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January 9, 2023

Sue Richardson, Director of Community Services
City of La Mesa, Community Services Department
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La Mesa, CA 91942
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Subject: Task Order Proposal to Provide Environmental Consulting Services for the La Mesa Waite Park Project

Dear Ms. Richardson:

HELIX Environmental Planning, Inc. (HELIX) is submitting this task order proposal to the City of La Mesa (City) to provide environmental consulting services for the La Mesa Waite Park project (project). The project entails a new public park on an approximately three-acre parcel (Assessor Parcel Number 474-50-015) located at the northwest corner of the Waite Drive/Murray Hill Road intersection in the southwestern portion of the City limits. The project site is currently vacant and disturbed, characterized by a generally level dirt development pad with gently sloping topography on the site's eastern edge. The dirt area is mostly devoid of vegetation interspersed with some trees, and low-lying grasses cover some of the edges. Various debris and other remnants from the previous use are also present. The site was previously used as a County of San Diego road maintenance facility (Lemon Grove Road Station) for more than 50 years until the mid-1970s. Since then, it has been occasionally used as a construction laydown area. The site is zoned for residential land use. Surrounding uses include residential to the west, south, and east and open space to the north. State Route 94 is located approximately 500 feet to the south.

The proposed park would include playground equipment, grass lawns, a half/court basketball court, fitness zone, walking loop, dog run, picnic tables with shade structures, bicycle racks, restroom facilities, a parking lot, fencing, and landscaping. Primary access would be provided from Waite Drive, and a pedestrian ramp/stairs would be constructed from the sidewalk along Murray Hill Road.

Our proposed scope of services and a cost estimate are provided below. Environmental services would be performed in accordance with the Master Agreement between the City and HELIX to provide as-needed environmental planning services, dated January 29, 2019. All terms and conditions per the executed Master Agreement are incorporated herein.

SCOPE OF SERVICES

The services to be completed by HELIX include the preparation of technical studies and environmental compliance documentation pursuant to the California Environmental Quality Act (CEQA). Technical reports identified below and the CEQA document will include an analysis of a single version of the project based on plans provided to HELIX. An electronic version of draft technical reports will be provided to the City. HELIX will address one round of comments from City staff on the draft reports. It is assumed that revisions will be minor, not requiring new or substantially revised analysis, re-modeling, or additional field work. HELIX will then provide electronic versions of the final technical reports to the City. Below is a detailed discussion of each task included in this scope of services for the project.

Task 1: Biological Resources Letter Report

HELIX will conduct a biological resources study to City standards. HELIX will conduct a records search to locate sensitive biological resources known from the project site and the project vicinity and will prepare base maps for use in the field. A HELIX biologist will conduct a general biological survey of the site to map vegetation and conduct a general botanical and zoological survey of the site, including mapping sensitive species observed during the time of this survey, assessing the potential for sensitive species, and identifying potentially jurisdictional features. The scope assumes that no focused species surveys or formal jurisdictional delineation are required.

Based on the information gathered during the site visit, HELIX will prepare a letter report to be submitted to the City. This report will describe the survey methods employed, present the results of the fieldwork, assess the potential for additional sensitive resources to occur on the site, identify regulatory issues related to the resources on the site, calculate project impacts, address City Multiple Species Conservation Program (MSCP) Subarea Plan requirements, and recommend potential mitigation measures per City requirements.

Task 2: Cultural Resources Investigation

HELIX will conduct a cultural resources study to City standards, which will include the following: obtain a records search from the South Coastal Information Center; contact the Native American Heritage Commission (NAHC) for a Sacred Lands File search and list of Native American contacts; and conduct outreach to the local Native American community, as identified by the NAHC. It is assumed that the City will conduct Native American outreach for compliance with Assembly Bill 52.

HELIX will request an Environmental Database Report to obtain historic maps and aerial photographs of the project area and conduct preliminary historic archival research to assess the potential for historic archaeological resources. A HELIX archaeologist will conduct a field survey of the project site with a Kumeyaay Native American monitor subcontracted to HELIX.

HELIX will prepare a cultural resources technical report detailing the methods and results of the study, as well as providing recommendations for any additional research, as needed. The scope assumes that the records search will be negative for the project site and that foundations present on the property will be documented as an archaeological site but are ineligible for listing on the California Register of Historical Resources. If the survey is positive for additional archaeological resources, they must be recorded and potentially tested to assess significance; the scope and cost of such documentation,

testing, and additional reporting would depend on the extent and nature of resources identified and would require a contract modification.

Task 3: Updated Phase 1 Environmental Site Assessment

As a subconsultant to HELIX, the Bodhi Group, Inc. (Bodhi) will prepare an updated Phase I Environmental Site Assessment (ESA) in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." The Phase 1 ESA will update the previous Phase 1 ESA conducted for the site in 2012 and document the presence or likely presence of hazardous substances or petroleum products (Recognized Environmental Conditions [RECs]) that could adversely affect the project site. The ESA will include the following:

- Historical research on the potential presence of hazardous materials conditions and releases as defined in the ASTM standard, which include but are not limited to underground storage tanks, aboveground storage tanks, associated tank, and vent piping, stressed vegetation, stained soil or pavement, and equipment that may contain or have historically contained polychlorinated biphenyls.
- Compilation and review of public agency records of the site and vicinity for hazardous materials conditions and concerns. This activity will include online research on Geotracker, Envirostor, and file review requests to individual agencies if additional information is required.
- Historical research of the project site and vicinity using available aerial photographs, topographic maps, fire insurance maps, and city directories.
- Information provided by the City with knowledge of the site history will be reviewed for environmental cleanup liens and activity and use limitations, specialized knowledge or commonly known/reasonably obtainable information pertaining to potential adverse site conditions, and/or obvious indicators of contamination at the site and vicinity. City staff will be requested to provide information that may not be readily available in the public domain.
- Report of the search of federal, state, and local databases through a third-party vendor.
- Reconnaissance/physical inspection of the site and vicinity will be conducted to search for visual conditions indicative of potential hazardous materials releases.

The ESA will identify RECs at the project site, assess their level of significance, and include recommendations. The ESA will include site plans, maps, photographs, and reproductions of historical and regulatory resources. The report will discuss the presence of hazardous conditions from the historical uses of the site and vicinity. Hazardous environmental conditions will be compiled in GIS-based figures depicting the location and the level of significance of each condition. The ESA report will be prepared and certified by qualified professionals consistent with requirements published in the ASTM standard.

Task 4: Transportation Impact Memorandum

As a subconsultant to HELIX, Linscott, Law & Greenspan Engineers (LLG) will prepare a transportation impact memorandum for the project. This effort will include research traffic studies previously conducted in the area, conduct a site visit to note existing conditions, and research historical traffic counts for the streets near the project site. LLG will calculate the project trip generation and distribute and assign those trips to the street system. LLG will also prepare traffic data for the purposes of air quality, greenhouse gas, and noise analysis. Additionally, LLG will review the proposed access and on-site circulation, and assess potential transportation hazards for vehicular, pedestrian, and bicycle traffic. The transportation impact memorandum will address Vehicle Miles Traveled (VMT) and describe why the project would be screened out of needing a full VMT analysis.

Task 5: Air Quality, Greenhouse Gas Emissions, and Energy Analysis

HELIX will evaluate criteria for air pollutant and greenhouse gas (GHG) emissions as well as energy consumed during the construction and operation of the project. Emissions and energy consumption will be estimated using an approved modeling methodology such as the California Emissions Estimator Model (CalEEMod) and project-specific information from the project team or default assumptions. HELIX will coordinate with the project team to obtain data relative to construction methods and timing, and other data relative to emissions and energy consumption. HELIX will quantify criteria for air pollutant and GHG emissions and compare them to applicable significance thresholds as determined in coordination with City staff. The results of this analysis will be described in the CEQA compliance document with supporting data in an appendix. A standalone technical report is not included in this scope.

Task 6: Noise Impact Analysis

HELIX will prepare a noise impact analysis in accordance with City standards. HELIX will perform a field inspection of the site to document and photograph surrounding land uses and measure the current ambient noise conditions on the site. HELIX will identify applicable laws, ordinances, and regulations that pertain to the generation of noise. The analysis will be organized according to topics listed in Appendix G, Section XII, Noise, of the CEQA Guidelines, facilitating the input of the information into the CEQA compliance document.

As part of the analysis, HELIX will evaluate noise levels generated by the project. Traffic noise impacts will be assessed based on the project-specific traffic analysis. Recreational noise sources to be analyzed include human and dog noise from park uses. The analysis assumes no spectator/competitive events, pickleball, or tennis courts are provided. The appropriate noise model will be used to analyze future noise conditions and may include the Computer Aided Noise Analysis (CadnaA) or the Traffic Noise Model (TNM) version 2.5. No analysis of spectator or amplified noise is planned as part of this analysis. A qualitative discussion of parking lot usage, human verbal interaction, and bicycle noise will be provided. The results of the analysis will be summarized in a noise impact analysis technical letter report.

Task 7: Draft Initial Study/Mitigated Negative Declaration

It is assumed that an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with CEQA will be prepared. If the City requires the preparation of a different CEQA compliance document, this

scope and cost would need to be modified accordingly with a contract augment. HELIX will prepare a Draft IS/MND, pursuant to CEQA, for the project. The Draft IS/MND will follow the City's standard IS/MND format and will include a description of the project, an IS checklist, and supporting exhibits. The Draft IS/MND will summarize the results and conclusions of the technical studies prepared for the project, as well as address each environmental issue in the environmental checklist.

HELIX will provide an electronic copy (Microsoft Word and PDF versions) of a screencheck version of the draft IS/MND (Microsoft Word and PDF versions) for the City's review. Upon incorporation of appropriate revisions (which are assumed to be minor and not requiring new or substantially revised analysis), HELIX will prepare the public review version of the IS/MND. HELIX will produce up to two printed copies of the public review draft IS/MND, as well as an electronic version (PDF) to be posted on the City's website. HELIX will prepare the Notice of Intent (NOI) to Adopt an MND, the Notice of Completion (NOC), and the Office of Planning and Research (OPR) Summary Form for City signature and submittal to the State Clearinghouse via their online submittal process. HELIX will also submit the NOI and Environmental Document Transmittal Form to the County Clerk. The City will arrange for the publication of the NOI in a local newspaper. The City will provide HELIX with a distribution list and HELIX will directly mail copies of the NOI to those on the distribution list (up to 50 recipients).

Task 8: Final Initial Study/Mitigated Negative Declaration

In consultation with the City, HELIX will respond to substantive comments received on the content of the Draft IS/MND during public review of the document. For the purposes of this cost estimate, it is assumed that the preparation of responses will not require more than 16 hours of professional staff time. An introduction, responses, revisions to the Draft IS/MND (as needed), and a Mitigation Monitoring and Reporting Program will be incorporated into the final document. HELIX will submit an electronic version (Microsoft Word and PDF versions) of an administrative draft version of the Final IS/MND and revise once per City comments (assumed not to be substantive or alter the analysis). HELIX will provide an electronic version (PDF) of the Final IS/MND. HELIX also will prepare the Notice of Determination (NOD) and file it with the County Clerk within five days after the adoption of the Final IS/MND. The City will be responsible for submitting the NOD to the State Clearinghouse via their online submittal process and applicable County Clerk and California Department of Fish and Wildlife CEQA filing fees.

Task 9: Project Management

HELIX will provide general environmental program management services as the project undergoes environmental processing with the City. Management tasks will consist of formal and informal communication with the City, applicant, and other members of the project team. Communication will take the form of telephone conversations and e-mail. Other management responsibilities will include tracking budgets and reviewing schedule progress. Quality assurance reviews of major deliverables will be completed by senior staff prior to submittal to City. This task includes 24 hours of the HELIX Project Manager's time and 4 hours of the HELIX Principal Planner's time for environmental project management.

Task 10: Meetings

HELIX's Project Manager will participate in up to two project meetings (assuming each meeting is virtual and one hour in duration) and up to two conference calls (assuming each call is one hour in duration). No specific presentation graphics are anticipated for any of the meetings. It is assumed that HELIX attendance at public hearings will not be required and are not included.

ASSUMPTIONS AND ADDITIONAL LIMITATIONS ON THE SCOPE OF SERVICES

The following assumptions and limitations are an integral component of this proposal. If any of the assumptions listed are not correct, additional work may be required at additional expense.

- City will provide HELIX with current available digital baseline data and project plans for producing all maps and graphics, which should be submitted in one of the following formats: .dxf, .dwg (AutoCAD), .dgn (Microstation), .shp (ArcView shapefiles), .gdb (ArcGIS geodatabase) or .kmz (Google Earth). In some cases, .pdf files will be acceptable.
- Once preparation of the draft technical reports has begun, no changes to the project design will occur such that major revisions to the project description or re-analysis of any environmental issue will be required.
- Technical studies, focused surveys, permits, and reports not identified in this scope ("additional work") are not included within the Scope of Services.
- City will identify all potential off-site components associated with the project prior to HELIX conducting the site assessment.
- The scope assumes that no cultural material or fossils will be recovered during construction monitoring. If cultural material is encountered, it will need to be documented, collected, and curated; additional excavation or other research may be required, which may result in additional costs. Fossil collection; recovery of provenance data; and fossil preparation, curation, and storage would also require additional costs, if required. The scope and cost of additional work would depend on the nature and extent of cultural material and/or fossils encountered. HELIX will notify the City immediately if cultural material and/or fossils are encountered.
- City is responsible for ensuring that technical reports that are provided to HELIX for the public record by any party not under subcontract to HELIX are consistent with the document accessibility requirements of the Americans with Disabilities Act (ADA), Section 508 of the Rehabilitation Act, and any similar requirements.
- HELIX is committed to meeting accessibility requirements for the ADA and Section 508 of the Rehabilitation Act for public-facing digital document deliverables. Information presented from third-party sources (e.g., California Emissions Estimator Model outputs) and documents prepared using the strike-out underline feature, a standard for annotation of final CEQA documents, may not achieve the full level of accessibility.

SCHEDULE

HELIX will work with the City in a timely and professional manner.

COST ESTIMATE AND PAYMENT PROCEDURES

HELIX submits this cost estimate not to exceed \$68,056, which is provided below in a breakdown by task. All work shall be invoiced on a time-and-materials basis pursuant to the Schedule of Fees in our Master Agreement between the City and HELIX to provide as-needed environmental planning services, dated January 29, 2019 (as updated for 2023). Payment terms are net 30 days pursuant to the Terms and Conditions referenced in the Master Agreement between HELIX and the City.

Task No.	Task Name	Cost (\$)
1	Biological Resources Letter Report	\$9,039
2	Cultural Resources Investigation	7,632
3	Updated Phase 1 Environmental Site Assessment	4,963
4	Transportation Impact Memorandum	6,833
5	Air Quality, GHG Emissions, and Energy Analysis	4,213
6	Noise Impact Analysis	4,909
7	Draft IS/MND	17,827
8	Final IS/MND	6,785
9	Project Management	5,169
10	Meetings	<u>686</u>
TOTAL		\$68,056

CLOSING

This quote is good for 30 days from the date of this letter. This proposal will become a new task order under our 2019 Master Agreement upon HELIX's receipt of written authorization from the City signed by an authorized representative. We look forward to working with you on this project. If you have any questions concerning this proposal, please call Tim Belzman at (619) 462-1515, or email TimB@helixepi.com.

Sincerely,



Joanne M. Dramko, AICP
Environmental Planning Discipline Leader