-Free Workplace Policy should be referred to the Purchasing Agent.

**THIS DOCUMENT MUST BE COMPLETED,  
SIGNED, AND SUBMITTED PRIOR TO CONTRACT AWARD**

**DRUG-FREE WORKPLACE  
CONTRACTOR CERTIFICATION**

**PROPOSAL NUMBER:**

**PROJECT TITLE:** \_\_\_\_\_

I hereby certify that I am familiar with the requirements of **San Diego City Council Policy No. 100-17** regarding Drug-Free Workplace as outlined in the request for proposals, and that,

\_\_\_\_\_

(Name under which business is conducted)

has in place a Drug-Free Workplace Program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the Subcontractor's agreement to abide by the provisions of subdivisions a) through c) of the policy as outlined.

SIGNED: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

DATE: \_\_\_\_\_

**EXHIBIT A - MEMORANDUM OF AGREEMENT**

**Parties**

This Memorandum of Agreement ("MOA") is hereby made by and among \_\_\_\_\_ ("Proposer") and the City of San Diego ("City"), collectively referred to as the "Parties," to memorialize their acceptance of the terms of the contract resulting to the Proposer's successful proposal in response to the City's Request for Proposal ("RFP") No. 9070-08-Z-RFP.

**Recitals**

WHEREAS, the Proposer has submitted a proposal in response to the RFP, and in doing so has agreed that, should the proposal be successful, it will be bound by the terms of the Contract Documents as defined in the RFP: including the RFP; the City of San Diego's General Provisions for Proposals dated January 18, 2005 ("General Provisions"); the proposal submitted (technical and budget volume); the City's award letter(s); the proposer's Best and Final Offer (if any); the City's written acceptance of any exceptions to clarifications incorporated in the proposal (if any); any exhibits, attachments, or addenda to any of the aforementioned documents; and any documents incorporated therein by reference;

WHEREAS, the City has determined that the Proposer's proposal is the winning proposal and intends to award the contract to the Proposer on that basis;

THEREFORE, the Parties agree to the following:

**Agreement**

The Parties mutually agree that, as a result of the City's acceptance of the Proposer's proposal in response to the RFP, the Parties shall be mutually bound by the Contract Documents, as defined above. To the extent terms and conditions of the Contract Documents conflict with one another, the order of priority will be as follows: (1) the RFP takes precedence over conflicting terms in the General Provisions; (2) the General Provisions take precedence over conflicting terms in the proposal; and (3) exceptions and clarifications noted in the proposal take precedence over conflicting terms in the RFP and General Provisions only if expressly agreed to by the Parties in writing prior to execution of this MOA.

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**EXHIBIT A (Continued)**

The Parties further agree that the Contract Documents, as defined above and memorialized in this MOA, constitute the entire agreement between the Parties.

Accepted and Agreed,

City of San Diego

Proposer

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

I HEREBY APPROVE the form and legality of the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

MICHAEL J. AGUIRRE, City Attorney

By: \_\_\_\_\_  
Deputy City Attorney

**BARRIO LOGAN COMMUNITY PLAN UPDATE TASKS**

**APPENDIX A**

**Lead: L**

**Collaborate: C**

**Review: R**

	<b>Project Management and Administration Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Proposer Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
1	Coordinate and Produce Plan Update Work Product	L			C/R
2	Maintain Project Schedule and Plan Update Consultant Budget	C			C/R
3	Manage Consultant Contracts				L
4	Prepare Meeting Agendas and Minutes	L			C/R
5	Develop Monthly Progress Memos	L			R
6	Provide Quality Control of Plan Update Documents	L			C/R

	<b>Community Outreach and Participation Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Proposer Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
7	Develop and Maintain Update Website and Newsletter	C/R	C	C	L
8	Attend Public Meetings Per Section I.1.5	C/R	C	C	L/C
9	Meeting Facilitation	L			C/R

**BARRIO LOGAN COMMUNITY PLAN UPDATE TASKS**

**APPENDIX A**

**Lead: L**

**Collaborate: C**

**Review: R**

	<b>Community Plan Update Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Proposer Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
10	Prepare Ten (10) Community Plan Elements and Three (3) Alternative Land Use Concept Plans	L	R	R	C/R
11	Prepare Economic and Fiscal Analysis	C/R		L	C/R
12	Coordinate Results of Economic and Fiscal Analysis into Land Use Scenarios	L		C/R	C/R
13	Create Urban Form Analysis and Massing Studies	L			C/R
14	Prepare and facilitate a Series of Six (6) Community Workshops with the First Workshop Structured as a Four to Six Day Intense Charette.	L			C/R
15	Prepare Visual Preference Survey	L	C/R		C/R
16	Prepare Public Facilities & Parks System Strategy including Phasing and Financing Plan	L	C/R		C/R
17	Prepare Historical Resources Reconnaissance and Archeological Study	L	C/R		C/R
18	Prepare Hazardous Materials Study	L	C/R		C/R
19	Prepare Noise Study	L	C/R		C/R
20	Prepare Mobility Analysis and Traffic Study	L	C/R		C/R
21	Prepare Co-location and Buffer Strategy	L	C/R		C/R

**BARRIO LOGAN COMMUNITY PLAN UPDATE TASKS**

**APPENDIX A**

**Lead: L**

**Collaborate: C**

**Review: R**

22	Prepare 1 <sup>st</sup> Draft Community Plan Document	L	C/R	C/R	C/R
23	Prepare 2 <sup>nd</sup> Draft Community Plan Document	L	C/R	C/R	C/R
24	Prepare 3 <sup>rd</sup> Draft Community Plan Document	L	C/R	C/R	C/R
25	Prepare Final Draft Community Plan Document	L	C/R		C/R

	<b>Zoning Program Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Proposer Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
26	Prepare Preliminary Analysis of Conversion of PDO Zones to Citywide Zones	R			L
27	Revise/Draft New Zoning	L		C/R	C/R
28	Test New City-wide Zoning	L		C/R	C/R
29	Prepare Ordinance Amendments to the LDC	R			L

	<b>Other Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Proposer Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
30	Expand Redevelopment Area Boundaries				L
31	Develop Public Facilities Financing Plan	C/R	C/R	C/R	L
32	Prepare Amendments to Local Coastal Program	C/R	C/R		L

**BARRIO LOGAN COMMUNITY PLAN UPDATE TASKS**

**APPENDIX A**

**Lead: L**

**Collaborate: C**

**Review: R**

33	Create Environmental Impact Report and studies required under CEQA	C/R	L		C/R
34	Provide Mapping Services which includes the development of GIS data and hard copy and digital maps.	L			C/R
35	Publication of Materials and Documents	C	C	C	L

# CITY OF SAN DIEGO

## PURCHASING & CONTRACTING DEPARTMENT

1200 Third Avenue, Suite 200

San Diego, CA 92101-4195

Fax: (619) 236-5904

### ADDENDUM A

Proposal No. 9070-08-Z-RFP

Revised Proposal Closing Date: December 19, 2007  
@ 4:00 p.m. P.S.T.

Proposals for furnishing the City of San Diego with **Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update**, in accordance with the attached specifications.

The following changes to the specifications are hereby made effective as though they were originally shown and/or written:

1. **The RFP closing date has been changed from December 12, 2007 to December 19, 2007 @ 4:00 p.m. P.S.T.** This is to allow more time for the City to address questions received by the due date and time specified in the RFP.
2. *Delete* the original Request for Proposal cover page and *replace* with the attached Addendum A Request for Proposal cover page.

CITY OF SAN DIEGO PURCHASING & CONTRACTING DEPARTMENT

Michael Winterberg  
Procurement Specialist  
(619) 533-6441

December 5, 2007

MW/bl



# CITY OF SAN DIEGO

## PURCHASING & CONTRACTING DEPARTMENT

1200 Third Avenue, Suite 200

San Diego, CA 92101-4195

Fax: (619) 236-5904

### ADDENDUM B

Proposal No. 9070-08-Z-RFP

Revised Proposal Closing Date: January 4, 2008  
@ 4:00 p.m. P.S.T.

Proposals for furnishing the City of San Diego with **Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update, in accordance with the attached specifications.**

The following changes to the specifications are hereby made effective as though they were originally shown and/or written:

1. **The RFP closing date has been changed from December 19, 2007 to January 4, 2008 @ 4:00 p.m. P.S.T.** This is to allow more time for the City to address questions received by the due date and time specified in the RFP.
2. *Delete* the Addendum A Request for Proposal cover page and *replace* with the attached Addendum B Request for Proposal cover page.
3. *Delete* the Original page 5 and *replace* with the attached Addendum B page 5. (NOTE: Section I, paragraph D has been changed).

CITY OF SAN DIEGO PURCHASING & CONTRACTING DEPARTMENT

Michael Winterberg  
Procurement Specialist  
(619) 533-6441

December 14, 2007

MW/bl



**CITY OF SAN DIEGO  
PURCHASING & CONTRACTING DEPT.  
1200 Third Avenue, Suite 200  
San Diego, CA 92101-4195**

Proposal No. 9070-08-Z-RFP

**REQUEST FOR PROPOSAL**

Closing Date: January 4, 2008

@ 4:00 pm P.S.T.

**ADDENDUM B**

**Subject:** Furnish the City of San Diego with an Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update, in accordance with the attached specifications.

**Timeline:** As may be required for a period of two (2) years from date of award, with options to extend the contract on a month-to-month basis, in accordance with the attached specifications.

Company _____	Name _____
Federal Tax I.D. No. _____	[PRINT OR TYPE]
Street Address _____	Signature* _____
City _____	Title _____
State _____ Zip Code _____	Date _____
Tel. No. _____ Fax No. _____	
E-Mail _____	
If your firm is not located in California, are you authorized to collect California sales tax? _____ Yes _____ No	
If Yes, under what Permit # _____	
City of San Diego Business Tax License #: _____	

**\*Authorized Signature:** The signer declares under penalty of perjury that she/he is authorized to sign this document and bind the company or organization to the terms of this agreement.

**SUBMITTED PROPOSALS MUST HAVE AN ORIGINAL SIGNATURE.**

Cash discount terms \_\_\_\_\_ % \_\_\_\_\_ days. [Terms of less than 20 days will be considered as Net 30 for bid evaluation purposes.]

**FOR CONSIDERATION AS A RESPONSIVE PROPOSAL, THE FOLLOWING IS REQUIRED:**

- 1) Proposal must be submitted on official City Proposal forms.
- 2) All information on this Request for Proposal cover page must be completed.
- 3) This cover page must be signed with an original signature.
- 4) Proposal must be submitted on or before the exact closing date and time. Proposal received after the exact closing date and time will NOT be considered. If hand delivering, please allow enough time for travel and parking to submit by the closing date and time.

**FOR FURTHER INFORMATION CONCERNING THIS BID, PLEASE CONTACT:**  
**MICHAEL WINTERBERG/b19, Procurement Specialist**  
 Phone: (619) 533-6441      Fax: (619) 533-3230      E-mail: MWinterberg@sandiego.gov

Interested parties who have successfully demonstrated an ability to perform services as specified in this Request for Proposal (RFP) for similar contracts and have a successful record in providing these services are invited to submit a proposal in response to this RFP. Previous experience with public agencies is desirable.

**B. SCOPE OF WORK**

The Proposer shall collaborate with the City of San Diego City Planning and Community Investment Department (CPCI), Development Services Department (DSD), and other City departments to produce an environmental impact report (EIR) for the Barrio Logan Community Plan Update.

The primary components of this consulting work program includes: (1) Project Initiation, (2) Thresholds and Analysis Methods Preparation, (3) Background Data Collection, (4) Screencheck Draft EIR Preparation, (5) Pre-print Public Review Draft Preparation, (6) Public Review Draft EIR Preparation, (7) Final EIR and Response to Comments, (8) Project Management, (9) Meetings and Public Hearings, and (10) Staff and Other Proposer Responsibilities. The document shall be published in both English and Spanish.

See Section II, Specifications for the core requirements and deliverables and other requirements.

**C. OBJECTIVE**

The objective of this RFP is to make an award to a qualified Proposer that delivers professional environmental assessment services, which represents best overall value to the City meeting the specifications and requirements of this RFP.

**D. TIMELINE**

The City anticipates that the process for nominating and selecting a Proposer, and awarding the contract, will be according to the following tentative schedule (subject to change by the City):

Advertise and Issue RFP:	11/16/2007
Pre-Proposal Conference:	11/29/2007
Questions Due Date:	12/03/2007
Proposal Closing Date:	<b>01/04/2008</b>
Oral Interviews (City's option):	01/2008
Selection and Notification:	01/2008
Contract Negotiation Complete:	02/2008
City Council Approval of Contract:	03/2008
Award of Contract and Notice To Proceed:	04/2008

# CITY OF SAN DIEGO

## PURCHASING & CONTRACTING DEPARTMENT

1200 Third Avenue, Suite 200

San Diego, CA 92101-4195

Fax: (619) 236-5904

### ADDENDUM C

Proposal No. 9070-08-Z

Revised Proposal Closing Date: January 11, 2008  
@ 4:00 p.m. P.S.T.

Proposals for furnishing the City of San Diego with **Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update, in accordance with the attached specifications.**

The following changes to the specifications are hereby made effective as though they were originally shown and/or written:

1. **The RFP closing date has been changed from January 4, 2008 to January 11, 2008 @ 4:00 p.m. P.S.T.**
2. *Delete* the Addendum B Request for Proposal cover page and *replace* with the attached Addendum C Request for Proposal cover page.
3. *Delete* the Addendum B page 5 and *replace* with the attached Addendum C page 5. (NOTE: Section I, paragraph D has been changed).
4. *Delete* the original page 7 and *replace* with the attached Addendum C page 7. (NOTE: Section II, paragraph A has been changed).
5. *Delete* the original page 8 and *replace* with the attached Addendum C page 8. (NOTE: Section II, paragraph A, item 4 has been changed).
6. *Delete* the original page 11 and *replace* with the attached Addendum C pages 11 and 11a. (NOTE: Section II, paragraph A, items 3 and 4 have been changed).
7. *Delete* the original page 14 and *replace* with the attached Addendum C page 14. (NOTE: Section II, paragraph A, items 13 and 14 have been changed).
8. *Delete* the original page 15 and *replace* with the attached Addendum C page 15. (NOTE: Section II, paragraph A, item 5 has been changed).
9. *Delete* the original page 16 and *replace* with the attached Addendum C page 16. (NOTE: Section II, paragraph A, items 6 and 7 have been changed).

Page 2  
Addendum C  
December 21, 2007

10. Delete the original page 17 and replace with the attached Addendum C pages 17 and 17a. (NOTE: Section II, paragraph A, items 9 and 10 have been changed).
11. Delete the original page 20 and replace with the attached Addendum C page 20. (NOTE: Section III, paragraph A has been changed).
12. Delete the original page 26 and replace with the attached Addendum C page 26. (NOTE: Section V, paragraph H, item 2.c (2), 2.c (3), and 2.c (4) have been changed).
13. Delete the original page 31 and replace with the attached Addendum C page 31. (NOTE: Section VI, paragraph B, item 4 has been changed).
14. Delete the original pages 47-49 and replace with the attached Addendum C pages 47-49. (NOTE: Appendix A has been replaced).
15. Add the attached Addendum C page 50a. (NOTE: Appendix B has been added).
16. Add a eight (8) page "Questions and Answers". (NOTE: These questions and answers are being provided for informational purposes only, and are not part of any resulting contract from this RFP.)

CITY OF SAN DIEGO PURCHASING & CONTRACTING DEPARTMENT

Michael Winterberg  
Procurement Specialist  
(619) 533-6441

December 21, 2007

MW/bl



# CITY OF SAN DIEGO

PURCHASING & CONTRACTING DEPT.

1200 Third Avenue, Suite 200

San Diego, CA 92101-4195

Proposal No. 9070-08-Z-RFP

## REQUEST FOR PROPOSAL

Closing Date: January 11, 2008

@ 4:00 pm P.S.T.

### ADDENDUM C

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**Timeline:** As may be required for a period of two (2) years from date of award, with option to extend the contract on a month-to-month basis, in accordance with the attached specifications.

Company \_\_\_\_\_

Name \_\_\_\_\_

[PRINT OR TYPE]

Federal Tax I.D. No. \_\_\_\_\_

Street Address \_\_\_\_\_

Signature\* \_\_\_\_\_

City \_\_\_\_\_

Title \_\_\_\_\_

State \_\_\_\_\_ Zip Code \_\_\_\_\_

Date \_\_\_\_\_

Tel. No. \_\_\_\_\_ Fax No. \_\_\_\_\_

*\*Authorized Signature: The signer declares under penalty of perjury that she/he is authorized to sign this document and bind the company or organization to the terms of this agreement.*

E-Mail \_\_\_\_\_

**SUBMITTED PROPOSALS MUST HAVE AN ORIGINAL SIGNATURE.**

If your firm is not located in California, are you authorized to collect California sales tax?  Yes  No

If Yes, under what Permit # \_\_\_\_\_

Cash discount terms \_\_\_\_\_ % \_\_\_\_\_ days. [Terms of less than 20 days will be considered as Net 30 for bid evaluation purposes.]

City of San Diego Business Tax License #: \_\_\_\_\_

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**FOR FURTHER INFORMATION CONCERNING THIS PROPOSAL, PLEASE CONTACT:**

**MICHAEL WINTERBERG/b19, Procurement Specialist**

Phone: (619) 533-6441

Fax: (619) 533-3230

E-mail: MWinterberg@sandiego.gov

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Selection and Notification:	01/2008
Contract Negotiation Complete:	02/2008
City Council Approval of Contract:	03/2008
Award of Contract and Notice To Proceed:	04/2008

## II. SPECIFICATIONS

### A. CORE REQUIREMENTS

For specific tasks, see Appendix A. **All Planning Consultant studies shall be peer reviewed by Planning staff and the Proposer. However, the technical studies that are required under CEQA that are being conducted by the Planning Consultant must be reviewed by technical specialists to ensure that they are adequate for inclusion in the EIR document.** It is highly desirable that this EIR work program be completed within two (2) years from date of award.

#### 1. Project Initiation/Scope of Work

To ensure prompt completion of tasks and to maintain clear communication lines, the Proposer shall attend a series of meetings with City staff to outline and refine the project scope. As part of these meetings, the project approach and schedule will be finalized between City staff and the selected Proposer and communication protocols will be agreed upon. Roles and responsibilities as well as City and Proposer deadlines will be established. A Scoping Letter which identifies the issues to be addressed in the EIR will be issued by DSD staff. Per Section 15206 of the CEQA Guidelines, a public scoping meeting will be conducted by the City of San Diego to gather input on the issues to be addressed in the document.

#### 2. Thresholds and Analysis Methods

The Proposer shall prepare draft thresholds and analysis methods, consistent with the issues identified in the Scoping Letter, for review by City staff. As part of this task, the Proposer shall also submit to the City example thresholds from several other EIRs recently completed in the region and throughout California. The Proposer shall attend up to two meetings with staff to review the Draft Thresholds and Analysis Methods document. Upon receiving comments from City staff, the Proposer shall prepare a Final Thresholds and Analysis Methods document. The thresholds and analysis methods outlined in the Final document will be approved by DSD and used in preparation of all drafts of the EIR. It is assumed the final thresholds and analysis methods used will generally reflect the level of detail proposed in the Draft Thresholds and Analysis Methods document, representing a programmatic level of analysis appropriate for a Community Plan EIR.

#### 3. Background Data

The Proposer shall collect background data from several sources to determine data needs for use in the Barrio Logan Community Plan EIR. As appropriate, the Proposer shall use existing information from the proposed General Plan and recently completed EIRs, including but not limited to the Strategic Framework Element EIR, SANDAG RCP EIR. Based upon an initial review of documents available, the Proposer shall also perform the following tasks to generate background data for use in the EIR:

Prepare an air quality emission factor analysis using URBEMIS modeling based on vehicle miles traveled and other applicable traffic data provided by CPCI staff.

Coordinate with City staff and the Plan Update Consultant to investigate community-wide cultural, biological, agricultural, geological, paleontological, and mineral resources information using existing databases and mapping. Some field work may be required.

4. Screencheck Draft EIR

The Screencheck Draft EIR will be a collaborative effort between Staff and the Proposer and shall require regular meetings prior to submitting the Screencheck Draft EIR to DSD's Environmental Analysis Section staff for final independent review. The EIR shall be consistent with the City's EIR Guidelines and generally organized into seven sections: a. executive summary; b. introduction, environmental setting, project description and history of project changes; c. environmental analysis including the existing conditions/thresholds of significance/impacts/mitigation measures; d. growth inducement; e. cumulative impacts; f. other CEQA required sections; g. alternatives analysis and conclusion. **One hardcopy and one electronic PDF file of the Screencheck Draft EIR's shall be submitted to the City for reproduction purposes.**

a. Section 1 – Executive Summary

The executive summary shall include a brief project description, including a history of project changes, impacts found not to be significant, a summary of alternatives and their merits relative to the various scenarios, a summary of the areas of controversy that were raised with the notice of preparation (NOP), and a matrix listing impacts, mitigation measures, and impacts after mitigation.

b. Section 2 – Introduction, Environmental Setting, Project Description and History of Project Changes

The introduction shall include a brief description of the proposed project. It shall identify the actions that will take place by the City of San Diego for adoption of the project and describe the legal requirements of the EIR. The environmental setting shall be a brief overview of the physical characteristics of the project and identify rare or unique environmental resources, and other CEQA related disclosures. The project description shall introduce the purpose and project features of the Community Plan. It shall define the context and provide specific information about the objectives of the community plan. This section shall also contain tables and figures showing project data that illustrate the goals and objectives of the Community Plan.

In addition, at a programmatic level, this section shall discuss the relationship of community plan, community plan updates and other existing and proposed tools for implementing the General Plan policies. If there are potential inconsistencies with adopted plans and it would create environmental impacts, describe whether or not these potential impacts would lead to physical effects. This section shall also assess proposed policies in the General Plan regarding the village growth strategy and identify potential impacts if the Barrio Logan community is not meeting public facilities guidelines or acceptable levels of service as identified in the General Plan.

(2) Transportation/Traffic Circulation/Parking

This section shall describe the envisioned modifications and/or improvements to the existing circulation system. This section shall provide a discussion on the impacts to parking, circulation and alternative modes of travel and how the Community Plan policies address these impacts.

The EIR analysis shall be prepared based on the Plan Update Consultant's mobility study and traffic analysis that shall develop and analyze the needs of and integrate pedestrian, transit (light rail and bus), vehicular (automobiles and trucks), and bicycle, travel and parking throughout Barrio Logan.

(3) Visual Effects and Neighborhood Character

This section shall include a general description of Barrio Logan's built **environment** and natural visual resources **and include a visual quality analysis from the CEQA standpoint**. This section shall discuss the visual resources within the Barrio Logan Community Plan area and the protection of public views, scenic vistas and landmarks as well as neighborhood character issues. This section shall assess the role of the Community Plan on addressing these visual and neighborhood character issues.

(4) Air Quality

This section shall assess whether proposed policies in the Community Plan would have a significant adverse effect on air quality for criteria air pollutants that affect public health. The pollutants discussed are those produced by mobile and stationary sources—autos, buses, trucks, trains and trolleys. The section shall assess whether the Community Plan would result in an increase in auto and truck emissions due to an overall increase in vehicular trips within the Barrio Logan Community Plan Area. The climatological setting within the San Diego Air Basin and the basin's current attainment levels for State and Federal Ambient Air Quality Standards shall also be described. **The EIR analysis shall be prepared based on the air quality modeling results prepared by the Proposer. Proposer shall use URBEMIS modeling based on vehicle miles traveled and other applicable traffic data provided by CPCI staff. Further, the air quality technical report must include the analysis of greenhouse gasses (GHG). The Proposer must include information regarding GHG within the Cumulative Section of the EIR.**

(13) Public Utilities

This section shall discuss the existing conditions of public utilities and determine whether the implementation of the Community Plan policies to provide additional public utilities (water, sewer, storm drains, solid waste disposal and provisions for energy) would cause significant environmental impacts. This section should include information on how the provision of public infrastructure will occur. This section shall address provisions and policies in the Community Plan that addresses energy conservation and resource consumption. This section should include a general assessment of the policies in the Community Plan for addressing greenhouse gas emissions and sustainable development. **This section shall assess whether the proposed Community Plan shall be evaluated in terms of potential impact to local water supply.**

(14) Water Quality

**This section shall assess whether the proposed Community Plan will impact water quality. The Proposer shall be responsible for preparing the assessment of water and sewer system capacity. The proposed Community Plan shall be evaluated in terms of potential impact to regional and local water quality.**

(15) Agricultural Resources

This section shall discuss existing farmland and agricultural resources and whether the implementation of the Community Plan would result in the conversion of substantial amounts of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and identify any cumulative impacts.

(16) Mineral Resources

This section shall discuss the existing mineral resources in the Community Plan area and the extent the implementation of the Community Plan could result in the loss of availability of mineral resources and identify any cumulative impacts.

d. Section 4 – Growth Inducement

This section shall discuss ways in which the proposed Community Plan could foster economic or population growth, or construction of additional housing, either directly or indirectly as a result of the Community Plan. It shall address how accelerated growth may further strain existing community facilities or encourage activities that could significantly affect the environment and analyze the consequences of growth. This section shall also consider the impacts to surrounding areas as a result of Community Plan policies.

e. Section 5 – Cumulative Impacts

This section shall discuss how the implementation of the Community Plan could result in significant environmental changes, which are individually limited but cumulatively considered. In accordance with Section 15130 of the CEQA Guidelines, potential cumulative impacts must be discussed. This section shall also include a detailed discussion of global warming, quantification of the project's greenhouse gas emissions and recognition that those emissions constitute a significant environmental impact.

f. Section 6 – Other CEQA Required Sections

This section may contain additional analysis per conformance with CEQA Section 15126.2(b) and (c). This section shall discuss those significant environmental effects which cannot be avoided and significant irreversible changes that would result from the implementation of the Community Plan.

g. Section 7 – Alternatives Analysis and Conclusion

The EIR shall include reasonable and feasible alternatives that avoid or mitigate significant impacts. Up to three (3) alternatives shall be discussed and shall be outlined in the Final Thresholds and Analysis Methods document. The alternatives section shall discuss the preliminary alternatives that were considered but not analyzed in detail and provide a detail of the reasoning of why they were not further analyzed. The Proposer shall also prepare a Conclusions section for review and edit by City staff.

5. Pre-Print Public Review Draft

The Screencheck Draft EIR shall be reviewed by City staff. The Proposer shall meet with City staff to review and clarify comments on the documents, if necessary. Based on comments received on the Screencheck Draft EIR, the Proposer shall prepare a Pre-Print Public Review Draft EIR for final check by City staff prior to submitting the Public Review Draft for distribution. The document shall be published in both English and Spanish. **A minimum of three (3) screenchecks are required. The screenchecks do not need to be translated into Spanish because they are preliminary drafts of the EIR, and will not be distributed to the public. The draft and final EIR's are required to be translated in Spanish. The technical reports do not need to be translated into Spanish. One hardcopy and one electronic PDF file of the Pre-Print Public Review Draft EIR shall be submitted to the City for reproduction purposes.**

6. Public Review Draft EIR

- Based on final comments received on the Pre-Print Draft EIR, the Proposer shall prepare the Draft EIR and provide it to DSD staff at least five (5) calendar days prior to public review distribution.
- A PDF file of the draft report shall be provided for posting on the City of San Diego's web site.
- DSD staff will prepare the Notice of Completion (NOC) and any other notices required by CEQA.
- Appropriate City staff will review and edit the conclusions prepared by the Proposer for distribution with the EIR as well as any other internal City-required staff reports to accompany the EIR.
- City staff will print the Draft EIR and distribute the document to the appropriate agencies, including the California State Clearinghouse.
- The Draft EIR will be distributed by the City of San Diego to interested agencies and the public for a 45-day public review period.
- **A section on MMRP summarizing all mitigation measures identified in the EIR shall be prepared by the Proposer for inclusion as separate chapters in the draft and final EIR.**
- For the MMRP, the Proposer shall work with City staff to determine responsible parties and time frames.
- The document shall be published in both English and Spanish.

7. Final EIR and Response to Comments

DSD staff and the Proposer, with assistance from CPCI staff, will prepare responses to letters of comment, incorporating information from the Proposer as necessary. The Proposer shall prepare the Final EIR incorporating City direction regarding revisions and final responses to comments. **Using a 500 page EIR as an example to determine the cost for document translation is appropriate. One hardcopy and one electronic PDF file of the Final EIR and Response to Comments shall be submitted to the City for reproduction purposes.**

The Proposer shall also draft Findings and Statement of Overriding Considerations (SOC) for review by DSD and CPCI staff. The document shall be published in both English and Spanish.

8. Project Management

The Proposer shall provide project management for the Community Plan EIR work program, including coordination with City staff, the Proposer, managing timelines and budgets, contracting, and invoicing.

9. Meetings and Hearings

**The Proposer shall budget for 2, four-hour community meetings as well as 15 technical meetings with city staff and other agencies.** The Proposer shall also be responsible for attending the following public hearings: City Council Land Use and Housing Subcommittee (1), Planning Commission (2), City Council (2) and Coastal Commission(1). At the hearings, the Proposer shall provide support to City staff and respond to questions. **The Proposer will not be involved in the majority of community workshops, rather, only the workshops that pertain to EIR issues. Community workshops will address specific community plan elements whereas public outreach meetings will address the overall scope of the plan update process and may include a presentation on the development of an EIR and what it's purpose is. Collaboration does not specifically infer attendance, rather if there is an issue that needs to be addressed, the Proposer must provide guidance/responses to the City and Planning Consultant.**

10. Staff and Other Proposer Responsibilities

The Barrio Logan EIR is one element of a larger work plan that will be conducted over the 28 month period. The other components include an update to the community plan and zoning code, expansion of the Barrio Logan Redevelopment Area, and processing amendments to the Local Coastal Program (LCP). The Plan Update and Redevelopment Expansion components will be solicited as part of two separate RFP processes. **The EIR will be expected to cover the expansion of the Redevelopment Project area boundaries described on page 4 of this RFP.** Further, a separate RFP will be issued to solicit a consulting firm to conduct an economic and fiscal analysis of the plan alternatives and preferred plan. The City intends to ensure that these separate consultant contracts are well coordinated with the EIR update consultant contract to avoid duplication and inconsistencies in the work product. See Appendix A for a breakdown of Proposer responsibilities.

As stated above, a separate consultant RFP has been issued for the Community Plan and zoning program update. The Plan Update Consultant will be responsible for preparing a number of studies and surveys as well as the community plan land use alternatives and elements in conformance with policies set forth in the City's Draft General Plan. It will be critical for the EIR Proposer to work in close coordination with the Plan Update Consultant in order to avoid duplication and inconsistencies in both work products.

City staff will also be responsible for drafting the Local Coastal Plan Amendment language and processing the plan update through the California Coastal Commission. The EIR Proposer shall be responsible for attending up to one Coastal Commission hearing on the EIR component of the plan update process.

Both the Planning and EIR Proposers will be responsible for providing mapping services for the plan update process, which includes the development of GIS data and hard copy and digital maps. City staff will provide the Proposers with GIS data or references to GIS data available on SANGIS needed for base maps to conduct the necessary mapping services. City staff will be responsible for preparing and sending out noticing as well as maintaining the plan update website and newsletter.

### III. PRICING SUBMITTAL

#### A. PRICE PROPOSAL PAGES – INSTRUCTIONS

Proposers shall submit their proposal for pricing on the following City's Price Proposal pages. Using the enclosed Price Proposal pages will help ensure consistency in the price evaluation. The Price Proposal pages are to be completed in full and shall be incorporated herein. Only the City's Price Proposal pages will be accepted with the exception of pricing for optional consulting services. Any deviations from the Price Proposal pages may be considered non-responsive and unacceptable.

Evaluation of award will be based on a lump sum total, fixed price all costs inclusive for the deliverables as specified in Section II. No other charges will be considered. Progress payments may be proposed however may be subject to negotiation. Additionally, the City may withhold approximately ten (10) percent of the **contract total** until all services provided by the Proposer have been determined to be acceptable to the City.

Proposers may provide attachment worksheets, which include a breakdown of labor hours and other rationale used in determining their pricing for the specified and deliverables. However price evaluation will be based on prices entered on the City price pages only. Blanks on the price proposal pages will be interpreted as zero (0) and no price will be allowed.

#### B. OPTION TO RENEW

The City may desire to extend the contract on a month-to-month basis upon expiration of the current contract period under the terms and conditions and pricing of the current contract unless modified in writing. The renewal is contingent on a mutual agreement between the City and the Contractor with such agreement to be confirmed in writing prior to the expiration of the contract period.

This section will not be considered in the evaluation for award.

#### C. PRICING FOR OPTIONAL CONSULTING SERVICES – DESIRABLE

Pricing for optional consulting services will not be included in the evaluation of this rfp. Proposers should provide, as an attachment to their pricing submittal page, pricing for optional consulting services. Prices shall include firm-fixed fully-burdened hourly labor rates for key personnel for the period of two (2) years from date of award, with option to extend the contract on a month-to-month basis, in accordance with the attached specifications. Expenses will be reimbursed by the city on the basis of fairness, reasonableness, and expenses considered customary by the city. All reimbursable expenses shall be approved by the city in advance.

a. Completion and Signing of the RFP Cover Page

Proposers must complete and sign the RFP cover page with an original signature, by a person duly authorized to commit the successful Contractor to the contract acknowledging any addenda. Failure to submit the RFP cover page as specified will result in rejection of the Proposal.

b. Price Proposal Pages

Proposers shall submit pricing Proposals on the City's Price Proposal pages, unless otherwise stated in this RFP.

c. Additional Submittals/Forms

- (1) Proposer's Statement of Financial Responsibility as specified in Section V, paragraph L (use form on page 37 and include in Volume II – Price Proposal).
- (2) Certification Survey (use form on page 38 and include in Volume II – Price Proposal). **Proposer (and subconsultant(s), if any) shall complete and submit this form.**
- (3) Work Force Report (use form on page 39 and include in Volume II – Price Proposal). **Proposer (and subconsultant(s), if any) shall complete and submit this form.**
- (4) Contractor Certification Regarding Drug-Free Workplace Compliance (use form on page 42 and include in Volume II – Price Proposal). **Proposer (and subconsultant(s), if any) shall complete and submit this form.**

I. SUBMITTALS REQUIRED UPON PROVISIONAL AWARD

1. Insurance requirements as specified in Section VI, paragraph B.
2. Taxpayer Identification number (W-9) as specified in General Provisions dated January 18, 2005.
3. Business Tax License as specified in Section VI paragraph L, if not currently on file.

J. EVALUATION COMMITTEES

The Purchasing Agent shall establish separate technical and price evaluation committees to review and rate Proposals. The price evaluation committee may be composed of the Procurement Specialist and any other individuals appointed by the Purchasing Agent. The technical evaluation committee shall be composed of other individuals appointed by the Purchasing Agent.

The following coverage shall be required:

1. Commercial General Liability with coverage for bodily injury, including death, and property damage with limits of at least one million dollars (\$1,000,000.) per occurrence and one million dollars (\$1,000,000.) aggregate. Coverage shall be written on an occurrence form which shall be endorsed to provide that it is primary and non-contributory to any insurance carried by the City. In addition, the City, its elected officials, officers, employees, agents and representatives shall be named as additional insureds pursuant to a separate endorsement, CG2010 (11/85) or equivalent.
2. Automobile Liability coverage with limits of at least one million dollars per occurrence, combined single limit (\$1,000,000.00 CSL) for owned, non-owned and hired vehicles ("any auto"). The City, its elected officials, officers, employees, agents and representatives shall be named as additional insureds pursuant to a separate endorsement unless the coverage is written on a standard ISO CA 00-01 policy in which case, no separate endorsement is required although the additional insured status must be noted on the certificate.
3. Worker's Compensation insurance in an amount to satisfy statutory requirements for all employees subject to the California Labor Code provisions; in addition, Employer's Liability coverage with limits of at least one million dollars (\$1,000,000.) per employee shall be provided. The policy shall be endorsed to include a waiver of subrogation in favor of the City.
4. Professional Liability insurance is required. The successful Proposer shall obtain, at its sole cost and expense, Professional Liability coverage with limits of at least one million dollars (\$1,000,000) per occurrence and **one million dollars (\$1,000,000) aggregate**, covering the risk of errors and omissions, negligent acts and costs of claims/litigation, including investigation and court costs. If the coverage is written on a "claims-made" form, the successful Proposer must ensure that the policy retro date is on or before the date of the award of this RFP and that coverage is maintained or the policy has a reporting period of at least three (3) years following completion or termination of the performance of professional services under this RFP.

Any deductibles or self-insured retentions are the sole responsibility of the Proposer and any deductibles or self-insured retentions in excess of ten thousand dollars (\$10,000.) shall be disclosed to and acceptable to the City.

### C. GENERAL PROVISIONS

Except as otherwise specified herein, the City of San Diego General Provisions for Proposals, dated January 18, 2005, (on file in the Office of the Purchasing Agent) are incorporated as part of this Proposal and any resulting contract by reference. The General Provisions are available online at [www.sandiego.gov/purchasing](http://www.sandiego.gov/purchasing) or via request from the Purchasing & Contracting Department by calling (619) 236-6000.

**BARRIO LOGAN COMMUNITY PLAN UPDATE TASKS**

**APPENDIX A**

**Lead: L**

**Collaborate: C**

**Review: R**

	<b>Project Management and Administration Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Consultant Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
1	Coordinate and Produce Plan Update Work Product	L			C/R
2	Maintain Project Schedule and Plan Update Consultant Budget	C			C/R
3	Manage Consultant Contracts				L
4	Prepare Meeting Agendas and Minutes	L			C/R
5	Develop Monthly Progress Memos	L			R
6	Provide Quality Control of Plan Update Documents	L			C/R

	<b>Community Outreach and Participation Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Consultant Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
7	Develop and Maintain Update Website and Newsletter	C/R	C	C	L
8	Attend Public Meetings Per Section 1.1.5	C/R	C	C	L/C
9	Meeting Facilitation	L			C/R

	<b>Community Plan Update Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Consultant Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
10	Prepare Ten (10) Community Plan Elements and Three (3) Alternative Land Use Concept Plans	L	R	R	C/R
11	Prepare Economic and Fiscal Analysis	C/R		L	C/R
12	Coordinate Results of Economic and Fiscal Analysis into Land Use Scenarios	L		C/R	C/R
13	Create Urban Form Analysis and Massing Studies	L			C/R
14	Prepare and facilitate a Series of Six (6) Community Workshops with the First Workshop Structured as a Four to Six Day Intense Charette.	L			C/R
15	Prepare Visual Preference Survey	L	C/R		C/R

**BARRIO LOGAN COMMUNITY PLAN UPDATE TASKS**

**APPENDIX A**

**Lead: L**

**Collaborate: C**

**Review: R**

16	Prepare Public Facilities & Parks System Strategy including Phasing and Financing Plan	L	C/R		C/R
17	Prepare Historical Resources Reconnaissance and Archeological Study	L	C/R		C/R
18	Prepare Hazardous Materials Study	L	C/R		C/R
19	Prepare Noise Study	L	C/R		C/R
20	Prepare Mobility Analysis and Traffic Study	L	C/R		C/R
21	Prepare Co-location and Buffer Strategy	L	C/R		C/R
22	Prepare 1 <sup>st</sup> Draft Community Plan Document	L	C/R	C/R	C/R
23	Prepare 2 <sup>nd</sup> Draft Community Plan Document	L	C/R	C/R	C/R
24	Prepare 3 <sup>rd</sup> Draft Community Plan Document	L	C/R	C/R	C/R
25	Prepare Final Draft Community Plan Document	L	C/R		C/R

	<b>Zoning Program Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Consultant Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
26	Prepare Preliminary Analysis of Conversion of PDO Zones to Citywide Zones	R			L
27	Revise/Draft New Zoning	L		C/R	C/R
28	Test New City-wide Zoning	L		C/R	C/R
29	Prepare Ordinance Amendments to the LDC	R			L

	<b>EIR Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Consultant Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
30	Create Environmental Impact Report and studies required under CEQA	C/R	L		C/R
31	Prepare Air Quality Analysis	C/R	L		C/R
32	Prepare Biology Study	C/R	L		C/R
33	Prepare Health & Safety Study	C/R	L		C/R
34	Prepare Water Supply Study	C/R	C/R		L
35	Prepare Water Capacity Study	C/R	L		C/R
36	Prepare Sewer Capacity Study	C/R	L		C/R

**BARRIO LOGAN COMMUNITY PLAN UPDATE TASKS****APPENDIX A****Lead: L****Collaborate: C****Review: R**

	<b>Other Tasks</b>	<b>Plan Update Consultant Responsibilities</b>	<b>EIR Consultant Responsibilities</b>	<b>Economic &amp; Fiscal Analysis Consultant</b>	<b>City Staff</b>
37	Expand Redevelopment Area Boundaries				L
38	Develop Public Facilities Financing Plan	C/R	C/R	C/R	L
39	Prepare Amendments to Local Coastal Program	C/R	C/R		L
40	Provide Mapping Services which includes the development of GIS data and hard copy and digital maps.	L			C/R
41	Publication of Materials and Documents	C	C	C	L

**APPENDIX B  
BARRIO LOGAN STUDIES AND REPORTS**

#	TITLE	AUTHOR	DATE
1	Economic & Fiscal Impacts of the Port of San Diego	ERA	08/27/2003
2	Barrio Logan Environmental Justice Project	U.S. Environmental Protection Agency	02/2001 & 03/2001
3	PETCO Transportation Study	City of San Diego	10/03/2003
4	Redevelopment Secondary Blight Study	Redevelopment Agency of San Diego	10/03/2002
5	Barrio Logan Land Use Study	Parsons Brinckerhoff	June 2004
6	Redevelopment Enviromental Secondary Study	BRG Consulting Inc.	02/28/2003
7	Barrio Logan Traffic Study	Willdan	May 2004
8	Barrio Logan Historic Survey	CPD	June 1980
9	Working Waterfront Freeway Access Study	Boyle Engineering Corp.	January 2007
10	RAD/ Historic Survey	City of San Diego	Septemeber 1995
11	Phase I Environmental Site Assessment Version I Project Los Vientos	Environmental Business Solutions	05/26/2006
12	Barrio Logan Land Use Planning/Analysis	Parsons Brinckerhoff	08/27/2003
13	Phase I Environmental Site Assessment 1629-1651 National Avenue San Diego, CA	Environmental Business Solutions	05/17/2005
14	Health Risk Assessment San Diego & Imperial Valley Railroad San Diego Yard Impact to Ballpark Village Project	SD Freight Rail Consulting	August 2005
15	Traffic Study for Mercado Mixed Use Development	Darnell & Associates, Inc.	03/20/2006
16	Traffic Impact Analysis re Barrio Logan Truck Study	Willdan	05/04/2004
17	Freeway Deficiency Plan Draft Central Interstate 5 Corridor Study	URS	August 2003
18	Report of Preliminary Hazardous Site Aessment and Mapping	LAW Crandell	Aug-00

**Proposal No. 9070-08-Z-RFP  
Questions and Answers**

**Question 1:** Proposal indicates that existing data will be the basis for inventories related to biology, geology, agric., and minerals. Is there really a good database for any of these? Is it realistic to assume very little original research will be required?

**Answer 1:** A list of studies that are available for use by the Proposer has been provided as Appendix B on page 50a of this Addendum C.

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**Question 2:** Who is the planning consultant and who are the technical firms doing the studies to be used the EIR?

**Answer 2:** A recommendation for award of a contract resulting from 8964-08-Z-RFP, Professional Planning Services for the City of San Diego Barrio Logan Community Plan Update, was issued to Moore Iacofano Goltsman (MIG), Inc. The sub-consultant firms would include Estrada Land Planning, Kimley-Horne and Associates, Brian F. Smith and Associates, and Dudek. This recommendation is pending approval by City Council and the Mayor which is expected to be completed by January 15, 2008.

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**Question 3:** Can we get a copy of the RFP or Scope for the planning consultant?

**Answer 3:** A copy of 8964-08-Z-RFP, Professional Planning Services for the City of San Diego Barrio Logan Community Plan Update, and any Addenda, will be sent separately via E-mail to everyone who attended the Pre-Proposal Conference and will also be made available upon request.

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**Question 4:** Is the air quality included as part of the planning consultants work effort? Not shown in Appendix A.

**Answer 4:** The Specifications have been changed to address this question. Please refer to pages 11 and 47 – 50 of this Addendum C.

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**Question 5:** Does the air quality technical consultant scope include an analysis of greenhouse gas emissions? If not is this analysis part of the Environmental contract?

**Answer 5:** The Specifications have been changed to address this question. Please refer to Section II, paragraph A, item (4) on page 11 of this Addendum C.

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**Question 6:** Confirm that scope of work for technical specialists included in planning consultants scope includes preparation of technical reports for EIR including impact and mitigation evaluation. Need more than baseline information for community plan. Also, need time for responding to comments.

**Proposal No. 9070-08-Z-RFP  
Questions and Answers (Cont.)**

**Answer 6: The Planning Consultants are responsible for the following: Hazardous Materials Study update; Noise Study; Urban Form and Massing Studies; Visual Preference Survey; Co-Location and Buffer Study; Traffic and Mobility Study; as well as the Public Facilities and Parks Strategy. Please refer to Appendix B on page 50a for a list of EIR studies of this Addendum C.**

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**Question 7: Appendix A implies that the Planning Consultant is taking the lead on the historic inventory. Is that correct? If not, what constitutes a "reconnaissance level" historic inventory for our budgeting purposes?**

**Answer 7: The Planning Consultant Team shall prepare a historic reconnaissance level survey of the built environment at the parcel level and of cultural landscape features within the plan boundary area developed prior to 1965.**

---

**Question 8: What level of information will be collected in the course of the plan update for use in the public services and utilities section in order to avoid duplication of effort? Will there be an assessment of the capacity of the water and sewer systems serving the area?**

**Answer 8: The Planning Consultant is responsible for preparing the Public Facilities and Parks Strategy that will include the need for new public facilities including, but not limited to, libraries, fire stations, new roadway and pedestrian infrastructure, park lands, open space, recreation facilities, and programs designed to meet the specialized needs of Barrio Logan, based on General Plan service standards, where applicable.**

**The Specifications have been changed to address assessment of the capacity of water and sewer systems. Please refer to page 14 of this Addendum C.**

---

**Question 9: Appendix A has EIR Consultant reviewing the technical studies of the Community Plan Consultant. Should they be reviewed by technical specialists or just peer-reviewed by EIR Consultant?**

**Answer 9: The Specifications have been changed to address this question. Please refer to Section II, paragraph A on page 7 of this Addendum C.**

---

**Question 10: How many meetings and/or hearings should we budget? The RFP says "numerous" meetings.**

**Answer 10: The Specifications have been changed to address this question. Please refer to page 17 of this Addendum C.**

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**Question 11: Does "collaborate" on public outreach meetings include attending them?**

**Answer 11: The Specifications have been changed to address this question. Please refer to page 17 of this Addendum C.**

**Proposal No. 9070-08-Z-RFP  
Questions and Answers (Cont.)**

**Question 12:** Appendix A infers that the environmental consultant will not be involved in the community workshops. Is that true? How do they differ from the public outreach meetings where we are to collaborate? Does collaboration infer attendance?

**Answer 12:** The Specifications have been changed to these questions. Please refer to Section II, paragraph A, item 9 on page 17 of this Addendum C.

---

**Question 13:** Will City provide water supply assessment in accordance with SB 610?

**Answer 13:** The Specifications have been changed to address this question. Please refer to page 14 of this Addendum C.

---

**Question 14:** Will there be any hydrology calculations done to serve as a basis for the hydrology discussion?

**Answer 14:** Yes. Please refer to Section II, paragraph A, item (9) "Hydrology" on page 13 of the RFP for this requirement.

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**Question 15:** Is there a specific DBE/WBE goal?

**Answer 15:** Consulting services are subject to the City's Equal Employment Opportunity and Nondiscrimination requirements. Proposers must complete and submit a Work Force Report with their proposal as specified in Section V, Paragraph H, Item 2.c (3) on page 26 of the RFP. Please refer to Paragraph F, Item 11 on page 13 of the City of San Diego General Provisions for Proposals dated 01/18/2005 (incorporated by reference in Section III, Paragraph E of this RFP) for additional information relative to the City's Equal Employment Opportunity and Nondiscrimination requirements.

---

**Question 16:** How many screencheck versions shall we assume? The RFP makes it sound like only one will be required.

**Answer 16:** The Specifications have been changed to address this question. Please refer to page 15 of this Addendum C.

---

**Question 17:** Is the EIR Consultant responsible for translating the document into Spanish? Who is translating the Community Plan? Is there a company that the City typically uses for translations?

**Answer 17:** In accordance with Section I "Scope of Work" which states in part "the document shall be published in both English and Spanish", the Proposer is responsible for translating the document into Spanish. The Planning Consultant is responsible for translating the Planning document in to Spanish. The City is unable to recommend any company to conduct translation services.

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**Proposal No. 9070-08-Z-RFP  
Questions and Answers (Cont.)**

**Question 18:** Should the first EIR screencheck be translated into Spanish? What about technical reports?

**Answer 18:** The Specifications have been changed to address this question. Please refer to page 15 of this Addendum C.

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**Question 19:** Should the EIR Consultant provide the Air Quality Technical Report or will the Plan Update Consultant?

**Answer:** The Specifications have been changed to address this question. Please refer to Section II, paragraph A, item (4) on page 11 of this Addendum C.

---

**Question 20:** We are currently performing minor services for MIG, the planning firm contracted to prepare the Community Plan Update. Are we restricted from proposing on the EIR due to any potential conflicts of interest? Our services are limited to acoustical study and hazardous materials evaluations.

**Answer 20:** Subconsultants to the prime consultant for the Community Plan Update are not strictly prohibited from proposing on the Environmental Impact Report (EIR). However, a conflict of interest could arise if the winning Proposer on the EIR has also performed, or is in the process of performing, subconsulting work on the Community Plan Update which leads to a modification or expansion of the scope of the EIR that is in the winning Proposer's financial interest. In such a case, the winning Proposer may be forced to recuse itself from the portion of its subconsulting work on the Community Plan Update which affects the EIR.

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**Question 21:** Page 7 of the RFP states that the Scoping Meeting will be conducted by the City. Will the EIR Consultant have a role in producing materials for and participating in the meeting? What about other meetings with the public?

**Answer 21:** The Scoping meeting will be conducted by the City's environmental assessment section (EAS) analyst, and CPCI staff will present the project. Planning staff will locate the site for the meeting, ensure that microphones are available, etc. City Planning & Community Investment will provide staff to prepare a summary of the minutes.

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**Question 22:** Page 5 of the RFP states that the document shall be published in both English and Spanish. Does that mean the EIR Consultant is responsible for preparing/translating the document in Spanish or is this being done by the City? If the EIR Consultant is responsible for this, to which deliverables does this apply? The Draft EIR? Responses to Comments and Final EIR?

**Answer 22:** Please refer to Answer #18 above.

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**Proposal No. 9070-08-Z-RFP  
Questions and Answers (Cont.)**

**Question 23:** Does the City anticipate the EIR Consultant providing any other materials in Spanish?

**Answer 23:** Please refer to Answer #18 above.

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**Question 24:** The descriptions of the Air Quality analysis on pages 7, 11, and in the Appendix A table (item not identified) seem to conflict regarding responsibilities for the Air Quality analysis. Would the City please clarify what the EIR Consultant is responsible for preparing in regards to the Air Quality analysis.

**Answer 24:** The Specifications have been changed to address this question. Please refer to Section II, paragraph A, item (4) on page 11 of this Addendum C.

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**Question 25:** The Page 16 discussion of the Public Review Draft EIR states that a separate MMRP will be prepared and included as a chapter in the EIR. Would this be included in the Public Review Draft EIR or Final EIR?

**Answer 25:** The Specifications have been changed to address this question. Please refer to Section II, paragraph A, item 6 on page 16 of this Addendum C.

---

**Question 26:** Page 20 of the RFP indicates the City may withhold 10 percent of the final payment until all services provided by the EIR Consultant have been determined to be acceptable to the City. Does this mean 10 percent of the final invoice or 10 percent of the contract total?

**Answer 26:** The Pricing Submittal has been changed to address this question. Please refer to Section III, paragraph A on page 20 of this Addendum C.

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**Question 27:** Will the Community Plan Consultant be responsible for drafting buildout projections for Barrio Logan for the proposed Plan and alternatives that can be used in the EIR?

**Answer 27:** Yes.

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**Question 28:** Will this EIR be expected to cover the expansion of the Redevelopment Project area boundaries described on page 4 of the RFP?

**Answer 28:** The Specifications have been changed to address this question. Please refer to Section II, paragraph A, item 9 on page 17 of this Addendum C.

---

**Question 29:** To what extent will the EIR Consultant be involved in Public Outreach for the project?

**Answer 29:** The Proposer will not be responsible for the public outreach component. Public Outreach will be the responsibility of the Planning Consultant and the CPCI Department.

**Proposal No. 9070-08-Z-RFP  
Questions and Answers (Cont.)**

**Question 30:** Please clarify the technical studies that the EIR Consultant will be responsible for preparing.

**Answer 30:** Please refer to Appendix A on pages 47 – 49 of this Addendum C.

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**Question 31:** Will the City be preparing a Water Supply Assessment for the project? If not, should this be included in the scope of work for the EIR?

**Answer 31:** Please refer to Answer #8 and #13 above.

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**Question 32:** Will the City or selected Plan Update Consultant be preparing water and sewer capacity studies for the project area? If not, should these studies be included in the scope of work for the EIR?

**Answer 32:** Please refer to Answer #8 and #13 above.

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**Question 33:** Will the City or selected Plan Update Consultant be preparing a hydrology report for the project area? If not, should this be included in the scope of work for the EIR?

**Answer 33:** Yes. Please refer to Section II, paragraph A, item (9) “Hydrology” on page 13 of the RFP for this requirement.

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**Question 34:** Will the City or selected Plan Update Consultant be preparing a geotechnical report for the project area? If not, should this be included in the scope of work for the EIR?

**Answer 34:** In accordance with Section II, paragraph A, item (10) on page 13 “Geologic Conditions” of the RFP, the Proposer will be responsible for the preparation of the geology discussion in the EIR. A geotechnical report is not required and will not be prepared for this update process.

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**Question 35:** Will the City or selected Plan Update Consultant be preparing a climate change analysis for the project area? If not, should this be included in the scope of work for the EIR?

**Answer 35:** The Specifications have been changed to address this question. Please refer to Section II, paragraph A, item (4) on page 11 of this Addendum C.

---

**Question 36:** Determining the cost to translate the technical documents into Spanish is difficult, because it will depend on the number of words, tables, figures, etc. in each document to be translated. Would it be satisfactory to provide an estimate for a 500 page EIR and use this for all screenchecks & the draft/final EIRs? Or can we simply identify the cost per word for translation?

**Proposal No. 9070-08-Z-RFP  
Questions and Answers (Cont.)**

**Answer 36:** The Specifications have been changed to address this question. Please refer to Section II, paragraph A, item 6 on page 16 of this Addendum C.

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**Question 37:** What number of project-related meetings should the proposal budget for? (not including hearings, which are already stated in the RFP).

**Answer 37:** Please refer to Answer #10 above.

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**Question 38:** How many copies of the Screencheck Draft EIR and the Preprint Public Review Draft EIR?

**Answer 38:** The Specifications have been changed to address this question. Please refer to Section II, paragraph A, item 4 on page 8 of this Addendum C.

---

**Question 39:** Do you need a Certification Survey and a Workforce Report completed for each subconsultant?

**Answer 39:** The RFP Process has been changed to address this question. Please refer to Section V, paragraph H, item 2 (c) on page 26 of this Addendum C.

---

**Question 40:** Are there any new zones or land use definitions that would be applied city wide - would ordinance amendments affect land outside Barrio Logan?

**Answer 40:** As part of the update, the Planned District Ordinance will be replaced by city-wide zoning. At this time, ordinance amendments may affect land outside of Barrio Logan, if changes to Citywide zoning are necessary.

---

**Question 41:** Is the Local Coastal Plan Amendment (LCP) woven into the Community Plan Update or will it be processed with the Coastal Commission independent of the periodic LDCAs?

**Answer 41:** The LCP will be woven in to the Community Plan Update process.

---

**Question 42:** Would the EIR need to address multiple plans at an equivalent project level?

**Answer 42:** No answer at this time. This question will be addressed in a separate Addendum prior to the RFP closing date to allow the City additional time for a comprehensive response.

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**Question 43:** Do you anticipate the need for Visual Simulations?

**Answer 43:** The Specifications have been changed to address this question. Please refer to Section II, paragraph A, item (3) on page 11 of this Addendum C.

**Proposal No. 9070-08-Z-RFP  
Questions and Answers (Cont.)**

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**Question 44:** Though not normally addressed pursuant to CEQA, will environmental justice be a required issue for discussion?

**Answer 44:** Yes, it will be a part of the overall discussion. However, it is not required per CEQA.

---

**Question 45:** Will CALTRANS be a responsible agency?

**Answer 45:** Caltrans will participate as part of the Barrio Logan Plan Update Stakeholder Committee and will provide advisory input as part of the process. .

---

**Question 46:** Has there been any discussion with CALTRANS on mitigation requirements should impacts to traffic on I-5 be identified as significant?

**Answer 46:** No, there has been no discussion at this point.

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**Question 47:** Where can we review existing documents?

**Answer 47:** Documents can be reviewed by appointment. Please contact Lara Gates, plan update project manager, at 619-236-6006 to schedule an appointment.

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# CITY OF SAN DIEGO

## PURCHASING & CONTRACTING DEPARTMENT

1200 Third Avenue, Suite 200

San Diego, CA 92101-4195

Fax: (619) 236-5904

### ADDENDUM D

Proposal No. 9070-08-Z-RFP

Proposal Closing Date: January 11, 2008  
@ 4:00 p.m. P.S.T.

Proposals for furnishing the City of San Diego with **Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update, in accordance with the attached specifications.**

The following changes to the specifications are hereby made effective as though they were originally shown and/or written:

1. Delete the Addendum C page 12 and replace with the attached Addendum D page 12. (NOTE: Section II, item (6) has been changed).
2. Delete the Addendum C page 13 and replace with the attached Addendum D page 13. (NOTE: Section II, item (8) has been changed).
3. Delete the Addendum C page 14 and replace with the attached Addendum D page 14. (NOTE: Section II, item (13) has been changed).
4. Delete the Addendum C page 15 and replace with the attached Addendum D page 15. (NOTE: Section II, item g and item 5 have been changed).
5. Add a two (2) page "Questions and Answers". (NOTE: These questions and answers are being provided for informational purposes only, and are not part of any resulting contract from this RFP.)

CITY OF SAN DIEGO PURCHASING & CONTRACTING DEPARTMENT

Michael Winterberg  
Procurement Specialist  
(619) 533-6441

January 4, 2008

MW/bl

(5) Noise

This section shall describe the sources of environmental noise relative to the Community Plan. The analysis shall focus on potential conflicts between increased development along community transportation corridors and proximity to potentially adverse noise levels. If a significant increase in existing ambient noise levels is anticipated, appropriate mitigation shall be described.

As part of the Plan Update Consultant scope of work, a noise study shall be prepared that assesses and describes the existing and projected sources of environmental noise relative to draft Barrio Logan Community Plan update. While building on policies and issues addressed in the City's General Plan Noise Element, the noise study shall address, but is not limited to the following community specific noise issues: Potential Noise Attenuation Measures; Stationary Noise Sources and Levels; Transportation Noise Sources and Levels; Guidelines for Acoustical Analysis; and Intrusive and Intermittent Noise Sources.

(6) Biological Resources

This section shall assess whether proposed policies in the Community Plan would have a significant adverse effect on biological resources. A general description of the natural plant communities and associated sensitive species shall be provided based on existing resources. The potential effects of the Community Plan on sensitive species and the fragmentation of existing habitats shall be discussed. **Based on the extent of biological resources, the EIR consultant shall prepare a stand-alone biology technical report.**

(7) Health and Safety

This section shall assess whether the implementation of the proposed Community Plan would result in the increased or decreased exposure of sensitive receptors to hazardous materials. This section should include a general assessment of the policies in the Community Plan for addressing greenhouse gas emissions and sustainable development as related to the General Plan. This section should also include and address the proposed co-location policies in the General Plan and potential impacts to land use compatibility.

As part of the Plan Update Consultant scope of work, an update to the Environmental Data Resources (EDR) Area Study Report that documents sites with hazardous materials shall be prepared. The Report shall be provided by the city's project manager. The update to the EDR study shall be in conformance the American Society for Testing & Materials (ASTM) standards for commercial real estate transactions (E1527-05 and E1528-06), All Appropriate Inquiry (AAI), and the California Environmental Quality Act (CEQA) guidelines.

(8) Historic Resources

This section shall assess whether or not the implementation of the Community Plan would negatively affect the preservation of archaeological or historical resources. While the Community Plan contains elements that would encourage preservation, other Community Plan elements may compete with these goals. This section shall include an explanation regarding the competition between policy objectives and how this would be resolved.

As part of the Plan Update Consultant scope of work, a reconnaissance level survey of the built environment at the parcel level and of cultural landscape features within the plan boundary area developed prior to 1965 shall be prepared. **This study shall include impacts analysis and recommended mitigation measures suitable for inclusion in the EIR**

(9) Hydrology

This section shall assess whether the Community Plan implementation will result in increased runoff, alterations to drainage and/or increases in impervious surfaces.

(10) Geologic Conditions

This section shall provide a description of the area's geologic and seismic characteristics. The EIR shall evaluate whether the proposed policies in the Community Plan would expose people or structures to potential damaging geologic forces, substantial soil erosion or topsoil loss, and proximity to expansive soils.

(11) Paleontological Resources

This section shall provide a description of the geologic periods for the area and the potential for sensitive paleontological resources to occur within the plan area. Proposed elements shall be evaluated on a Community-wide basis for their potential to impact resource rich areas, and mitigation shall be offered in the form of processes to identify and either avoid or recover impacted resources.

(12) Public Services and Facilities

This section shall discuss existing public services and facilities and whether the implementation of the Community Plan policies to provide additional public facilities would cause significant environmental impacts. This section should include information on how the provision of public infrastructure will occur. In conjunction with the Plan Update Consultant, the City's Public Facilities Financing Division will prepare the Barrio Logan Public Facilities Financing Plan.

(13) Public Utilities

This section shall discuss the existing conditions of public utilities and determine whether the implementation of the Community Plan policies to provide additional public utilities (water, sewer, storm drains, solid waste disposal and provisions for energy) would cause significant environmental impacts. This section should include information on how the provision of public infrastructure will occur. This section shall address provisions and policies in the Community Plan that addresses energy conservation and resource consumption. This section should include a general assessment of the policies in the Community Plan for addressing greenhouse gas emissions and sustainable development. This section shall assess whether the proposed Community Plan shall be evaluated in terms of potential impact to local water supply. **The City will perform a water supply assessment to be used in the EIR document.**

(14) Water Quality

This section shall assess whether the proposed Community Plan will impact water quality. The Proposer shall be responsible for preparing the assessment of water and sewer system capacity. The proposed Community Plan shall be evaluated in terms of potential impact to regional and local water quality.

(15) Agricultural Resources

This section shall discuss existing farmland and agricultural resources and whether the implementation of the Community Plan would result in the conversion of substantial amounts of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and identify any cumulative impacts.

(16) Mineral Resources

This section shall discuss the existing mineral resources in the Community Plan area and the extent the implementation of the Community Plan could result in the loss of availability of mineral resources and identify any cumulative impacts.

d. Section 4 – Growth Inducement

This section shall discuss ways in which the proposed Community Plan could foster economic or population growth, or construction of additional housing, either directly or indirectly as a result of the Community Plan. It shall address how accelerated growth may further strain existing community facilities or encourage activities that could significantly affect the environment and analyze the consequences of growth. This section shall also consider the impacts to surrounding areas as a result of Community Plan policies.

e. Section 5 – Cumulative Impacts

This section shall discuss how the implementation of the Community Plan could result in significant environmental changes, which are individually limited but cumulatively considered. In accordance with Section 15130 of the CEQA Guidelines, potential cumulative impacts must be discussed. This section shall also include a detailed discussion of global warming, quantification of the project's greenhouse gas emissions and recognition that those emissions constitute a significant environmental impact.

f. Section 6 – Other CEQA Required Sections

This section may contain additional analysis per conformance with CEQA Section 15126.2(b) and (c). This section shall discuss those significant environmental effects which cannot be avoided and significant irreversible changes that would result from the implementation of the Community Plan.

g. Section 7 – Alternatives Analysis and Conclusion

**While the planning consultant will generate three land use plans, the one chosen would be the subject of the environmental impact report. Suitable alternatives would be chosen in conjunction with the City's EAS analyst. The alternatives analysis would be contained within the Alternatives Section of the EIR.**

The EIR shall include reasonable and feasible alternatives that avoid or mitigate significant impacts. Up to three (3) alternatives shall be discussed and shall be outlined in the Final Thresholds and Analysis Methods document. The alternatives section shall discuss the preliminary alternatives that were considered but not analyzed in detail and provide a detail of the reasoning of why they were not further analyzed. The Proposer shall also prepare a Conclusions section for review and edit by City staff.

5. Pre-Print Public Review Draft

The Screencheck Draft EIR shall be reviewed by City staff. The Proposer shall meet with City staff to review and clarify comments on the documents, if necessary. Based on comments received on the Screencheck Draft EIR, the Proposer shall prepare a Pre-Print Public Review Draft EIR for final check by City staff prior to submitting the Public Review Draft for distribution. The document shall be published in both English and Spanish. A minimum of three (3) screenchecks are required **for internal staff review prior to the development of the pre-print public review draft. The pre-print public review draft and the final document are not counted as part of the screenchecks.** The screenchecks do not need to be translated into Spanish because they are preliminary drafts of the EIR, and will not be distributed to the public. The draft and final EIR's are required to be translated in Spanish. The technical reports do not need to be translated into Spanish. One hardcopy and one electronic PDF file of the Pre-Print Public Review Draft EIR shall be submitted to the City for reproduction purposes.

**Proposal No. 9070-08-Z-RFP**  
**Questions and Answers**

**Question 13: [Request for clarification]:** The response to Question 13 however is still not clear to us based on what is written on page 14 “the section shall assess whether the proposed Community Plan shall be evaluated in terms of potential impact to local water supply.” The matrix on page 48 of 50 indicates the City is the lead for the water supply study. Would the City please clarify again whether or not the City is preparing a water supply analysis consistent with SB 610 that can be used in the EIR analysis? Would the following be accurate: “Based on the water supply study prepared by the City and consistent with SB 610, this section shall assess the Community Plan’s potential impact to local water supply.”?

**Answer 13:** For clarification purposes, the City will perform a water supply assessment to be used in the EIR document. The statement is accurate except that it is not a study but rather an assessment. The Specifications have been changed to address this question. Please refer to item (13) on page 14 of this Addendum D.

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**Question 42: [Original question]:** Would the EIR need to address multiple plans at an equivalent project level? **[Clarification of original question]:** Our question relates to the three plans that the Community Plan Update Consultant may be preparing. Will the EIR consultant need to evaluate all three redevelopment plan options (prepared by the Plan consultant) at a project-level with additional CEQA alternatives discussed in the Alternatives section (in order to identify changes that reduce or avoid a significant effect) or will the EIR evaluate a proposed project and address the additional Plan alternatives in a separate Alternatives section of the EIR? For the latter, the alternative plans could be developed in coordination with the EIR preparer to avoid or reduce a significant effect (that may be identified during the course of environmental review) but the analysis would not be performed at a project-level for each alternative.

**Answer 42:** While the planning consultant will generate three land use plans, the one chosen would be the subject of the environmental impact report. Suitable alternatives would be chosen in conjunction with the City’s EAS analyst. The alternatives analysis would be contained within the Alternatives Section of the EIR. The Specifications have been changed to address this question. Please refer to Section II, item g on page 15 of this Addendum D.

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**Question 48:** Please confirm that the EIR Preparer should prepare a stand alone biology technical report.

**Answer 48:** Yes, the EIR consultant shall prepare a stand-alone biology technical report. The Specifications have been changed to address this question. Please refer to Section II, item (6) on page 12 of this Addendum D.

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**Question 49:** Revised Appendix A does not note responsibility for GIS assistance/mapping responsibilities for the EIR Preparer, however, this is still included on revised page 17a. Can you please clarify if this additional GIS database/ mapping assistance will be needed from the EIR preparer.

**Answer 49:** GIS mapping that is required for the preparation of the EIR document is the responsibility of the EIR consultant, as specified in Section II, Item 10, Staff and Other Proposer Responsibilities, fourth paragraph on page 17 of the RFP.

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**Question 50:** Revised Appendix A now includes the EIR preparer as the lead for preparation of a Health and Safety Study. Can the City please clarify what the study should include?

**Answer 50:** Please refer to Section II, item (7), "Health and Safety" on page 12 of the RFP for the requirements of the Health and Safety study.

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**Question 51:** Did anyone ask the question about the statement on page 15 that a minimum of 3 screenchecks are required? I see two – the Screencheck and pre-print draft. These would be followed by the public review draft and final.

**Answer 51:** A minimum of three (3) screenchecks may be needed for internal staff review prior to the development of the pre-print public review draft. For clarification, the pre-print public review draft and the final document are not counted as part of the screenchecks. The Specifications have been changed to address this question. Please refer to item 5 on page 15 of this Addendum D.

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**Question 52:** Will the Historical Resources Reconnaissance and Archaeological Survey to be prepared by the Planning Consultant include an impacts analysis and recommended mitigation measures suitable for inclusion in the EIR? If not, should the EIR Consultant assume that the reconnaissance-level information should be utilized as a basis to prepare the analysis needed for the EIR?

**Answer 52:** The EIR consultant must use the reconnaissance level survey being prepared by the Planning consultant as a basis for the EIR analysis of potential impacts and appropriate mitigation related to historical resources. The Specifications have been changed to address this question. Please refer to Section II, item (8) on page 13 of this Addendum D.

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**Question 53:** Appendix A asks the EIR Consultant to prepare a Health & Safety Study. Is this study in addition to the Hazardous Materials Study the Planning Consultant is going to prepare? If so, what level of detail should be provided in the Health & Safety Study?

**Answer 53:** Please refer to Section II, item (7), "Health and Safety" on page 12 of the RFP for the requirements of the Health and Safety study.

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THE CITY OF SAN DIEGO

MAYOR JERRY SANDERS

July 10, 2008

Mr. Charles S. Bull, President  
Recon Environmental Inc  
1927 Fifth Avenue  
San Diego, CA 92101-2387

Dear Mr. Bull:

Subject: Proposal No. 9070-08-Z — Environmental Impact Report (EIR) for the Barrio Logan Community Plan Update

Your proposal of January 11, 2008 has been accepted by the City of San Diego and the subject contract is being awarded for a period of two (2) years from date of a fully executed contract, with option to extend the contract on a month-to-month basis.

**INSURANCE REQUIREMENTS:**

The following coverage shall be required:

1. Commercial General Liability (EXPIRES July 1, 2009) with coverage for bodily injury, including death, and property damage with limits of at least one million dollars (\$1,000,000.) per occurrence and one million dollars (\$1,000,000.) aggregate. Coverage shall be written on an occurrence form which shall be endorsed to provide that it is primary and non-contributory to any insurance carried by the City. In addition, the City, its elected officials, officers, employees, agents and representatives shall be named as additional insureds pursuant to a separate endorsement, CG2010 (11/85) or equivalent.
2. Automobile Liability coverage (EXPIRES July 1, 2009) with limits of at least one million dollars per occurrence combined single limit (\$1,000,000.00 CSL) for owned, non-owned and hired vehicles ("any auto"). The City, its elected officials, officers, employees, agents and representatives shall be named as additional insureds pursuant to a separate endorsement unless the coverage is written on a standard ISO CA 00-01 policy in which case, no separate endorsement is required although the additional insured status must be noted on the certificate.

**Purchasing & Contracting Department  
Business Office & Support Services**

1200 Third Avenue, Suite 200 • San Diego, CA 92101  
Tel (619) 236-6000 Fax (619) 235-5209



Page 2

Proposal No. 9070-08-Z

Mr. Bull

July 10, 2008

3. Worker's Compensation insurance (EXPIRES July 1, 2009) in an amount to satisfy statutory requirements for all employees subject to the California Labor Code provisions; in addition, Employer's Liability coverage with limits of at least one million dollars (\$1,000,000.) per employee shall be provided. The policy shall be endorsed to include a waiver of subrogation in favor of the City.
  
4. Professional Liability insurance (EXPIRES July 1, 2009) is required. The successful Proposer shall obtain, at its sole cost and expense, Professional Liability coverage with limits of at least one million dollars (\$1,000,000) per occurrence and one million dollars (\$1,000,000) aggregate, covering the risk of errors and omissions, negligent acts and costs of claims/litigation, including investigation and court costs. If the coverage is written on a "claims-made" form, the successful Proposer must ensure that the policy retro date is on or before the date of the award of this RFP and that coverage is maintained or the policy has a reporting period of at least three (3) years following completion or termination of the performance of professional services under this RFP.

Any deductibles or self-insured retentions are the sole responsibility of the Proposer and any deductibles or self-insured retentions in excess of ten thousand dollars (\$10,000.) shall be disclosed to and acceptable to the City.

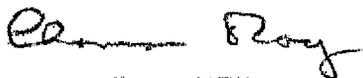
If you have any questions regarding insurance requirements, please call the Insurance Coordinator at (619) 236-6254.

Purchase order(s) will be issued as necessary to cover the City's specific requirements.

If you have any questions, or foresee any problems which may impact the fulfillment of this contract, please call Michael Winterberg, Procurement Specialist, directly at (619) 533-6441.

Thank you for doing business with the City of San Diego.

Sincerely,



Thomas Roy, CPPB  
Principal Procurement Specialist

TR/mw

Enclosure



CITY OF SAN DIEGO ♦ PURCHASING & CONTRACTING DEPARTMENT  
INSURANCE REQUIREMENTS

ANY QUESTIONS PERTAINING TO THIS NOTICE SHOULD BE DIRECTED TO THE INSURANCE COORDINATOR:

Phone: (619) 236-6254



Facsimile: (619) 533-3237

*The insurance certificate must be prepared pursuant to the requirements listed below. Failure to comply with these requirements in a timely manner may jeopardize the renewal and/or continuation of this contract.*

1. The **FULL** name of the Company(s) affording coverage must be named on the certificate of insurance. Insurance Company(s) selected **MUST** be licensed in the State of California and rated "A" or better by the A.M. Best Key Rating Guide. A **Service of Suit Clause** must be furnished in the event a Company is a Surplus Lines Company.
2. The City of San Diego must be named as additional insured on **Commercial General Liability and Automobile Liability** coverage. (A specific City department shall not be named.)
3. The Worker's Compensation policy must contain a **waiver of subrogation of rights** against the City of San Diego.
4. The authorized Representative's original signature is required.
5. A notation of "**All Operations**" or the **Bid/P.O. Number and Job Title** must be included on the certificate (one (1) per certificate). (Note: The "All Operations" endorsement covers all current and future operations with the City of San Diego. Minimum coverage must be in accordance with bid specifications.)
6. The cancellation clause **MUST** read as follows:

**Should any of the above-described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days written notice to the below named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company.**

**NOTE: A TEN (10) DAY NOTICE OF NON-PAYMENT OF PREMIUMS IS NOT ACCEPTABLE IN LIEU OF ABOVE STRIKE OUT.**

7. Certificate holder information must read as follows:

City of San Diego, Purchasing & Contracting Department  
1200 Third Avenue, Suite 200  
San Diego, CA 92101-4195

*ALL said insurance shall be maintained by the Contractor in full force and effect during the ENTIRE PERIOD OF PERFORMANCE under the agreement. Renewal certificates must be received by the Insurance Coordinator, City of San Diego Purchasing & Contracting Department, 1200 Third Avenue, Suite 200, San Diego, CA 92101-4195 at least ten (10) days prior to the expiration date in order to ensure continuation of contracts.*

**RENEWAL CERTIFICATES MAY BE FAXED TO (619) 533-3237 AND  
THE ORIGINAL MAILED TO THE ADDRESS NOTED ABOVE FOR CERTIFICATE HOLDER.**

<b>ACORD CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 07/01/08
PRODUCER 0A99520 1-619-234-6848 Cavnignac & Associates 450 B Street, Suite 1800 San Diego, CA 92101-8005 Jeffrey W. Cavnignac	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED RECON Environmental, Inc. 1927 Fifth Avenue San Diego, CA 92101	<b>INSURERS AFFORDING COVERAGE</b> INSURER A: Travelers Property Casualty Company of America INSURER B: The Travelers Indemnity Company of Connecticut INSURER C: Greenwich Insurance Company INSURER D: INSURER E:	

**COVERAGES**

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

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liability <input checked="" type="checkbox"/> Separation of Insureds GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	68026462966	07/01/08	07/01/09	EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Deductible None
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS  GARAGE LIABILITY <input type="checkbox"/> ANY AUTO  EXCESS LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$	EA2639L938	07/01/08	07/01/09	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	UB5702Y92A	07/01/08	07/01/09	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	OTHER Professional Liability - Claims made, defense costs included w/in limit	PBC001679204	07/01/08	07/01/09	Each Claim \$ 1,000,000 Aggregate \$ 2,000,000 Each Claim Deduct. \$ 25,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS  
 RE: All Operations.  
 Certificate Holder is additional insured with respect to general liability per attached and auto liability included in policy form. Waiver of subrogation applies to workers compensation per attached.

<b>CERTIFICATE HOLDER</b> <input checked="" type="checkbox"/> <b>ADDITIONAL INSURED; INSURER LETTER: A</b>	<b>CANCELLATION 10 days NOC for non-payment of premium.</b>
City of San Diego Purchasing Division 1200 Third Avenue, Suite 200 San Diego, CA 92101-4195 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL SEND BY MAIL *30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, <del>UNLESS THE POLICY IS CANCELLED BY THE INSURER FOR NON-PAYMENT OF PREMIUM</del> AUTHORIZED REPRESENTATIVE

Policy No. 6802646L966

COMMERCIAL GENERAL LIABILITY

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.****BLANKET ADDITIONAL INSURED  
(ARCHITECTS, ENGINEERS AND SURVEYORS)**

This endorsement modifies insurance provided under the following:  
COMMERCIAL GENERAL LIABILITY COVERAGE PART

**A. The following is added to WHO IS AN INSURED (Section II):**

Any person or organization that you agree in a "contract or agreement requiring insurance" to include as an additional insured on this Coverage Part, but only with respect to liability for "bodily injury", "property damage" or "personal injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- a. In the performance of your ongoing operations;
- b. In connection with premises owned by or rented to you; or
- c. In connection with "your work" and included within the "products-completed operations hazard".

Such person or organization does not qualify as an additional insured for "bodily injury", "property damage" or "personal injury" for which that person or organization has assumed liability in a contract or agreement.

The insurance provided to such additional insured is limited as follows:

- d. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this Coverage Part.
- e. This insurance does not apply to the rendering of or failure to render any "professional services".
- f. The limits of insurance afforded to the additional insured shall be the limits which you agreed in that "contract or agreement requiring insurance" to provide for that additional insured, or the limits shown in the Declarations for this Coverage Part, whichever are less. This endorsement does not increase the limits of insurance stated in the LIMITS OF

**INSURANCE (Section III) for this Coverage Part.****B. The following is added to Paragraph a. of 4. Other Insurance in COMMERCIAL GENERAL LIABILITY CONDITIONS (Section IV):**

However, if you specifically agree in a "contract or agreement requiring insurance" that the insurance provided to an additional insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such additional insured which covers such additional insured as a named insured, and we will not share with the other insurance, provided that:

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal injury" for which coverage is sought arises out of an offense committed;

after you have entered into that "contract or agreement requiring insurance". But this insurance still is excess over valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the insured when the insured is an additional insured under any other insurance.

**C. The following is added to Paragraph 8. Transfer Of Rights Of Recovery Against Others To Us in COMMERCIAL GENERAL LIABILITY CONDITIONS (Section IV):**

We waive any rights of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal injury" arising out of "your work" performed by you, or on your behalf, under a "contract or agreement requiring insurance" with that person or organization. We waive these rights only where you have agreed to do so as part of the "contract or agreement requiring insurance" with such person or organization entered into by you before, and in effect when, the "bodily

COMMERICAL GENERAL LIABILITY

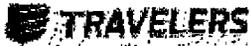
injury" or "property damage" occurs, or the "personal injury" offense is committed.

**D. The following definition is added to DEFINITIONS (Section V):**

"Contract or agreement requiring insurance" means that part of any contract or agreement under which you are required to include a person or organization as an additional insured on this Cov-

erage Part, provided that the "bodily injury" and "property damage" occurs, and the "personal injury" is caused by an offense committed:

- a. After you have entered into that contract or agreement;
- b. While that part of the contract or agreement is in effect; and
- c. Before the end of the policy period.



**WORKERS COMPENSATION  
AND  
EMPLOYERS LIABILITY POLICY**

ENDORSEMENT WC 99 03 76 (00)

POLICY NUMBER: US6702Y92A

**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS  
ENDORSEMENT - CALIFORNIA  
(BLANKET WAIVER)**

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule.

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be % of the California workers' compensation premium otherwise due on such remuneration.

**Schedule**

**Person or Organization**

**Job Description**

ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS  
COMPLETED A WRITTEN AGREEMENT TO PROVIDE THIS WAIVER.

**CITY OF SAN DIEGO  
CITY PLANNING & COMMUNITY INVESTMENT**

**AMENDMENT NO. #1  
TO THE  
AGREEMENT  
BETWEEN  
THE  
CITY OF SAN DIEGO  
AND  
RECON ENVIRONMENTAL, INC., CONSULTANT,  
FOR  
ADDITIONAL AIR QUALITY ANALYSIS FOR THE BARRIO LOGAN COMMUNITY  
PLAN UPDATE**

AMENDMENT NO. #1 TO THE AGREEMENT BETWEEN  
THE CITY OF SAN DIEGO AND RECON ENVIRONMENTAL, INC.

This Amendment No. #1 is made and entered into by and between the City of San Diego [City], a municipal corporation, and Recon Environmental, Inc. [Consultant], who may be individually or collectively referred to herein as a "Party" or the "Parties."

RECITALS

WHEREAS, on August 7, 2008, the City and Consultant entered into an agreement to provide professional consulting services for the Barrio Logan Community Plan Update Environmental Impact Report [Agreement], which is on file in the Purchasing & Contracting Department as Agreement No. 9070-08-Z-RFP and at the offices of the City Clerk as Document No. R-303919; and

WHEREAS, the City and Consultant mutually desire to amend the Agreement to provide additional air quality analysis for the Barrio Logan Community Plan Update land use alternatives;

NOW THEREFORE, the City and Consultant agree to amend the Agreement as follows:

1. The above referenced Recitals are true and correct and are incorporated into this Amendment No. #1 by this reference.
2. Section II (A) (c) (4) is amended by the addition of the following language:
  - 1) Estimate criteria air pollutant emissions for the four (4) land use scenarios being studied in the development of the community plan (A1, A2, B1, and B2).
    - a) Obtain from the client the land use acreages/square footages and appropriate trip generation rates for each of the scenarios.

- b) Using the information from 1a above, calculate expected emissions for carbon monoxide, nitrogen oxides, and other criteria pollutants using standard emission factors. These emission factors will be based on results of emission models such as the EMFAC2007 computer model, the URBEMIS computer model, and the AP-42 emission factors developed by the U.S. Environmental Protection Agency.
  - i) Emissions will be estimated for traffic and on-site energy consumption associated with each of the land use scenarios.
  - ii) Rank the scenarios by the magnitude of the estimated emissions.
- 2) Provide diesel particulate health risk assessments associated with the surface street truck route evaluations for the four land use scenarios being studied in the development of the community plan (A1, A2, B1, and B2). For each of the scenarios, assess and discuss the potential health risks associated with diesel particulate emissions from diesel powered truck traffic on up to four designated truck route surface streets specified by the City within the CPU area as follows:
  - a) The analyses will assume flat site topography for the designated surface streets within the CPU area.
  - b) Obtain existing and future (2030) truck traffic volumes for the designated surface streets from the project traffic engineer.
  - c) Estimate existing emissions of total particulate matter from truck traffic on the designated surface streets using EMFAC 2007.
    - i) From the total particulate emissions, determine the existing diesel particulate emissions resulting from diesel-powered trucks on the designated surface streets.
  - d) Estimate future (2030) emissions of total particulate matter from truck traffic on the designated surface streets using EMFAC 2007.
    - i) From the total particulate emissions, determine the future diesel particulate emissions resulting from diesel-powered trucks on the designated surface streets.
  - e) Disperse the existing and future diesel particulate matter emissions using CALINE4 or other approved dispersion software. The dispersion analysis will consider wind angles and speeds using data from the nearest available metrological station.

- f) Using the dispersed emissions concentrations of diesel particulate matter, determine the existing and future concentrations of diesel particulate matter at a number of receivers located along the designated surface streets.
  - g) Complete an AB 2588 health risk assessment of diesel particulate matter at a number of receivers along the designated surface streets using the diesel particulate concentrations determined above.
- 3) Prepare a letter report summarizing the results of the analyses in Items 1 and 2 above.
- 4) Additional scope of work for the DEIR.
- a) For the preferred land use plan chosen for analysis in the DEIR, assess and discuss the potential health risks associated with diesel particulate emissions from diesel powered truck traffic on up to four designated surface streets within the CPU area as follows:
    - i) The analyses will assume flat site topography for the designated surface streets within the CPU area.
    - ii) Obtain existing and future (2030) truck traffic volumes for the designated surface streets from the project traffic engineer.
    - iii) Estimate existing emissions of total particulate matter from truck traffic on the designated surface streets using EMFAC 2007.
      - (1) From the total particulate emissions, determine the existing diesel particulate emissions resulting from diesel-powered trucks on the designated surface streets.
    - iv) Estimate future (2030) emissions of total particulate matter from truck traffic on the designated surface streets using EMFAC 2007.
      - (1) From the total particulate emissions, determine the future diesel particulate emissions resulting from diesel-powered trucks on the designated surface streets.
    - v) Disperse the existing and future diesel particulate matter emissions using CALINE4 or other approved dispersion software. The dispersion analysis will consider wind angles and speeds using data from the nearest available metrological station.

vi) Using the dispersed emissions concentrations of diesel particulate matter, determine the existing and future concentrations of diesel particulate matter at a number of receivers located along the designated surface streets.

vii) Complete an AB 2588 health risk assessment of diesel particulate matter at a number of receivers along the surface streets using the diesel particulate concentrations determined above.

b) Include the results of the health risk study described above in the discussion of potential air quality impacts in the DEIR.

3. This change in scope will result from the reallocation of \$22,052.00 from Task 5 – Preprint Review Draft, specifically from the amounts authorized for translation, to cover this additional air modeling work. These funds will be reallocated by adding \$17,772 to Task 3 – Background Data for a revised fee of \$51,822 as well as the addition of \$4,280 to Task 4 – Screencheck EIR for a revised fee of \$231,799. The total authorized budget for the contract remains unchanged.

4. This Amendment No. #1 shall affect only the page(s) and section(s) and terms and conditions referred to herein. All other terms and conditions of the Agreement shall remain in full force and effect.

5. All Exhibits and Attachments referenced in this Amendment No. #1 are incorporated herein by this reference.

IN WITNESS WHEREOF, this FIRST AMENDMENT is executed by the City of San Diego, acting by and through its Mayor or his designee, and by the Consultant.

I HEREBY CERTIFY that I can legally bind Recon Environmental, Inc. and that I have read all of this Amendment this 17th day of July, 2009.

RECON ENVIRONMENTAL, INC.

By: 

Title: Robert MacAller, President

Date: 7/17/2009

CITY OF SAN DIEGO

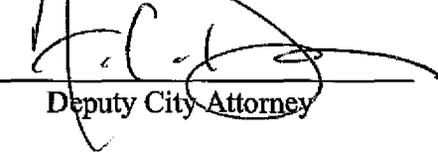
By: 

Title: Director

Date: 7/27/09

I HEREBY APPROVE the form and legality of the foregoing Agreement this 27th day of July, 2009.

JAN I. GOLDSMITH, City Attorney

By:   
Deputy City Attorney

# EQUAL BENEFITS ORDINANCE CERTIFICATION OF COMPLIANCE



For additional information, contact:

**CITY OF SAN DIEGO  
EQUAL BENEFITS PROGRAM**

202 C Street, MS 9A, San Diego, CA 92101  
Phone (619) 533-3948 Fax (619) 533-3220

## COMPANY INFORMATION

Company Name: RECON Environmental, Inc.	Contact Name: Christine L. Powell
Company Address: 1927 Fifth Avenue San Diego CA 92101-2358	Contact Phone: 619-308-9333
	Contact Email: cpowell@reconenvironmental.com

## CONTRACT INFORMATION

Contract Title: Environmental Impact Report (EIR) for Barrio Logan Community Plan Update	Start Date: 8/7/2008
Contract Number (if no number, state location): C008200021	End Date: 8/6/2013

## SUMMARY OF EQUAL BENEFITS ORDINANCE REQUIREMENTS

The Equal Benefits Ordinance [EBO] requires the City to enter into contracts only with contractors who certify they will provide and maintain equal benefits as defined in San Diego Municipal Code §22.4302 for the duration of the contract. To comply:

- Contractor shall offer equal benefits to employees with spouses and employees with domestic partners.
  - Benefits include health, dental, vision insurance; pension/401(k) plans; bereavement, family, parental leave; discounts, child care; travel/relocation expenses; employee assistance programs; credit union membership; or any other benefit.
  - Any benefit not offered to an employee with a spouse, is not required to be offered to an employee with a domestic partner.
- Contractor shall post notice of firm's equal benefits policy in the workplace and notify employees at time of hire and during open enrollment periods.
- Contractor shall allow City access to records, when requested, to confirm compliance with EBO requirements.
- Contractor shall submit *EBO Certification of Compliance*, signed under penalty of perjury, prior to award of contract.

NOTE: This summary is provided for convenience. Full text of the EBO and its Rules are posted at [www.sandiego.gov/administration](http://www.sandiego.gov/administration).

## CONTRACTOR EQUAL BENEFITS ORDINANCE CERTIFICATION

Please indicate your firm's compliance status with the EBO. The City may request supporting documentation.

- I affirm **compliance** with the EBO because my firm (*contractor must select one reason*):
- Provides equal benefits to spouses and domestic partners.
  - Provides no benefits to spouses or domestic partners.
  - Has no employees.
  - Has collective bargaining agreement(s) in place prior to January 1, 2011, that has not been renewed or expired.
- I request the City's approval to pay affected employees a **cash equivalent** in lieu of equal benefits and verify my firm made a reasonable effort but is not able to provide equal benefits upon contract award. I agree to notify employees of the availability of a cash equivalent for benefits available to spouses but not domestic partners and to continue to make every reasonable effort to extend all available benefits to domestic partners.

It is unlawful for any contractor to knowingly submit any false information to the City regarding equal benefits or cash equivalent associated with the execution, award, amendment, or administration of any contract. [San Diego Municipal Code §22.4307(a)]

Under penalty of perjury under laws of the State of California, I certify the above information is true and correct. I further certify that my firm understands the requirements of the Equal Benefits Ordinance and will provide and maintain equal benefits for the duration of the contract or pay a cash equivalent if authorized by the City.

Robert T. MacAller, President

20 April 2012

Name/Title of Signatory

Signature

Date

## FOR OFFICIAL CITY USE ONLY

Receipt Date: \_\_\_\_\_ EBO Analyst: \_\_\_\_\_  Approved  Not Approved – Reason: \_\_\_\_\_

## SECOND AMENDMENT TO AGREEMENT

This Second Amendment to the Memorandum of Agreement to provide environmental consulting services for the preparation of an environmental impact report (EIR) for the Barrio Logan Community Plan Update [Agreement], is hereby entered into by and between the City of San Diego [City], a municipal corporation, and RECON Environmental, Inc., a California corporation [Consultant].

### RECITALS

A. On August 7, 2008, the City and Consultant [collectively referenced herein as the “Parties”] entered into the Agreement, which is on file in the Purchasing and Contracting Department as Agreement No. 9070-08-Z-RFP and in the Office of the City Clerk as Document No. RR-303919 to provide environmental consulting services for the preparation of an EIR for the Barrio Logan Community Plan Update [Project].

B. On July 28, 2009, the City and the Consultant executed Amendment No. 1 to the Agreement for additional air quality analysis for the Barrio Logan Community Plan Update, which resulted in no change to the total compensation amount.

C. The City and Consultant mutually desire to execute a Second Amendment to the Agreement for the Consultant to provide additional Professional Services, as indicated in the expanded Scope of Services [Exhibit A], for a compensation amount not to exceed \$232,000, with total compensation for services provided under the Agreement not to exceed \$683,833.

NOW, THEREFORE, in consideration of the Recitals stated above and incorporated herein by this reference and the mutual obligations of the Parties expressed herein, the Parties agree to modify the Agreement, which is incorporated herein by reference, as follows:

1. **Additional Services.** The Consultant shall perform additional Professional Services as set forth in the written Scope of Services [Exhibit A] at the direction of the City as specifically enumerated in the Compensation and Fee Schedule [Exhibit B], and in accordance to the Time Schedule [Exhibit C].”

2. **Term of Agreement.** This Agreement shall be effective on the date it is executed by the last Party to sign the Agreement, and approved by the City Attorney in accordance with San Diego Charter Section 40. Unless otherwise terminated, it shall be effective until completion of the Scope of Services and all other obligations under the Agreement or **August 7, 2013** whichever is the earliest but not to exceed five years unless approved by City ordinance.

3. **Additional Compensation.** The City shall pay the Consultant for all additional Professional Services and all expenses related to performance under this Second Amendment to the Agreement, in an amount not to exceed \$232,000 as set forth in the Compensation and Fee Schedule [Exhibit B]. The Consultant shall be entitled to compensation for Professional Services under this Second Amendment to the Agreement based on the Compensation and Fee Schedule. For the duration of this Second Amendment to the Agreement, the Consultant shall not be entitled to fees which exceed the Compensation and Fee Schedule. The Total Compensation to Consultant under this Agreement shall not exceed \$683,833.”

4. **Equal Benefits Ordinance.** This Agreement is subject to the Equal Benefits Ordinance [EBO]. All consultants are required to complete the Equal Benefits Ordinance Certification of Compliance included herein as Exhibit D. Effective January 1, 2011, any contract awarded from this solicitation is subject to the City of San Diego’s Equal Benefits Ordinance [EBO], Chapter 2, Article 2, Division 43 of the San Diego Municipal Code [SDMC]. In accordance with the EBO, contractors must certify they will provide and maintain equal

benefits as defined in SDMC §22.4302 for the duration of the contract [SDMC §22.4304(f)].

Failure to maintain equal benefits is a material breach of the contract [SDMC §22.4304(e)].

Contractors must notify employees of their equal benefits policy at the time of hire and during open enrollment periods and must post a copy of the following statement in an area frequented by employees:

During the performance of a contract with the City of San Diego, this employer will provide equal benefits to its employees with spouses and its employees with domestic partners.

Contractors also must give the City access to documents and records sufficient for the City to verify the contractors are providing equal benefits and otherwise complying with EBO requirements. Full text of the EBO and the Rules Implementing the Equal Benefits Ordinance are posted on the City's website at [www.sandiego.gov/purchasing/](http://www.sandiego.gov/purchasing/) or can be requested from the Equal Benefits Program at (619) 533-3948.

5. The following attachments are incorporated herein by reference as follows: Exhibits A (Scope of Services), B (Compensation and Fee Schedule), C (Time Schedule), and D (Equal Benefits Ordinance Certification of Compliance).

6. The Parties agree that all the terms of the Agreement and Amendment No. 1 to the Agreement remain in full force and effect, except as expressly and specifically amended herein.

IN WITNESS WHEREOF, this Second Amendment to the Agreement to provide environmental consulting services for preparation of an EIR for the Barrio Logan Community Plan Update is executed by the City of San Diego acting by and through its Mayor, or his designee, pursuant to Resolution No. \_\_\_\_\_ authorizing such execution, and by the Consultant.

THE CITY OF SAN DIEGO  
Mayor or Designee

By \_\_\_\_\_

Date: \_\_\_\_\_

RECON Environmental, Inc.

By: \_\_\_\_\_

Name: Robert MacAller \_\_\_\_\_

Title: President \_\_\_\_\_

Date: \_\_\_\_\_

I HEREBY APPROVE the form and legality of the foregoing Amendment on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

JAN I. GOLDSMITH, City Attorney

By: \_\_\_\_\_

Nina M. Fain

Deputy City Attorney

**EXHIBIT A Scope of Services**

**EXHIBIT B Compensation and Fee Schedule**

**EXHIBIT C Time Schedule**

**EXHIBIT D Equal Benefits Ordinance Certification of Compliance**

# EQUAL BENEFITS ORDINANCE CERTIFICATION OF COMPLIANCE



For additional information, contact:

**CITY OF SAN DIEGO  
EQUAL BENEFITS PROGRAM**

202 C Street, MS 9A, San Diego, CA 92101  
Phone (619) 533-3948 Fax (619) 533-3220

### COMPANY INFORMATION

Company Name:	Contact Name:
Company Address:	Contact Phone:
	Contact Email:

### CONTRACT INFORMATION

Contract Title:	Start Date:
Contract Number (if no number, state location):	End Date:

### SUMMARY OF EQUAL BENEFITS ORDINANCE REQUIREMENTS

The Equal Benefits Ordinance [EBO] requires the City to enter into contracts only with contractors who certify they will provide and maintain equal benefits as defined in San Diego Municipal Code §22.4302 for the duration of the contract. To comply:

- Contractor shall offer equal benefits to employees with spouses and employees with domestic partners.
  - Benefits include health, dental, vision insurance; pension/401(k) plans; bereavement, family, parental leave; discounts, child care; travel/relocation expenses; employee assistance programs; credit union membership; or any other benefit.
  - Any benefit not offered to an employee with a spouse, is not required to be offered to an employee with a domestic partner.
- Contractor shall post notice of firm's equal benefits policy in the workplace and notify employees at time of hire and during open enrollment periods.
- Contractor shall allow City access to records, when requested, to confirm compliance with EBO requirements.
- Contractor shall submit *EBO Certification of Compliance*, signed under penalty of perjury, prior to award of contract.

NOTE: This summary is provided for convenience. Full text of the EBO and its Rules are posted at [www.sandiego.gov/administration](http://www.sandiego.gov/administration).

### CONTRACTOR EQUAL BENEFITS ORDINANCE CERTIFICATION

Please indicate your firm's compliance status with the EBO. The City may request supporting documentation.

- I affirm **compliance** with the EBO because my firm (*contractor must select one reason*):
  - Provides equal benefits to spouses and domestic partners.
  - Provides no benefits to spouses or domestic partners.
  - Has no employees.
  - Has collective bargaining agreement(s) in place prior to January 1, 2011, that has not been renewed or expired.
- I request the City's approval to pay affected employees a **cash equivalent** in lieu of equal benefits and verify my firm made a reasonable effort but is not able to provide equal benefits upon contract award. I agree to notify employees of the availability of a cash equivalent for benefits available to spouses but not domestic partners and to continue to make every reasonable effort to extend all available benefits to domestic partners.

It is unlawful for any contractor to knowingly submit any false information to the City regarding equal benefits or cash equivalent associated with the execution, award, amendment, or administration of any contract. [San Diego Municipal Code §22.4307(a)]

Under penalty of perjury under laws of the State of California, I certify the above information is true and correct. I further certify that my firm understands the requirements of the Equal Benefits Ordinance and will provide and maintain equal benefits for the duration of the contract or pay a cash equivalent if authorized by the City.

Name/Title of Signatory	Signature	Date
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### FOR OFFICIAL CITY USE ONLY

Receipt Date:	EBO Analyst:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved – Reason:
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RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION APPROVING THE SECOND AMENDMENT  
TO THE CONSULTANT AGREEMENT WITH RECON  
ENVIRONMENTAL, INC. FOR THE BARRIO LOGAN  
COMMUNITY PLAN UPDATE PROGRAM EIR.

WHEREAS, on August 7, 2008, the City and RECON Environmental, Inc. (Consultant) entered into an agreement to provide professional consulting services for the preparation of the Barrio Logan Community Plan Update Program Environmental Impact Report (EIR) for a compensation amount not to exceed \$451,833, which is on file in the Purchasing & Contracting Department as Agreement No. 9070-08-Z-RFP (Agreement); and

WHEREAS, on July 28, 2009, the City and the Consultant executed Amendment No. 1 to the Agreement for additional air quality analysis for the Barrio Logan Community Plan Update, which resulted in no change to the total compensation amount; and

WHEREAS, the City and Consultant mutually desire to enter into a Second Amendment to the Agreement for an additional amount not to exceed \$232,000, to conduct further environmental analysis including analyzing: (1) a second land use and zoning alternative, (2) geologic conditions utilizing a certified geologist, (3) a proposed Coastal Categorical Exclusion area within the City's Local Coastal Program, and (4) impacts of greenhouse gas emissions; and

WHEREAS, the additional tasks identified in the Second Amendment substantially conform to the original specifications because the original specifications identified tasks for analyzing alternatives, greenhouse gas impacts, Local Coastal Program (LCP) amendments, and geologic impacts; and

WHEREAS, the additional environmental analysis is required to make the document comply with the California Environmental Quality Act and to satisfy concerns and desires expressed by the community during the Barrio Logan Community Plan update process; and

WHEREAS, the City and Consultant mutually desire to execute a Second Amendment to the Agreement for the Consultant to provide additional Professional Services for an additional compensation amount not to exceed \$232,000, with total compensation for services provided under the Agreement not to exceed \$683,833; NOW, THEREFORE,

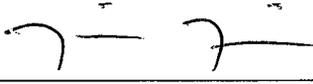
BE IT RESOLVED, by the Council of the City of San Diego as follows:

1. The Mayor is hereby authorized to execute on behalf of the City, the Second Amendment to the Agreement with RECON Environmental, Inc. for the purpose of providing further professional consulting services for the preparation of the Barrio Logan Community Plan Update Program EIR in an additional amount not to exceed \$232,000, with total compensation for services provided under the Agreement not to exceed \$683,833, under the terms and conditions set forth in the Second Amendment to the Agreement on file in the Office of the City Clerk as Document No. RR-\_\_\_\_\_.

2. That the Chief Financial Officer is authorized to appropriate and expend an additional \$232,000 from Fund 100000 for the purpose of executing the Second Amendment to the Agreement with RECON Environmental, Inc. from the amount of \$451,833 to an amount not to exceed \$683,833, contingent upon the Chief Financial Officer certifying that the funds necessary for the expenditure are or will be available.

3. That the Chief Financial Officer, upon advice from the administering department, is authorized to transfer excess funds, if any, to the appropriate reserves.

APPROVED: JAN GOLDSMITH, City Attorney

By   
Nina Fain  
Deputy City Attorney

NMF:jls  
April 30, 2012  
Or.Dept: DSD  
Doc. No. 352614

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of \_\_\_\_\_.

ELIZABETH S. MALAND  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor