

SUBMISSION FOR THE

City of Watsonville Housing Element Implementation

September 27, 2024



Submitted by Raimi + Associates
In partnership with Rincon Consultants

Proposal submittal to the City of Watsonville for the Housing Element Implementation 6th Cycle (2023-2031) Planning Period

September 27, 2024

Submitted by Raimi + Associates



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September 27, 2024

Matt Orbach

Principal Planner
City of Watsonville
250 Main Street
Watsonville, CA 95076

Subject: Housing Element Implementation

Dear Mr. Orbach,

On behalf of **Raimi + Associates (R+A)**, we are pleased to submit this proposal for preparing zoning amendments to implement key programs from the City's Draft 2023 – 2031 Housing Element. For this project, we have teamed up with **Rincon Consulting, Inc.** to prepare the environmental documentation. R+A has been fortunate to work for the City of Watsonville over the past five years, including preparing the Downtown Specific Plan which was adopted in October 2023 and won both APA Northern Section and California Chapter awards this year.

Founded in 2006, R+A provides a range of consulting services that support healthy, sustainable, and equitable communities. Our work includes General Plans and comprehensive plans for cities and counties, corridor and downtown specific plans, zoning codes, and design regulations. R+A, and our key staff, have considerable experience in the range of planning and design projects that make up the core components of this project. These include:

- Expertise in preparing zoning code updates to implement Housing Element programs and strategies
- Deep familiarity with State housing legislation and HCD housing element requirements
- Visual communication skills to translate complex regulations into visuals that the public can understand.
- Understanding of the development review process from creating policies in General and Specific Plans to codes and guidelines to master plans and building design projects.
- Staff are trained in architecture to evaluate the standards for how they result in a physical, built form.

For this project, **Simran Malhotra**, AICP, Assoc. AIA, will serve as the Principal-in-Charge/Project Manager, **Jeanine Cavalli** will be the Deputy Project Manager and **Alessandra Lundin** will be the lead Zoning Code Expert. Simran, Jeanine, and Alessandra have master's degrees in urban design and planning. Simran also has training in architecture. They will bring their extensive expertise in drafting zoning code amendments to collaborate with staff on ensuring the new regulations meet the needs of the City and bring the zoning ordinance in compliance with State law. Simran was also the project manager and lead author for the Downtown Watsonville Specific Plan. **George Dix**, of Rincon Consultants led the Program EIR for the Specific Plan and will lead the preparation of the CEQA Addendum for the Specific Plan revisions.

R+A is currently working with several cities in preparing zoning amendments, design guidelines, objective design standards, zoning codes, and downtown plans. While our team will take on the bulk of the work for this project, we expect to work closely with City staff, tapping into their expertise regarding how current regulations are interpreted and implemented, and the best ways to achieve success. We see City

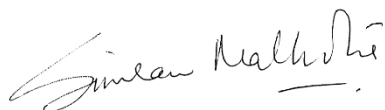
staff as partners in the process and have set up a management and communication process to ensure a high level of collaboration.

Raimi + Associates and Rincon Consultants have thoroughly reviewed the terms and conditions of the RFP and sample contract and provided our exceptions to the City's standard contract language in the attached Appendix. In addition, the Appendix includes full page resumes, project sheets, and billing rates.

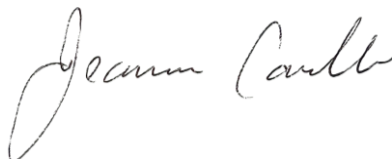
Please review our proposal and let us know if you have any questions. This proposal is effective for a minimum 90-day period beginning on September 27, 2024, and nothing contained in the submitted proposal will be proprietary.

We look forward to hearing from you and discussing how we can work together on this exciting project.

Sincerely,

A handwritten signature in black ink, reading "Simran Malhotra".

Simran Malhotra, AICP, Assoc. AIA
Principal
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A handwritten signature in black ink, reading "Jeanine Cavalli".

Jeanine Cavalli
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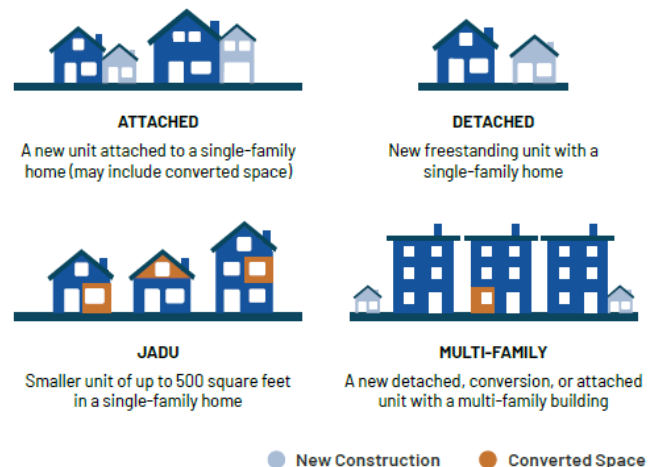
1. Project Understanding and Approach

A. Project Understanding

The City of Watsonville is seeking the preparation of zoning amendments to implement key actions and programs in the City's Draft 2023-2031 6th Cycle (2023-2031) Housing Element. The purpose of this effort is to review and revise existing zoning regulations contained in the Watsonville Municipal Code (WMC) Title 14 to comply with the Housing Element Work Program, and to remove barriers to and encourage the production of new housing units. The identified programs to be implemented address density bonus regulations, height limits in the recently adopted Downtown Specific Plan, transitional housing, ADUs and reasonable accommodations procedures to remove constraints to housing accessibility, among others. The City received REAP 2.0 grant funding for this effort, which drives the project schedule. The outcome of this work will be the adoption of the Zoning Amendments at a public hearing.

B. Project Approach

R+A and our subconsultant, Rincon Consultants (Environmental), will work collaboratively with the City of Watsonville to prepare the zoning amendments. R+A staff has decades of experience in developing zoning ordinances and preparing amendments to zoning ordinances throughout the State of California. Through these experiences, we have crafted clear regulations that support each community's vision and goals while promoting housing creation. R+A has extensive experience in communicating clearly and succinctly with the support of graphics, diagrams, and images to illustrate concepts.



Our local experience in Watsonville and the region makes us a great candidate for preparing context-sensitive zoning amendments while complying with the requirements of state law. R+A's local familiarity with the city of Watsonville and the zoning ordinance while drafting the recently adopted Downtown Specific Plan makes us well suited to partner with the City again on this effort.

The following highlights our overall approach to the project:

1. Establish clear project goals and a collective understanding of the issues to be addressed.
2. Identify recommendations and options for how to address each of the issues.
3. Prepare the Draft Zoning Amendments and required environmental documentation to bring forward to the Planning Commission and City Council for adoption.

Included in this proposal are a few optional tasks, including study sessions early in the project to allow for input from the Planning Commission and/or City Council and a zoning code audit to review other areas of the code and identify inconsistencies with State law and potential barriers to implementing the Housing Element strategies. A third optional task is included to prepare bilingual handouts to improve

communication with the community, clarify new City processes, and promote the production of new housing units.

Environmental Review and Documentation

Rincon Consultants, Inc. (Rincon) will prepare the applicable California Environmental Quality Act (CEQA) documentation for the Watsonville Housing Element Implementation Project. While the proposed modifications to bring the Zoning Code into alignment with state laws and initiatives, such as Accessory Dwelling Unit (ADU) regulations, do not appear to require environmental review pursuant to CEQA, the requested amendments to the Downtown Watsonville Specific would require environmental review.

Accordingly, Our approach includes the preparation of an Addendum to the Downtown Watsonville Specific Plan Environmental Impact Report (EIR), which was prepared by Rincon and certified on October 10, 2023. Though the proposed amendments are to increase the height limit for the Downtown Neighborhood, Downtown Industrial, and Downtown Core zoning districts, the buildout assumptions (total units, square footage of retail, office, etc.) envisioned in the adopted Specific Plan or evaluated in the certified EIR are not changing as there is no change in the allowed density or the growth projections. Accordingly, this scope of work assumes that the project would not result in new or substantially increased significant impacts and that, pursuant to CEQA Guidelines Section 15164, an EIR Addendum would be the appropriate level of supplemental CEQA review for the project.

Project Management Approach

At R+A, we specialize in managing projects like the Watsonville Housing Element Implementation. We regularly serve as the prime consultant for zoning codes, amendments, development and design standards, and specific plans, among others. Our approach includes the following key elements:

Senior-Level Experience

The project will be led by **Simran Malhotra**, AICP, Assoc. AIA, Vice President, and Principal, who combines managerial expertise with advanced technical knowledge spanning a range of topics. She understands how to produce the highest quality deliverables, efficiently facilitate the workflow, and meaningfully engage stakeholders along the way. All the staff we have put forth in this proposal will be the ones creating and coordinating the work you need. You will get personalized service and commitment, not a rotating cast of unfamiliar project managers.

Work as an Extension of Staff

We know from experience that management success turns on effective communication and a close working relationship between the consultant team and the client. Therefore, our goal is to form a seamless team with the client's staff, who have invaluable knowledge about the community. This approach works because our style is collaborative, personalized, flexible, and easy to work with. As a result, we have developed strong long-term relationships with clients throughout the state and across the country. In addition, Jeanine has many years of experience working in the public sector and is adept at preparing staff reports and ordinances.

Workflow Control

Our internal management processes ensure that resources are being activated and focused per the project scope to ensure maximum value and efficient delivery. These processes include a work plan, a project schedule, and project status reports.

Day-to-day operations are guided by the project work plan. The work plan translates the scope of work tasks into a table showing specific tasks, work products, task leads, due dates, and task status. The work plan will be a living document, updated regularly throughout the process. For each task in the work plan,

the Project Manager establishes staffing allocation and interim and final due dates. Monthly status reports included with the invoice summarize the project status by work product.

The project schedule transposes the work plan onto the project timeline. It specifies timeframes for project work product development, client review, community engagement, and meetings. The project schedule is updated, as needed, throughout the duration of the project.

Quality Control

Quality control and quality assurance (QA/QC) procedures are ingrained in our production of technical materials as well as in our review and refinement of sub-consultant work. The protocols conclude with the systematic, independent review of deliverables by qualified professionals not directly involved in production.

2. Scope of Work

The R+A team has provided a comprehensive Scope of Work that exceeds the minimum requirements listed in the RFP. The Scope of Work is designed to be flexible and can be tailored to best meet the needs of the City.

Task 1: Project Initiation & Management

Task 1.1 - Project Kick-Off Meeting

The R+A team will attend a virtual kick-off meeting with City staff to establish a mutual understanding of the key issues, discuss expectations, and lay out project milestones, meeting times, and deliverables. At this meeting we will confirm the goals and assumptions for the project and refine the scope of work.

Task 1.2 – Biweekly Conference Calls (up to 14)

R+A will hold virtual biweekly conference calls with the City's Project Manager and other identified Planning staff to discuss project coordination and content topics, approximately one (1) hour each. Additional meetings may be scheduled on an as needed basis to address more timely issues. R+A's project manager or a designated representative will be on each call. R+A will maintain an online document outlining agendas and meeting notes.

Task 1.3 - Project Coordination

This task includes time for general project management such as meeting coordination, monthly invoicing, and contracts.

Task 1 Deliverables

- *One (1) kick-off meeting with staff – Meeting agenda and summary action notes*
- *Biweekly conference calls between designated City staff and Consultant Team (R+A: up to 14 meetings – Meeting agenda and summary action notes)*
- *Regular progress reports included w/ monthly invoice*

Task 2: Background Research

Task 2.1 – Data Gathering and Issues Matrix

Data Gathering

City staff will provide R+A with all existing documents, regulations and permit procedures that would be useful during the evaluation phase. R+A will conduct a review and analyze existing policy documents, staff reports, previous studies, and relevant sections of the Housing Element, Zoning ordinance, and Downtown Watsonville Specific Plan pertaining to the following topics to be addressed in this project:

- Density Bonus (WMC Chapter 14-47)
- Transitional Housing (WMC Chapter 14-16 District Regulations)
- ADUs and JADUs (WMC Chapter 14-23)
- Definition of Family (WMC Chapter 14-18 Definitions)
- Reasonable Accommodations Procedures
- Agricultural and Employee Housing Requirements
- Downtown Watsonville Specific Plan (DWSP) land use mix for mixed-use projects
- DWSP heights

R+A will also review any available plans for ADU/JADU projects currently under review or recently approved to study how regulations are currently being interpreted and applied during the permit review process.

Zoning Topics Matrix

R+A will consolidate the analysis into a matrix of zoning topics and recommendations for each of the eight topic areas above, and will include:

- Summary of zoning topic
- Description of the City's current requirements
- Summary of relevant minimum State requirements
- Identification of recommendations and/or options for how to address or exceed minimum State requirements

Suggested recommendations will consider and incorporate the staff direction as presented in the RFP. This matrix will be a common baseline that allows all participants to have the same understanding of the project information.

Task 2.2 – Staff Working Session #1

R+A will review the Zoning Topics Matrix during a virtual working session with City staff to review and solicit comments. Based on feedback at the staff working session, R+A will refine the matrix.

Task 2 Deliverables and Meetings

- *Zoning Topics Matrix (Draft and Final)*
- *Staff Working Session #1*

Task 3 : Draft Zoning Amendments

Task 3.1 – Administrative Draft: Zoning and DWSP Amendments

R+A will produce an Administrative Draft of the zoning and DWSP amendments based on the direction received in Task 2. The Administrative Draft will present a clear document of redline edits to the existing Zoning Code. This first draft will be a complete draft and include all required components of each Zoning Code modification, reasonable accommodations information sheet, and changes to the DWSP.

Task 3.2 – Staff Working Session #2

The City will review and provide one consolidated set of actionable comments to R+A on the Administrative Draft. R+A will review and discuss the comments at a virtual staff working session.

Task 3.3 – Screencheck Review Draft: Zoning and DWSP Amendments

R+A will make all necessary updates to the Administrative Draft Zoning and DWSP Amendments based on the feedback received in Task 3.2 to prepare the Screencheck Review Draft.

Task 3 Deliverables and Meeting

- Administrative Draft: Zoning and DWSP Amendments
- Screencheck Review Draft: Zoning and DWSP Amendments
- Staff Working Session #2

Task 4 : Environmental Review

As discussed in the approach section of this proposal, an EIR Addendum would be the appropriate level of supplemental CEQA review for the project.

Task 4.1 – EIR Addendum

The EIR Addendum will evaluate whether the amendments to the Specific Plan would have different environmental impacts or a different degree of impact than those identified in the certified EIR, specifically as they relate to significant impacts. Often, CEQA addenda are arranged in a modified Initial Study checklist format based on CEQA Guidelines Appendix G that is tailored to the requirements of State CEQA Guidelines Section 15162. However, because no changes are proposed to buildout assumptions included in the adopted Specific Plan and certified EIR, it is unnecessary to provide an individual or separate discussion of each checklist item in Appendix G of the State CEQA Guidelines. Instead of a checklist format, the Addendum will provide a narrative discussion of the environmental topic areas most affected by building heights, which include aesthetics and historic resources.

The potential impacts to aesthetics and historic resources will focus on how taller buildings might result in new or more severe significant impacts than were previously identified in the certified EIR. The analysis will be qualitative and not include the preparation of visual simulations or historic evaluations. All other environmental topics in Appendix G of the State CEQA Guidelines will be discussed collectively in a brief narrative that explains how these environmental topics are either not present downtown or would be generally unaffected by increased building height. The Addendum will conclude with a brief summary of how the proposed amendments to the Specific Plan would not result in conditions described in State CEQA Guidelines Section 15162 requiring preparation of a Subsequent EIR.

The Draft EIR Addendum will be in the format of a stand-alone memorandum report. Rincon will submit an electronic copy of the Draft EIR Addendum in Microsoft Word format for Raimi and City review and comment.

Rincon will address City comments on the Draft EIR Addendum and prepare the Final EIR Addendum in PDF format. Rincon assumes that consistent with the CEQA Guidelines, the Addendum will not be specifically and separately circulated for public comment. Rincon will also prepare the Notice of Determination (NOD) and file it with the County Clerk. It is assumed that payment of CDFW fees will not be needed if payment for filing the NOD for the certified EIR can be demonstrated.

Task 4.2 - Management

This task will include management of the internal CEQA team and schedule, preparing monthly invoices and status reports, and coordination calls during preparation of the Addendum.

Task 4 Deliverables and Meetings

- *Draft EIR Addendum*
- *Final EIR Addendum*
- *Notice of Determination*

Task 5 : Adoption

Task 5.1 – Adoption Draft: Zoning and DWSP Amendments

R+A will review the consolidated feedback from City staff on any minor comments to address typos or clarifications on the Screencheck Review Draft and make all necessary updates to prepare the Adoption Draft Zoning and DWSP Amendments.

Task 5.2 – Planning Commission Hearing

The R+A team will prepare for, present, and solicit comments on the Adoption Draft at one Planning Commission hearing. R+A will prepare the staff report, resolution, and ordinances for the zoning code and DWSP Amendments. The City will provide templates for these deliverables. In-person attendance is assumed for the hearing.

Task 5.3 – City Council Adoption Hearing

The R+A team will prepare for, present, and solicit comments on the Adoption Draft at one City Council adoption hearing. R+A will prepare the staff report, resolution, and ordinances. A staff report for the 2nd Reading of the Ordinance will also be provided. The City will provide templates for these deliverables. Any comments from the Planning Commission will be included in the staff report. In-person attendance is assumed for the hearing.

Task 5.4 – Final: Zoning and DWSP Amendments

R+A will address the comments from decisionmakers and make all necessary revisions to prepare the Final Zoning and DWSP Amendments. This task will also include implementing the amendments to the DWSP document text and figures, as needed.

Task 5 Deliverables and Meetings

- Adoption Draft: Zoning and DWSP Amendments
- Staff reports, Resolution and Ordinances
- PC and CC adoption hearings (1 each)
- Final: Zoning and DWSP Amendments
- Revised DWSP document

Optional Tasks

Our team recommends the following additional optional tasks to add value to the project and assist the City in meeting their housing goals.

Optional Task A–PC and/or CC Study Session(s)

As an optional task and if the City staff find it useful, R+A can present at a Planning Commission and/or City Council Study Session to provide an update and receive feedback on the Zoning Topics Matrix. This would be especially helpful if the direction is to exceed state requirements to meet the City's goals. R+A would prepare the staff report, exhibits and PowerPoint presentation. The feedback received would guide the development of the draft Zoning Amendments.

Optional Task B – User-friendly ADU handout

Once the code amendments are adopted, the R+A team can prepare a user-friendly handout to provide information on the new requirements and processes for ADUs/JADUs. The handout will be bilingual (English and Spanish) and provide a visual dictionary of ADU/JADU types, a summary table of development standards, and clear step-by-step instructions of the review process. A handout of other topic areas, such as the reasonable accommodations procedures could also be prepared depending on available funds.

Optional Task C – Zoning Code Audit

Technical Review. R+A will conduct a technical review of Title 14, Watsonville Zoning Code to analyze the effectiveness of the existing regulations to implement the Housing Element strategies and identify conflicts with applicable requirements of State and Federal law.

Work Session #1 with City Staff. R+A will conduct a work session with City staff to assess gaps and barriers in the existing Zoning Code to implement the Housing Element strategies. This work session will assist in clarifying the areas of the code that need updating and will inform the preparation of the Zoning Code Diagnosis memo. Virtual attendance is assumed.

Zoning Code Diagnosis Memo. Based on the work session with City staff, R+A will summarize the key issues with the existing Code and provide recommendations for how to address them. A draft Zoning Code Diagnosis Memo will be prepared for staff review and revised based on staff comments.

Assumptions for City Staff

We believe that the best plans are developed as a partnership between City staff and the consultant team. While the Raimi + Associates team will do the bulk of the work on the project, we expect that City staff will serve as partners in the project every step of the way. The following is a preliminary list of the primary responsibilities of City staff:

1. The City will provide correct and up-to-date information; the consultant team is not responsible for out-of-date or inaccurate information.
2. The City will provide the following documents, maps and studies:
 - a. Available plans for ADU/JADU projects currently under review or recently approved
 - b. Housing Element
 - c. Watsonville Downtown Specific Plan and EIR
 - d. Height maps for the Downtown Specific Plan
 - e. Relevant sections of the Zoning Code in Word format (per task 2.1 topics)
 - f. Any policy or procedural documents pertaining to the topic areas identified in task 2.1
3. All tasks are budgeted with an allowance for a certain number of hours which assumes a level of effort that is consistent with industry best practices and standards.
4. City review time for all project deliverables will be two weeks. All comments will be provided as a single set of non-conflicting and actionable comments that provide clear direction for the consultant team. Edits may also be provided electronically in Word as tracked change edits.
5. City staff will serve as partners to the consultant team in the update process and will be responsible for, at minimum, the following activities:
 - a. Logistics of all meetings.
 - b. Timely response to consultant team questions.
 - c. Timely review of documents and materials prepared by the consultant team.
 - d. Preparing required notifications for public meetings and hearings.
 - e. Coordinating with City staff in other departments throughout the project, including setting internal meetings.
 - f. All project documents will be delivered in electronic format, both Word and PDF formats. City staff will be responsible for printing documents.
 - g. Other printing and mailing costs associated with the project are not specifically identified in the scope of work.
 - h. Other tasks as identified during the process.

3. Qualifications

Firm Descriptions



Founded in 2006 as an S-Corporation, **Raimi + Associates (R+A)** is a mission-driven consulting firm with 25 employees in two offices – Berkeley and Los Angeles, California. At Raimi + Associates (R+A), we are advocates, collaborators, organizers, and pioneers committed to creating healthy and enduring places. Over the years, we have served dozens of communities across the nation as trusted advisors, skilled practitioners, imaginative problem solvers, and effective communicators. We help communities achieve their long-term visions by listening to and learning from community members, partnering closely with our clients, and relying on our keen eye for place.

Our firm’s planning and urban design expertise is complemented and informed by our focus on public health, equity, sustainability, and program evaluation. To address the complexity of communities, R+A integrates interrelated subjects — land use and design, sustainability and green building, public health, and social equity, and public engagement and visioning — into planning and social research efforts at a variety of scales. Whether it is updating a city’s comprehensive plan, developing health and sustainability objectives, creating a targeted neighborhood retrofit plan, guiding a project through the green building process, or generating a vision and standards for a downtown, we think holistically and examine the physical, environmental, health, and socioeconomic challenges of planning and design. This approach allows us to successfully develop, assess, and implement community plans, implementation programs, community outreach strategies, and policy frameworks for the cities and communities we work in.



Rincon Consultants, Inc. is a multi-disciplinary environmental science, planning, and engineering consulting firm that provides quality professional services to government and industry. Our principal service is to provide environmental support and scientific research to create and sustain innovative solutions to natural resource, sustainability, and environmental impacts. Rincon prides itself on the considerable depth of its staff, which includes certified urban planners, environmental scientists and engineers, accredited LEED professionals, noise and air quality experts, geologists, biologists, and cultural and historical resource specialists. Our approach to every project is centered upon the design and development of innovative solutions that respond to our clients’ specific needs in a cost-effective manner.

Rincon’s corporate culture focuses on providing environmental consulting services in a manner that is beneficial to both the environment and our client’s needs. When hired, we perceive ourselves as an extension of our client’s team and function with the best interests of the client in mind. By managing each project with a focus on three primary objectives – economic efficiency, technical excellence, and sustainable approach – we can provide superior service that efficiently and effectively meets the needs of our clients.

Key Staff Biographies

Raimi + Associates

Below are biographies of key R+A Team staff who will work on the Watsonville Housing Element Implementation. In addition, full page resumes are attached in *Key Staff Resumes* of the Appendix.



SIMRAN MALHOTRA, AICP, AAIA | Vice President + Principal

Simran will lead the Housing Element Implementation and serve as **Principal in Charge and Project Manager**. Simran's background in planning, urban design, and architecture, brings a distinctive design perspective to all her projects leading to the creation of vibrant, attractive, and thriving places. With over 28 years' experience, Simran has worked on a vast variety of design and regulatory projects. Her recent and current work includes Housing Element implementation with a mixed-use overlay zone for the city of Ventura, a HOD for the City of Milpitas, zoning codes for Culver City, Indio, Palmdale, and Beaumont, objective design standards for the cities of Santa Maria, Marina and Milpitas, and downtown plans for Watsonville, Thousand Oaks, and Beaverton, Oregon. Simran was the project manager and lead author for the Downtown Watsonville Specific Plan, and is located in our LA office.



JEANINE CAVALLI | Associate Principal

Jeanine will serve as **Deputy Project Manager** on the Housing Element Implementation. She brings 17 years of public and private sector experience in urban planning and project management across California. A new addition to R+A, Jeanine recently served as Senior Planner at the City of Walnut Creek for eight years. She excels in community outreach, design standards, zoning regulations, land use planning, specific plans, and community visioning. Jeanine has managed key projects like the North Downtown Specific Plan and Design Review Standards Update in Walnut Creek and has drafted community vision plans, Specific/ Area Plans, design standards, General Plan elements and zoning amendments for communities throughout California including Santa Rosa, Kern County, Chico, Rancho Cordova, Merced, and Morro Bay. Her strength lies in fostering collaboration, organizing projects efficiently, and maintaining clear communication. Jeanine is located in our Berkeley office.



ALESSANDRA LUNDIN | Senior Associate | Zoning Code Expert

Alessandra is a Senior Associate with a broad range of experience on urban design and land use planning projects including zoning codes, objective design standards, specific, corridor, and downtown plans, comprehensive plans, and vision plans. She will be responsible for drafting the zoning amendments. With over ten years of experience working with public sector clients, she brings expertise in strategic planning, policy development, development regulations, graphics and illustrations, and implementation. Her interests include analyzing how development standards and processing requirements can either hinder or facilitate various housing types. Her recent and past projects include drafting area and corridor specific plans for the cities of Santa Clara, Sunnyvale, and Fresno, working on the Culver City, Indio, and Palmdale comprehensive Zoning Code Updates, and creating compelling, user-friendly diagrams and materials for a range of projects. Alessandra is located in our Berkeley office.



VATSAL SHAH | Intermediate Urban Designer | *Urban Designer and Graphics Support*

Vatsal Shah is an urban designer and an architect with key interests in policy-based design and collaborative community-driven approaches that enhance the built environment. He holds a degree in Master of Science in Urban Design from The University of Texas at Austin. He is a licensed architect in India and received his Bachelor of Architecture from Kamla Raheja Vidyanidhi Institute for Architecture and Environmental Studies, Mumbai. Vatsal is located in our Berkeley office.

Rincon Consultants, Inc.



MEGAN JONES | Managing Principal | *Principal-in-Charge*

Megan is a Managing Principal within Rincon's Environmental Sciences, Planning, and Sustainability group based in Monterey. With 19 years of experience, Megan specializes in preparing and managing environmental documents under CEQA and NEPA, with particular focus on complicated and controversial land use development projects in the central coast region. Megan is skilled at balancing the goals of conveying complex environmental issues to the general public and preparing legally defensible and highly technical CEQA and NEPA documents. She has led several high-profile EIR projects, including the Campus Town Specific Plan EIR for the City of Seaside and the Rancho Cañada Village Second Revised Draft EIR and River View at Las Palmas Assisted Living Senior Facility Project Final SEIR for the County of Monterey. Megan was also the Principal-in-Charge for the Downtown Watsonville Specific Plan EIR.



GEORGE DIX | Supervising Environmental Planner | *Project Manager*

George's professional experience spans more than 17 years and has focused on environmental planning and review, including CEQA and NEPA compliance, impacts analyses and development of mitigation measures, permitting, biology, and project management. George has worked on many diverse and complex CEQA and NEPA projects, including Categorical Exemptions, Initial Studies, and EIRs. George is regularly invited to speak at CEQA seminars, such as annual CEQA update events hosted by the Association of Environmental Planners. His duties at Rincon include managing Rincon's CEQA program in the south San Francisco Bay and Santa Cruz County. As part of his duties, he is responsible for preparing and managing environmental documents and permit applications in support of CEQA and NEPA. He has managed multiple specific plan projects including the City of Watsonville Downtown Specific Plan EIR and Lima Specific Plan EIR in San Benito County.

Team Organization Chart

The diagram below illustrates roles, responsibilities, and reporting structure for the members making up the R+A team. R+A will serve as the project lead, ensuring that our subconsultant and tasks are moving in lockstep and meet the high standards and requirements of the City of Watsonville. Our approach is to work collaboratively with the City of Watsonville across all phases of the project.

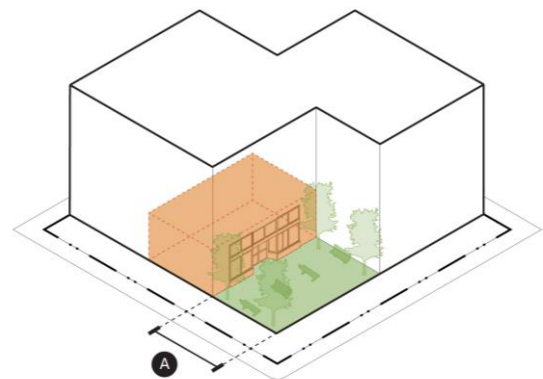


Relevant Work Experience

Raimi + Associates

Ventura Housing Overlay Zones (Ventura, CA)

As a continuation of R+A's work as the prime consultant preparing the City's General Plan Update, R+A prepared several form-based code housing overlay zones for sites that need to be rezoned to implement the Housing Element. The new housing overlay zones builds off the City's past form-based codes, improves their objectivity, and addresses challenges that have occurred with implementation of these codes in a manner that allows the overlays to be applied in other parts of the city.



- A** Minimum 20' dimension
- Publicly accessible open space or common open space ≥ 500 sf
- Adjacent common interior open space

Housing Opportunity Districts (Milpitas, CA)

Raimi + Associates is leading the Housing Opportunity Districts (HOD) project for the City of Milpitas. The project implements several Housing Element programs and is focused on updating the zoning for the Town Center (TC) and Neighborhood Commercial Mixed-use (NCMU) land use designations of the General Plan to foster the development of more housing, especially affordable housing in mixed-use neighborhoods. It also includes rezoning several HE sites that fall within these designations.

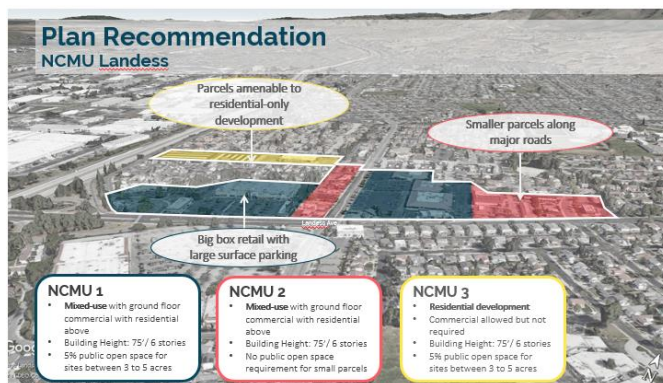
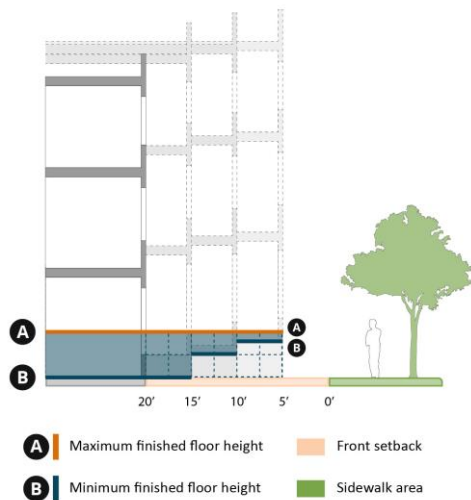


Table XI-10-6.04-2
NCMU Zone Development Standards

Standards	NCMU1	NCMU2	NCMU3
Lot area minimum	None	None	None
Density, Minimum-Maximum Residential (Dwellings) ¹	Maximum: 65 du/ac	Maximum: 65 du/ac	Minimum: 30 du/ac Maximum: 65 du/ac
Front and Street-Side Yard Setback, Minimum	10' Residential 0' Commercial	10' Residential 0' Commercial	10' Residential 0' Commercial
Interior-Side Yard Setback, Minimum ²	For residential only and mixed-use developments: 10 ft. For all other non-residential developments: None required On lots abutting a single-family residential zone: 15 ft.	For residential only and mixed-use developments: 10 ft. For all other non-residential developments: None required On lots abutting a single-family residential zone: 15 ft.	For residential only and mixed-use developments: 10 ft. For all other non-residential developments: None required On lots abutting a single-family residential zone: 15 ft.
Rear Yard Setback, Minimum ³	For residential only and mixed-use developments: 10 ft. For all other non-residential developments: None required On lots abutting a single-family residential zone: 15 ft.	For residential only and mixed-use developments: 10 ft. For all other non-residential developments: None required On lots abutting a single-family residential zone: 15 ft.	For residential only and mixed-use developments: 10 ft. For all other non-residential developments: None required On lots abutting a single-family residential zone: 15 ft.
Floor Area Ratio, Non-Residential and Mixed Use projects	0.25 min. 0.75 max.	0.10 min. 0.75 max.	No min. commercial FAR 0.75 max.
Building Height	75' or 6 stories	75' or 6 stories	75' or 6 stories

Palmdale Zoning Code (Palmdale, CA)

R+A was hired by the City of Palmdale to comprehensively update the Zoning Code in conjunction with the recently completed General Plan Update process (also led by R+A). The updated code implements the land use patterns, especially mixed use, and the development framework established in the Palmdale 2045 General Plan Update and implements the zoning modifications required for the RHNA inventory sites. The code also incorporates and builds upon recently completed Specific Plans and multifamily design regulations. The team worked closely with Staff and the development community to make sure the new Code is easy to navigate, user friendly, and highly illustrative.



Development Standards for ADUs

Requirements	Detached ADU	Attached ADU	JADU
Maximum Number Per Lot	SFR: 1 ADU		1 JADU
	MFR: 2 detached ADUs that do not exceed 800 sf each	MFR: Attached ADUs shall not exceed 25% of the existing MFR units	Not allowed
Unit Size	1,200 sf	The higher of: • 850 square feet for a studio or 1-bedroom ADU or 1,000 square feet for a 2+ bedroom ADU; or • If there is an existing primary SFR, 50% of the square footage of the existing primary SFR	500 sf
Height	• 16 ft on a lot with an existing or proposed SFR or MFR • 18 ft if the lot is within a 1/2 mile of transit or on a lot with a multi-story MFR See PMC Section 17.91.010.F.9 for additional requirements.	25 feet or the height limit of the primary dwelling, whichever is lower	Not applicable – Same as primary dwelling
2nd Story ADUs	Second story ADUs are allowed under specific circumstances. See PMC Section 17.91.010.F.8 for additional details.		
Setbacks	Conversion ADUs: No setback required for portions of an ADU converted from existing living space or an existing accessory structure, or a new ADU constructed in the same location and to the same dimensions as an existing structure. All other ADUs: Front Setback: Same as primary structures Interior Side, Street Side, Rear Setbacks: 4 ft (but in no case shall the setback preclude the creation of an 800 sf ADU)		Not applicable – Same as primary dwelling
Parking	Studios: No additional parking required 1+ Bedroom ADUs: 1 parking space Garage Conversion ADUs: No replacement parking required when converting a garage to an ADU.		No additional parking required

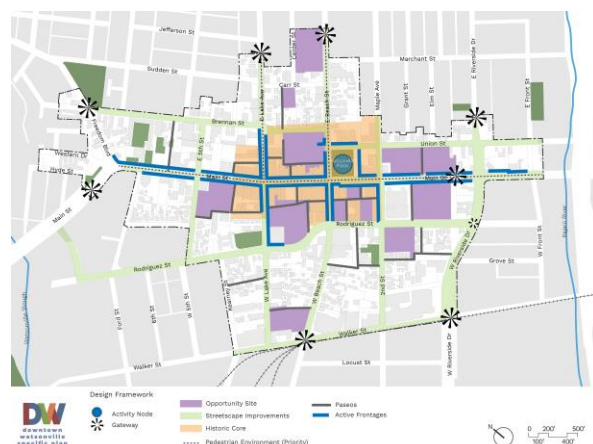
Downtown Watsonville Specific Plan (Watsonville, CA)

R+A, led by Simran Malhotra, worked with the City of Watsonville and a multi-disciplinary team of subconsultants to create a vision for Downtown Watsonville. The proposed downtown core is stitched together by Main Street which also acts as a major regional corridor (152) that is partially owned by Caltrans. This area includes the city's main plaza in addition to City Hall, the city-owned parking structure, and the police station. The plan creates a vision and identity for the area, design strategies for the public realm, mobility strategies, and implementation strategies and actions for decision makers to undertake to make Downtown Watsonville a reality.



DOWNTOWN WATSONVILLE SPECIFIC PLAN

CITY OF WATSONVILLE, CALIFORNIA—Adopted October 10, 2023 (Ordinance 1407-23 IC30)



Rincon Consultants, Inc.

Downtown Watsonville Specific Plan EIR

The City of Watsonville developed the Downtown Watsonville Specific Plan to articulate a community vision and a planning framework for the downtown area that would serve as a guide for the City and other public agency decision makers, community members, and stakeholders over the next 20 to 30 years. The Specific Plan envisions or is designed to accommodate the addition of 3,886 new residential units; 231,151 square feet of commercial development, 376,827 square feet of industrial development, and 114,572 square feet of civic space.

Rincon Consultants first prepared an Initial Study and Draft EIR, which included a programmatic analysis of potential aesthetics, air quality, cultural resources, hazards and hazardous materials, noise, population and housing, and transportation impacts. The Draft EIR also included programmatic mitigation measures to reduce some of the potentially significant impacts to these resources. Rincon also prepared the Final EIR, providing written responses to comments received on the Draft EIR. Rincon's Project Manager attended hearings where the EIR was certified.



800 San Antonio Road Mixed-Use Project EIR Addendum (Palo Alto, CA)

The 800 San Antonio Road Mixed-Use Project involves demolition of existing buildings and construction of a five-story, 76-unit residential building with 144 parking spaces in two levels of subterranean parking on San Antonio Road in Palo Alto. The project site is within an area eligible for increased density under the City's Housing Incentive Program. However, the proposed project would exceed the site-specific allowances afforded by the Housing Incentive Program with respect to height and floor area. To allow for these increases, the project applicant submitted an application for a rezoning of the site to Planned Community (PC) (also referred to as the Planned Home Zoning, PHZ, zone) in accordance with Palo Alto Municipal Code Section 18.38.

Rincon Consultants was responsible for completing the environmental review for the project required under CEQA. Specifically, Rincon Consultants prepared an Addendum to the Housing Incentive Program Expansion and 788 San Antonio Road Mixed-Use Project EIR which was certified in 2020. Rincon also prepared a Historic Evaluation to support the Addendum.

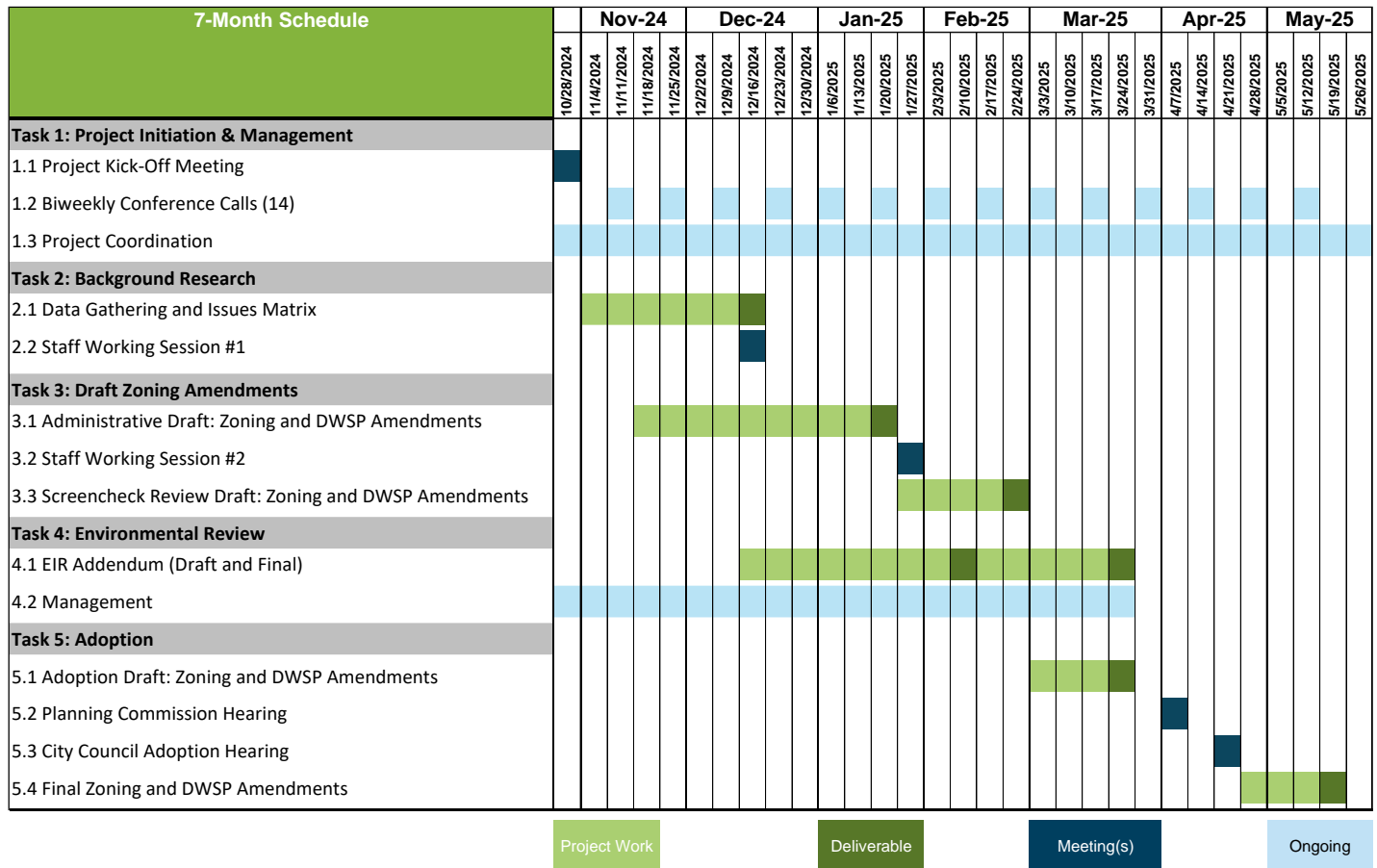


Southside Zoning Implementation Program EIR Addendum

The Southside Zoning Implementation Program was a series of amendments to the Berkeley Municipal Code that the City proposed in order to implement programs contained in the City's Housing Element. The proposed amendments involved rezoning in the Southside Area of Berkeley to potentially increase buildout in the area compared to what was assumed in the certified Housing Element EIR. The Housing Element EIR anticipated approximately 1,000 housing units in the Southside Area and the proposed rezoning would involve up to 2,000 housing units. Rincon evaluated the potential impacts of the rezoning, specifically the increased potential buildout, to determine if new or potentially more severe significant impacts would result than previously identified for the Housing Element in the EIR. The analysis was presented in an Addendum to the Housing Element EIR.

4. Project Schedule

The proposed schedule is a seven-month schedule as outlined in the RFP. This schedule assumes at least 20% of the project effort will be completed by December 31, 2024, per the Reap 2.0 grant requirements. If selected, we will work with City staff to refine the schedule to best meet the City's needs. An illustrative schedule is provided below.



5. Project Budget

The proposed not-to-exceed project budget (**\$129,806**) for the Housing Element Implementation – Zoning Amendments is provided on the following page and is itemized by each task and subtask. Per the RFP, we have provided a per meeting cost for attendance at additional Planning Commission and/or City Council Study meetings (\$7,600). This cost assumes attendance by the project manager, preparing for the presentation, and drafting the staff report and attachments. We have also provided a budget for two additional optional tasks – preparing public-facing handouts (\$9,800) and a zoning code audit (\$14,500).

The Scope of Services and Budget Proposal is designed to be flexible and can be discussed in more detail during the interview process and/or during contract negotiations. The objective of these discussions will be to finalize a Scope of Services that best meets the needs of the City.

City of Watsonville, CA
Proposed Budget



Tasks		Prime							Subconsultant					ODCs	Total	
		RAIMI + ASSOCIATES							RINCON CONSULTING							
Task #	Task Description	Principal / Project Manager	Deputy Project Manager	Zoning Code Expert	Senior Planner I	Intermediate Planner	Total Hours	Labor Costs	Principal	Supervis or Planner I	Planner III	GIS/CADD Specialist II	Total Hours	Labor Costs	Other Direct Costs (See Notes)	Total Fee
		Malhotra	Cavalli	Lundin					Jones	Dix						
		\$285	\$250	\$225	\$180	\$160			\$307	\$272	\$196	\$167				
	Task 1: Project Initiation & Management															
1.1	Project Kick-Off Meeting (Virtual)	2	6	2			10	\$ 2,520					0	\$ -	\$ 76	\$ 2,596
1.2	Biweekly Conference Calls (14)	14	20	14			48	\$ 12,140					0	\$ -	\$ 364	\$ 12,504
1.3	Project Coordination	4	8				12	\$ 3,140					0	\$ -	\$ 94	\$ 3,234
	Subtotal Task 1	20	34	16	0	0	70	\$ 17,800	0	0	0	0	0	\$ -	\$ 534	\$ 18,334
	Task 2: Background Research															
2.1	Data Gathering and Issues Matrix	4	16	24	8		52	\$ 11,980					0	\$ -	\$ 359	\$ 12,339
2.2	Staff Working Session #1	3	4	4			11	\$ 2,755					0	\$ -	\$ 83	\$ 2,838
	Subtotal Task 2	7	20	28	8	0	63	\$ 14,735	0	0	0	0	0	\$ -	\$ 442	\$ 15,177
	Task 3: Draft Zoning Amendments															
3.1	Administrative Draft: Zoning and DWSP Amendments	8	8	40	16	16	88	\$ 18,720					0	\$ -	\$ 562	\$ 19,282
3.2	Staff Working Session #2	3	4	4			11	\$ 2,755					0	\$ -	\$ 83	\$ 2,838
3.3	Screencheck Review Draft: Zoning and DWSP Amendments	4	8	20	8	8	48	\$ 10,360					0	\$ -	\$ 311	\$ 10,671
	Subtotal Task 3	15	20	64	24	24	147	\$ 31,835	0	0	0	0	0	\$ -	\$ 955	\$ 32,790
	Task 4: Environmental Review															
4.1	EIR Addendum (Draft & Final)	6	4				10	\$ 2,710	4	20	60	4	88	\$ 19,096	\$ 1,418	\$ 23,224
4.2	Management						0	\$ -	2	4	2	4	12	\$ 2,762	\$ 193	\$ 2,955
	Subtotal Task 4	6	4	0	0	0	10	\$ 2,710	6	24	62	8	100	\$ 21,858	\$ 1,611	\$ 26,179
	Task 5: Public Review of Recommendations															
5.1	Adoption Draft: Zoning and DWSP Amendments	2	4	12	12	12	42	\$ 8,350					0	\$ -	\$ 251	\$ 8,601
5.2	Planning Commission Hearing (includes preparing staff report, resolution and ordinances)	12	20	8			40	\$ 10,220					0	\$ -	\$ 307	\$ 10,527
5.3	City Council Adoption Hearing (includes preparing staff report, resolution and ordinances)	12	20	8			40	\$ 10,220					0	\$ -	\$ 307	\$ 10,527
5.4	Final: Zoning and DWSP Amendments	2	2	8	3	4	19	\$ 4,050					0	\$ -	\$ 122	\$ 4,172
	Subtotal Task 5	28	46	36	15	16	141	\$ 32,840	0	0	0	0	0	\$ -	\$ 985	\$ 33,825
	Budget Total	76	124	144	47	40	431	\$ 99,920	6	24	62	8	100	\$ 21,858	\$ 4,528	\$ 126,306
	Travel Costs (allowance)							\$ 3,000						\$ 500		\$ 3,500
	GRAND TOTAL BY FIRM							\$ 102,920						\$ 22,358	\$ 4,528	\$ 129,806
	OPTIONAL TASKS															
	PC or CC Study Session (preparation and attendance cost per meeting)															\$ 7,600
	Public-facing Handouts															\$ 9,800
	Code Audit															\$ 14,500
Other Direct Costs (ODCs) included in totals above:																
Direct costs for sub-consultant management fee (7% of Sub Consultant Fee)																\$ 1,530
Direct costs in reimbursable expenses for office expenses (3%)																\$ 2,998
Travel Costs (allowance)																\$ 3,500

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6. References

Raimi + Associates

Project Name/Client	Reference Contact	Timeline
Ventura Housing Overlay Zones <i>Ventura, CA</i>	Rachel Dimond Community Development Director City of Ventura (805) 515-9166 rdimond@cityofventura.ca.gov	2022 - 2023
Culver City Zoning Code <i>Culver City, CA</i>	Troy Evangelho Advance Planning Manager City of Culver City (310) 253-5744 troy.evangelho@culvercity.org	2023-2024
Milpitas Housing Opportunity Districts <i>Milpitas, CA</i>	Jay Lee, AICP, Planning Director City of Milpitas (408) 586-3077 jlee2@milpitas.gov	2021 - Ongoing
Palmdale Zoning Code Update <i>Palmdale, CA</i>	Megan Taggart Deputy Community Development Director City of Palmdale (661) 267-5213 mtaggart@cityofpalmdale.org	2021 – 2023
Downtown Watsonville Specific Plan <i>Watsonville, CA</i>	Justin Meek, AICP Asst. Community Development Director City of Watsonville (831) 768-3077 Justin.Meek@cityofwatsonville.org	2022-2023

Rincon Consultants, Inc.

Project Name/Client	Reference Contact	Timeline
Downtown Watsonville Specific Plan <i>Watsonville, CA</i>	Justin Meek, AICP Asst. Community Development Director City of Watsonville (831) 768-3077 Justin.Meek@cityofwatsonville.org	2022-2023
800 San Antonio Road Mixed-Use Project <i>Palo Alto, CA</i>	Claire Raybould, AICP Principal Planner City of Palo Alto (650) 329-2116 Claire.Raybould@cityofpaloalto.org	2023-2024
Southside Zoning Implementation Program <i>Berkeley, CA</i>	Ashley James, AICP Senior Planner City of Berkeley (510) 981-7458 AJames@cityofberkeley.info	2023

7. Contract Exceptions

R+A has reviewed the City of Watsonville's Sample Professional Services Agreement included with the RFP. We can comply with the requirements except as noted below. If selected, R+A would like to work together to execute a mutually acceptable contract. We would like to further discuss the following sections:

PERFORMANCE STANDARDS.

We request the following section be added to indicate customary standard of care language:

"CONSULTANT represents to City that the Services will be performed consistent with but limited to, that degree of skill and care ordinarily used by other reputable members of Consultant's profession, practicing in the same or similar locality and under similar circumstances. Nothing in this Agreement shall be interpreted to require Consultant to meet any higher standard of care, and this paragraph shall control over any such contrary provision. Consultant makes no warranties, guarantees, express or implied, under this Agreement or otherwise in connection with Consultant's services. By delivering the completed work, Consultant and its subconsultants represent that their work conforms to the requirements of this Agreement; endeavors to conform to all applicable (federal, state, county, local) laws, rules, regulations, orders, and procedures; and the professional standard of care in California."

Section VIII. INDEMNIFICATION.

We request that the duty to defend is proportional to the Consultant's proportionate percentage of fault. Our preference is to use the following language that differentiates between general and professional liability and aligns with insurance coverage commercially available:

"**General Liability.** To the fullest extent permitted by law (including, without limitation, California Civil Code Sections 2782 and 2782.8), Consultant shall indemnify, defend and save harmless the County, its directors, officers, agents, employees (Indemnified Parties), from and against any and all claims, losses, costs, damages and expenses resulting from property damage, bodily injury or death (including reimbursement of reasonable attorneys' fees) to the extent arising out of the operations of Consultant, its subconsultants or anyone employed by them. The City shall have the right to select its legal counsel at Consultant's expense, subject to Consultant's approval, which shall not be unreasonably withheld."

"**Professional Liability.** Notwithstanding the foregoing or any other term(s) in this or any other agreement, with respect to Consultant's professional liability (as opposed to Consultant's operations covered by Commercial General Liability Insurance), to the fullest extent permitted by law (including, without limitation, California Civil Code Sections 2782 and 2782.8), Consultant shall indemnify and hold harmless the Indemnified Parties from any and all losses, costs, damages and expenses, (including the reimbursement of reasonable attorneys' fees), that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant. Notwithstanding the above, in the event the Indemnified Parties, individually or collectively, are made a party to any action, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, the duty to indemnify does not include the duty to provide an upfront immediate defense against unproven claims or allegations. Consultant will reimburse Indemnified Parties its reasonable defense costs caused by Consultant's negligence not to exceed its proportionate percentage of fault and as awarded by a court or arbitrator of competent jurisdiction. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Consultant or its agents under workers' compensation acts, disability benefits acts, or other employee benefit acts."

Section XIX. CONFLICT OF INTEREST.

We request the following section be added to comply with the request on page 11 of the RFP:

"The Consultant, its employees and subcontractors have no financial interest in either the success or failure of any project which is, or may be, dependent on the results of the Consultant's work product prepared pursuant to the Agreement."

Appendix

Contents

Billing Rates

Key Staff Resumes

Project Sheets

Billing Rates

Raimi + Associates

The following is the Rate Schedule for Raimi + Associates through December 31, 2024.

Labor

Senior Principal/Principal	\$285/hour
Associate Principal	\$250/hour
Senior Associate	\$225/hour
Intermediate Associate	\$215/hour
Associate	\$200/hour
Senior Planner/Designer/Researcher II	\$190/hour
Senior Planner/Designer/Researcher I	\$180/hour
Intermediate Planner/Designer II	\$170/hour
Intermediate Planner/Designer I	\$160/hour
Planner/Designer/Researcher II	\$140/hour
Planner/Designer/Researcher I	\$125/hour
Finance Director	\$175/hour
Account Manager	\$125/hour
Intern	\$75/hour

Reimbursable Expenses

General Office Expenses	Billed at 3% of labor
Sub-consultant Management	7%
Travel mileage	Current IRS rate
Travel (Airfare, Hotel, Meals)	At cost / Per contract
Outside Vendor Expenses	At cost / Per contract
Printing (in-house for large print jobs only)	11x17 Color - \$1.00/ea 8.5x11 Color - \$0.50/ea 11x17 B/W - \$0.20/ea 8.5x11 B/W - \$0.10/ea
Binding	\$2.50 per document (8.5x11) or at cost from vendor
Large Format Printing/Plotting	At cost from vendor
Large volume print jobs (e.g., final reports)	At cost from vendor

Standard Fee Schedule for Environmental Sciences and Planning Services

Professional, Technical and Support Personnel*	January 1, 2024 – December 31, 2024
Senior Principal	\$319
Principal	\$307
Director	\$307
Senior Supervisor II	\$292
Supervisor I	\$272
Senior Professional II	\$255
Senior Professional I	\$238
Professional IV	\$211
Professional III	\$196
Professional II	\$174
Professional I	\$155
Associate III	\$130
Associate II	\$117
Associate I	\$109
Field Technician	\$94
Data Solutions Architect	\$196
Senior GIS Specialist	\$187
GIS/CADD Specialist II	\$167
GIS/CADD Specialist I	\$150
Technical Editor	\$147
Project Accountant	\$125
Billing Specialist	\$107
Publishing Specialist	\$120
Clerical	\$107
* Professional classifications include environmental scientists, urban planners, biologists, geologists, marine scientists, GHG verifiers, sustainability experts, cultural resources experts, and other professionals. Expert witness services consisting of depositions or in-court testimony are charged at the hourly rate of \$400.	

Reimbursable Expenses

Direct Cost	Rates
Photocopies – B/W	\$0.25 (single-sided), \$0.45 (double-sided)
Photocopies – Color	\$1.55 (single-sided), \$3.10 (double-sided)
Photocopies – 11" by 17"	\$0.55 (B/W), \$3.40 (color)
Oversized Maps	\$8.50/square foot
Digital Production	\$15/CD, \$20/flash drive
Light-Duty and Passenger Vehicles*	\$90/day
4WD and Off-Road Vehicles*	\$150/day

* Current IRS mileage rate for mileage over 50 and for all miles incurred in employee-owned vehicles.

Direct Costs. Other direct costs associated with the execution of a project, that are not included in the hourly rates above, are billed without markup. These may include, but are not limited to, laboratory and drilling services, subcontractor services, authorized travel expenses, permit charges and filing fees, mailings and postage, performance bonds, sample handling and shipment, rental equipment, and vehicles other than covered by the above charges.

Annual Escalation. Standard rates subject to 3.5% annual escalation, on January 1.

Payment Terms. All fees will be billed to Client monthly and shall be due and payable upon receipt or as indicated in the contract provisions for the assignment. Invoices are delinquent if not paid within 10 days from receipt or per the contractually required payment terms.

Effective January 1, 2024

Equipment	Rate
Environmental Site Assessment	
Soil Vapor Extraction Monitoring Equipment	\$160
Four Gas Monitor	\$137
Flame Ionization Detector	\$110
Photo Ionization Detector	\$82
Hand Auger Sampler	\$62
Water Level Indicator, DC Purge Pump	\$46
CAPDash	\$7,500
Natural Resources Field Equipment	
UAS Drone	\$300
Spotting or Fiberoptic Scope	\$170
Pettersson Bat Ultrasound Detector/Recording Equipment	\$170
Sound Level Metering Field Package (Anemometer, Tripod and Digital Camera)	\$113
GPS (Submeter Accuracy)	\$67
Infrared Sensor Digital Camera or Computer Field Equipment	\$57
Scent Station	\$23
Laser Rangefinder/Altitude	\$11
Pitfall Traps, Spotlights, Anemometer, GPS Units, Sterilized Sample Jar	\$9
Mammal Trap, Large/Small	\$1.55/\$0.55
Water and Marine Resources Equipment	
Boat (20-foot Boston Whaler or Similar)	\$800
Multiparameter Sonde (Temperature, Conductivity, Turbidity, DO, pH) with GPS	\$170
Water Quality Equipment (DO, pH, Turbidity, Refractometer, Temperature)	\$62
Refractometer (Salinity) or Turbidity Meter	\$38
Large Block Nets	\$114
Minnow Trap	\$98
Net, Hand/Large Seine	\$57
Field Equipment Packages	
Standard Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet, Safety Equipment, and Botanic Collecting Equipment)	\$114
Remote Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet and Mifi, Delorme Satellite Beacon, 24-Hour Safety Phone)	\$144
Amphibian/Vernal Pool Field Package (Digital Camera, GPS, Thermometer, Decon Chlorine, Waders, Float Tube, Hand Net, Field Microscope)	\$170
Fisheries Equipment Package (Waders, Wetsuits, Dip Nets, Seine Nets, Bubbles, Buckets)	\$57
Underwater and Marine Sampling Gear (Photo/Video Camera, Scuba Equipment [Tanks, BCD, Regulators, Wetsuits, etc.])	\$57/diver
Marine Field Package (Personal Flotation Devices, 100-foot Reel Tapes with Stainless Carabiners, Pelican Floats, Underwater Slates, Thermometer, Refractometer, Anemometer, Various Field Guides)	\$100
Insurance, Hazard, and Fees	
Historic Research Fees	\$55
L&H Dive Insurance	\$57/diver
Level C Health and Safety	\$70/person

Effective January 1, 2024

Key Staff Resumes



SIMRAN MALHOTRA, AICP, ASSOCIATE AIA

VICE PRESIDENT | PRINCIPAL

Simran Malhotra, with a background in planning, urban design and architecture, brings a distinctive design perspective to all her projects leading to the creation of vibrant, attractive, and thriving places. She has authored plans for many types of urban environments, in particular, TOD/mixed-use districts, downtowns, historic and residential neighborhoods, commercial corridors, industrial areas, and educational campuses. These efforts have resulted in community-based planning and urban design innovations that have achieved notable implementation. For over twenty years, Ms. Malhotra's academic and professional interests have coalesced into an effective design and planning process, one that balances community concerns and objectives with market and financial feasibility. Her hands-on involvement in each project, with particular emphasis on generating and developing high-quality design, policy and regulatory documents, ensures that each assignment is completed to the highest level of client satisfaction.

EDUCATION

Harvard Graduate School of Design
Master of Architecture in
Urban Design
Cambridge, MA

School of Planning and Architecture
Bachelor of Architecture
New Delhi, India

EXPERIENCE

Raimi + Associates, Los Angeles, CA
Vice-President, 2019 - Current
Principal, 2017 - Current

The Arroyo Group, Pasadena, CA
Principal, 2005-2017
Senior Associate, 2000-2005
Associate, 1995-2000

AFFILIATIONS & CERTIFICATIONS

American Institute of Certified Planners

American Institute of Architects,
Associate Member

Licensed Architect, India

California Planning Roundtable,
Member & Past Vice-President,
Operations and Past Vice-President,
Programs

American Planning Association,
Member

APA Urban Design and Preservation
Division, Member

APA Women in Planning Division,
Member

KEY PROJECTS

■ Culver City Zoning Code Update (Culver City, CA)

Simran is leading the update of the City's development code to implement the recommendations of the City's ongoing General Plan and the recently adopted Housing Element.

■ Ventura Overlay Zones (Ventura, CA)

Simran led the preparation of new overlay zoning districts to implement the recommendations of the City's Housing Element. The project includes working with the City's Design Review Board, local stakeholders, housing developers and advocates.

■ Coachella Zoning Consistency Update (Coachella, CA)

Simran led the preparation of a focused update to the City's zoning code. This effort incorporated the General Plan and recently adopted Pueblo Viejo Implementation Strategy Plan into streamlined zoning districts. Simran led the effort to prepare updated Zoning Code sections, Zoning map, General Plan map, and a General Plan Amendment.

■ Palmdale High Speed Rail Station Area Plan (Palmdale, CA)

Simran served as the project manager for the Station Area Plan for the planned high speed rail multi-modal station in Palmdale. In partnership with the California High Speed Rail Authority and the City of Palmdale, Simran collaborated with Parsons (the prime consultant) to develop a strategy for the transformation of the station area into an authentic, walkable, mixed-use urban center. Simran led the effort to prepare a land use and design plan as well as zoning and design regulations that were incorporated in an updated Transit Area Specific Plan.

■ Downtown Core Master Plan (Thousand Oaks, CA)

Simran, as the urban design lead, prepared a Master Plan for a 60-acre area in and around the Thousand Oaks City Hall and Civic Arts Plaza to create a vibrant 18-hour downtown with a mix of civic, retail, entertainment and mixed uses. The project also included the redesign of the major arterial that bisects the area as a Complete Street with amenities appropriate for a Downtown. Working with a team of real estate economists, architects and transportation experts, she evaluated various land uses, development concepts for a City-owned parcel, and regulatory and parking constraints for the project area.

KEY PROJECTS CONTINUED

- **Nason Street Corridor Phase II (Moreno Valley, CA)**

Simran led the SCAG-funded effort to develop a comprehensive design strategy for a town center on a 60-acre parcel of City-owned property in Moreno Valley. The project included extensive community engagement and visioning that led to two distinct design alternatives. The City has since selected a developer to implement the Plan.

- **Indio Unified Development Code (Indio, CA)**

Simran led the effort for updating the City of Indio's zoning code to achieve consistency with the recently adopted General Plan. The project included creation of new zoning districts and updated review processes, as well as a single user-friendly Unified Development Code document.

- **Palmdale General Plan Update (Palmdale, CA)**

Simran was the Principal-in-charge and project manager for the Palmdale General Plan Update project, which was recently adopted after extensive community engagement over 3 years. The City of Palmdale is positioned to draw new residents, employees, and visitors with planned employment growth and infrastructure investments. The Plan includes economic development strategies and a "place-based" approach to urban design and placemaking.

- **Ventura General Plan Update (Ventura, CA)**

Simran is working on the update of the Ventura General Plan and the preparation of new zoning districts to implement the proposed land use designations. Project includes extensive community engagement, including a diverse General Plan Advisory Committee, pop-up workshops, focus groups, stakeholder interviews, and public workshops.

- **Beaumont General Plan Update and Zoning Code (Beaumont, CA)**

Simran led the General Plan 2040 which establishes a vision for Beaumont and its sphere of influence over the next several decades. The vision includes a careful direction of future growth while at the same time maintaining the City's small-town character and natural setting.

- **Palmdale Zoning Code (Palmdale, CA)**

Simran was the project manager for the Palmdale Zoning Code project which updates the City's development regulations to meet current best practices and in compliance with the newly adopted General Plan.

- **Santa Fe Depot TOD Specific Plan (Orange, CA)***

Simran led a multi-disciplinary design team in preparing an update of the Santa Fe Depot Specific Plan to transform the Depot into a vibrant transit-oriented district while strengthening its connections to adjacent residential neighborhoods, Chapman University, and the Old Towne Historic District.

- **Tweedy Boulevard and Hollydale Village (TOD) Specific Plans (South Gate, CA)***

Simran was the project lead on two Specific Plans funded by a Strategic Growth Council grant. Under her direction, the Specific Plans presented an innovative hybrid approach to form based codes, recommendations for Complete Street improvements, unique urban design and streetscapes designs and implementation strategies. Expanding regional connections with the Los Angeles River and Bikeway is an important element of both plans. The Hollydale Plan is centered on the arrival of the future Eco-Rapid Transit line that is expected to extend 40 miles across the region, from Burbank to Artesia. The plans were prepared with extensive bilingual community outreach including community workshops, stakeholder interviews, study sessions and hands-on input from steering committee members.

TEACHING AND SPEAKING ENGAGEMENTS

- Panelist, Riverside APA California Conference Session, *Objective Design Standards*
- Panelist, California Natural Resources Agency Earth Day Forum, *Fostering Nature-Based Solutions*
- Panelist, Santa Barbara California APA Conference Session, *Housing By Right, Right*
- Instructor, Visalia California APA Conference, Pre-Conference Workshop: *Urban Design for Planners*
- Speaker, Rancho Mirage California APA Conference, *Advanced Planning as an Economic Development Tool*
- Speaker, California Planning Roundtable, *Santa Fe Depot Specific Plan: Integrating TOD into a Historic District, Orange*
- Speaker, AIA Pasadena/Foothill Chapter *Pasadena Playhouse Streetscapes and Alley Walkways Plan: A Work in Progress*
- Guest Lecturer, Tufts University, Boston, MA and Guest Instructor, Harvard GSD Career Discovery Program, Cambridge, MA

**Denotes projects completed while serving as key staff at other organizations.*



JEANINE CAVALLI

ASSOCIATE PRINCIPAL

Jeanine brings 17 years of public sector experience in urban planning and project management throughout California, including eight years as a Senior Planner at the City of Walnut Creek. She excels in community outreach, design standards, zoning regulations, land use planning, and community visioning. Jeanine has managed key projects like the North Downtown Specific Plan and Design Review Standards Update in Walnut Creek and has drafted community vision plans, Specific/ Area Plans, design standards, General Plan elements and zoning amendments for communities throughout California including Santa Rosa, Kern County, Chico, Rancho Cordova, Merced, and Morro Bay. Her strength lies in fostering collaboration, organizing projects efficiently, and maintaining clear communication.

EDUCATION

University of California, Los Angeles
Los Angeles, CA
Bachelor of Arts in
Environmental Studies/Geography
and Sociology

University of California, Berkeley
Berkeley, CA
Landscape Architecture Certificate

University of Washington
Seattle, WA
Masters of Urban Design & Planning,
Urban Design Concentration

University of California, Davis
Davis, CA
Green Building and Sustainable
Design Certificate

AFFILIATIONS

American Planning Association

EXPERIENCE

City of Walnut Creek
Walnut Creek, CA
Senior Planner, 2017-2024

PMC/Michael Baker International
Oakland, CA
Associate Planner/Designer, 2008-2012
Senior Planner/Designer, 2012-2017

PPCA Town Planning
Edinburgh, Scotland, UK
Associate Planner, 2004-2007
Planning and Landscape Technologist,
2004-2005

KEY PROJECTS

- **North Downtown Specific Plan (Walnut Creek, CA)***
Managed a multi-disciplinary team of consultants and prepared content for the Specific Plan as well as associated Zoning Code and General Plan amendments. The plan focuses on improving connectivity and enhancing the physical environment within a half-mile area around the Walnut Creek BART station over the next 20 years. The plan includes two special districts: The Arts District and Makers' Row, which were implemented with overlay zones that promote live/work units and artists studio work space.
- **Design Review Standards and Guidelines Update (Walnut Creek, CA)***
Managed the Design Review Standards and Guidelines Update, including zoning amendments to streamline the City's design review process. Coordinated with City staff from various divisions and a team of consultants to prepare objectively written design standards and revise development standards in the Zoning Code.
- **Community Facilities Analysis and Parks Master Planning / Conceptual Site Plan - New Community and Aquatic Center (Walnut Creek, CA)***
Led a multi-disciplinary team of consultants and cross-departmental staff to prepare a conceptual site plan for a \$77M community and aquatic center at Heather Farm Park. The project was informed by a seven-member Advisory Committee, community workshops, stakeholder and focus group meetings, and over 20 meetings with commissions and Council. An online survey provided additional input, with over 1,200 participants contributing.
- **Roseland Area Specific Plan (Santa Rosa, CA)***
Co-managed the Specific Plan addressing land use, circulation, and infrastructure needs for the area located around the Southside Bus Transfer Center in southwest Santa Rosa. Coordinated extensive bilingual outreach with a series of meetings with a technical advisory committee and a steering committee, and four community workshops. The plan focuses on improving the quality of life and the physical environment for residents and employees, establishing a land use and policy framework to guide future development toward transit-supportive land uses and a healthy community, improving connections, particularly for bicycling and walking, to the bus transfer center, Sebastopol Road, and other key destinations.
- **North Santa Rosa Station Area Specific Plan (Santa Rosa, CA)***
Coordinated all tasks, deliverables, and meetings for this complex grant-funded project. The plan is centered around intensifying land uses, improving connectivity and enhancing the physical environment around a proposed Sonoma-Marin Area Rail Transit station site. The project was informed by an extensive outreach and engagement strategy, which included stakeholder interviews, technical advisory committee meetings and five community workshops.

**Denotes projects completed while serving as key staff at other organizations.*



ALESSANDRA LUNDIN

SENIOR ASSOCIATE

Alessandra is a Senior Associate with a broad range of experience on urban design and land use planning projects including specific, corridor, and downtown plans, comprehensive plans, objective design standards, vision plans, and zoning codes. With over ten years of experience working with public sector clients, she brings expertise in strategic planning, policy development, development regulations, GIS, graphics and illustrations, creative and inclusive community engagement, and implementation. Her interests include collaborative community design, the social design and use of public spaces, economic revitalization strategies, and analyzing how development standards and processing requirements can either hinder or facilitate various housing types. Her recent and past projects include drafting area and corridor specific plans for the cities of Santa Clara, Sunnyvale, and Fresno, leading the Indio and Palmdale comprehensive Zoning Code Updates, and creating compelling, user-friendly diagrams and materials for a range of projects.

EDUCATION

University of California Berkeley
Berkeley, CA
Master of City and Regional Planning

College of William and Mary
Williamsburg, VA
Bachelor of Arts - Economics

AFFILIATIONS

American Planning Association
San Francisco Planning & Urban
Research (SPUR)

EXPERIENCE

Raimi+Associates
Berkeley, CA
Associate, 2017-present

PMC/Michael Baker International
Oakland, CA
Associate Planner
2014-Aug 2017

City of Emeryville, Planning
& Building Dept
Emeryville, CA
Long-Range Planning Intern
2013-2014

University of California Berkeley
Berkeley, CA
Graduate Student Instructor
2011-2013

Greenbelt Alliance
San Francisco, CA
Planning Intern
2010-2011

Accenture
Washington D.C.
IT/Management Consultant
2005-2010

KEY PROJECTS

■ Culver City Zoning Code Update (Culver City, CA)

Currently leading a comprehensive update to the Zoning Code in conjunction with the ongoing Culver City General Plan Update process. The updated code will implement the land use patterns and development framework established in the General Plan Update. The new Code will be user-friendly, and highly-illustrative.

■ Palmdale Zoning Code Update (Palmdale, CA)

Drafted a comprehensive update to the City's Zoning Code in conjunction with the recently adopted Palmdale 2045 General Plan. The updated code implements the land use patterns, particularly mixed-use zones, and the development framework established in the General Plan. As part of the effort, R+A also drafted bilingual user manuals for Fences/Walls, SB9, ADUs, and Multi-Family and Mixed-Use Developments to help users navigate and understand code requirements.

■ Ventura Housing Overlay Zones (Ventura, CA)

Led a project for the City of San Buenaventura to create several form-based code housing overlay zones for sites that needed to be rezoned to implement the City's recently adopted 6th Cycle Housing Element. The new housing overlay zones build off of the City's past form-based codes, improve their objectivity, and address challenges that have occurred with implementation of these codes in a manner that allows the overlays to be applied in other parts of the city.

■ Indio Unified Development Code (Indio, CA)

Led a comprehensive update to the City of Indio's zoning and sign codes. The code focuses on implementing the recently adopted General Plan, modernizing allowed uses, creating development standards that encourage economic revitalization and high-quality infill and mixed-use development, and ensuring consistency with new State legislation. The new Unified Development Code is a stand-alone interactive PDF document that includes objective design standards for single-family, multifamily, and mixed-use development with accompanying design diagrams and graphics.

■ Walnut Creek Objective Design Standards (Walnut Creek, CA)

Leading an update to the Walnut Creek Citywide Design Guidelines in response to recent California housing legislation. The update will include adapting existing subjective design standards for multifamily and mixed-use residential development into a robust set of clear and objective design standards. The project includes targeted developer outreach, usability testing to ensure legibility, and illustrative graphics to create a user-friendly document.



VATSAL BHAVESH SHAH

INTERMEDIATE URBAN DESIGNER I

Vatsal Shah is an urban designer and an architect with key interests in policy-based design explorations and collaborative community-driven approaches that enhance the urban built environment. Through his professional and research experience he has developed key insights into devising inventive solutions by integrating sustainable planning practices and fostering community engagement. He holds a degree in Master of Science in Urban Design from The University of Texas at Austin. He is a licensed architect in India and received his Bachelor of Architecture from Kamla Raheja Vidyaniidhi Institute for Architecture and Environmental Studies, Mumbai.

EDUCATION

The University of Texas at Austin,
Austin, TX
Master of Science in Urban Design

Kamla Raheja Vidyaniidhi Institute of
Architecture, Mumbai, India
Bachelor of Architecture

AFFILIATIONS

Council of Architecture (India)

EXPERIENCE

Raimi+Associates
Berkeley, CA
Intermediate Urban Designer I
2024-Present

Lake|Flato Architects
Austin, TX
Urban Design Intern
2023-2024

The University of Texas at Austin,
Austin, TX
Teaching Assistant

The University of Texas at Austin,
Austin, TX
Graduate Research Assistant

S+PS Architects
Mumbai, India
Architectural Designer

Kamla Raheja Vidyaniidhi Institute of
Architecture, Mumbai, India
Teaching Assistant

Vo Trong Nghia Architects
Ho Chi Minh City, Vietnam
Intern

KEY PROJECTS

- **Fort Duncan Economic Development Plan (Eagle Pass, TX) ***
Designed and drafted economic development plan for adaptive reuse of vacant buildings in Fort Duncan area in Eagle Pass, Texas as part of studio project. The project was in consultation with planning and economic development staff from the City of Eagle Pass. The proposal was presented to the Eagle Pass City Council.
- **City of El Paso 2044 Vision Plan (El Paso, TX) ***
Conducted research and analysis for preparing a community inventory report and prepared future land use planning scenarios for neighborhoods in El Paso, Texas. Developed a vision plan for 2044 with vision statement, goals, objectives and policies that would govern the future land use plan.
- **Milbrae Station Transit Oriented Development (Milbrae, CA) ***
Designed a proposal to redevelop Milbrae station and the surrounding neighborhood as a transit oriented development. Proposed a new district with increased density, mixed-use typology and accessible green public spaces.
- **Downtown Tapestry - Seattle Downtown Revitalization (Seattle, OR) ***
Redesigned the civic center of the city located in downtown Seattle as part of a competition. Worked with a multi-disciplinary team to develop innovative strategies and solutions for addressing key issues of homelessness and post pandemic economic recovery in the area.
- **Yard Commons - (Washington D.C.) ***
Worked on a competition proposal to revitalize a site comprising of DOD parcels and vacant industries along the riverfront. Proposed urban design strategies and climate resilience plan to transform the site into a mixed use residential neighborhood and a recreational destination for surrounding community.
- **Northwest Industrial District Revitalization (Portland, OR) ***
Worked on a design proposal for Northwest Industrial District in Portland, Oregon as part of urban design studio. Developed revitalization strategies and land remediation toolkit to preserve light industrial economy and integrate mixed-use typologies.
- **City Center Urban Renewal Plan (Chandigarh, India) ***
Proposed amendment to existing heritage laws in India to accomdate for flexible policy framework for sustainable future of modern architecture in India. Demonstrated polices through implementation of urban design strategies as part of urban renewal plan for the city center of Chandigarh, that is protected under current heritage laws.

(* Denotes projects completed while working at other organizations)



Megan Jones

Principal

Megan is involved in a wide range of CEQA/NEPA environmental documentation, urban planning and land use studies, technical analysis, as well as community involvement and permitting activities, with particular emphasis on complicated and controversial projects in the Monterey Bay region. She has an extensive background in environmental management, policy, and environmental planning and contributes to successful environmental and planning projects, ranging from programmatic review of general plans and regional transportation plans to project-specific review of development, transportation, and water infrastructure projects. Megan is skilled at balancing the goals of conveying complex environmental issues to the general public and preparing legally defensible and highly technical CEQA and NEPA documents.

EDUCATION

MPP, California State
University Monterey Bay
BA, Environmental Studies,
University of Oregon
BA, Geography, University of
Oregon

AFFILIATIONS

Association of Environmental
Professionals, Monterey Bay
(Board Member 2009–2022,
Former Chapter President
2021–2022, 2019
Conference Chair)
American Public Works
Association, Member

YEARS OF EXPERIENCE

18

SELECT PROJECT EXPERIENCE

Project Manager, City of Seaside (subconsultant to Torti Gallas + Partners) – Campus Town Specific Plan Environmental Impact Report, Seaside

Megan served as project manager for the Campus Town Specific Plan Environmental Impact Report (EIR). The Specific Plan would facilitate the development of up to 1,485 housing units; 250 hotel rooms; 75 youth hostel beds; 150,000 square feet of retail, dining, and entertainment uses; and 50,000 square feet of office, flex, makerspace, and light industrial uses; as well as park/recreational areas, and supporting infrastructure, on approximately 122 acres on the former Fort Ord, just south of the California State University, Monterey Bay campus. Key issues included water supply, transportation/vehicle miles travelled, and greenhouse gas emissions. The Final EIR was certified in March 2020.

Principal-in-Charge, County of Monterey – Rancho Cañada Village Second Revised Draft Environmental Impact Report, Monterey County

Rincon prepared a Second Revised EIR for the revised Rancho Cañada Village residential development in Carmel Valley. The original EIR was prepared by another firm and certified in 2016; upon certification, the Board of Supervisors approved an alternative to the proposed 281-unit project, a 130-unit project that was included in the 2016 EIR as an alternative analyzed at an equal level of detail. The Carmel Valley Association filed a lawsuit challenging the certification of the 2016 EIR and approval of the 130-unit project, among other things. The Monterey Superior Court issued a Peremptory Writ of Mandate commanding the County to set aside the certification of the 2016 EIR and address two legal inadequacies in the 2016 EIR: inaccurate project description and an insufficient range of alternatives. Rincon was selected by the County to prepare a Second Revised EIR to comply with the court's decision and guidance. This work effort entailed removing the 281-unit project and framing the 130-unit alternative as the proposed project, updating relevant background information, and preparing a new alternatives section. The Second Revised Final EIR was certified by the Board of Supervisors in July 2021.

Principal-in-Charge, City of Pacific Grove – 1661 Sunset Focused Environmental Impact Report, Pacific Grove

Megan is Principal-in-Charge of a Focused EIR for a proposed residential development at 1661 Sunset Drive in Pacific Grove. The project would merge two existing parcels and develop the new parcel with a single-family residence, retain an existing residence, and transfer the existing water meter to the proposed residence.



Due to public controversy, an EIR is being prepared with a focus on biological and cultural resource impacts; remaining issue areas are addressed in a detailed Initial Study. The Administrative Draft EIR was submitted to the City in September 2022.

Project Manager, County of Monterey – Carmel Rio Road Subdivision Environmental Impact Report, Monterey County

Megan served as Project Manager for the Carmel Rio Road Subdivision EIR, a 31-unit residential subdivision on approximately 8 acres on Val Verde Drive, at the mouth of Carmel Valley. The site is exposed to flood risks from two distinct flooding sources: overbank flows from the Carmel River and overland flows from the current downstream end of the relatively large north bank tributary known as County Drainage Area 27 (DA-27). A key issue addressed in the EIR was therefore hydrology and water quality, with particular emphasis on flooding. Other key issues included biological resources, cultural resources, and transportation. The Final EIR was completed in May 2017, though the project was denied over concerns associated with on-site affordable housing.

Principal-in-Charge, County of Monterey – Charolais Ranch Project Environmental Impact Report, Monterey County

Megan is Principal-in-Charge of an EIR for a residential subdivision project in the County of Monterey. The project is a standard subdivision resulting in the creation of 27 parcels that will include 26 residential parcels and three separate open space areas. Key issues include aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, transportation, tribal cultural resources, utilities and service systems, and wildfire, due to the undeveloped and rural nature of the 131-acre site.

Principal-in-Charge, City of Monterey – 2101 North Fremont Street Hotel Environmental Impact Report, Monterey

Megan is Principal-in-Charge of a Focused EIR for the redevelopment of a hotel property in Monterey, California. The project entails demolition of the existing uses on site, including a one-story, 18-guest-room motel, a 134-seat restaurant, and a surface parking lot, and construction of a new four-story, 42-guest-room branded hotel and a surface parking lot. The City released a Draft Initial Study-Mitigated Negative Declaration (IS-MND) for the project in March 2021, and the City of Monterey Planning Commission approved the IS-MND and project in October 2021. Based on an appeal filed by an adjacent property owner, the City requested that Rincon prepare an EIR focused on noise, cultural and tribal cultural resources, hazards and hazardous materials, and land use. To date Rincon has prepared an Administrative Draft EIR and is currently preparing a Public Draft.

Principal-in-Charge, County of Monterey – River View Assisted Living Facility Responses to Comments/Final Environmental Impact Report, Monterey County

Megan served as Principal-in-Charge for the responses to comments and a Final EIR for the River View Senior Assisted Living Facility in unincorporated Monterey County. The Administrative Draft EIR was prepared by another firm on behalf of the project applicant, and the County of Monterey released the Draft EIR. Rincon was retained by the County to assist with responses to comments after receiving 118 comment letters. Completing the responses to comments included additional analysis of biological resources, geology and soils, land use, noise, public services, transportation, and tribal cultural resources. Rincon completed the responses to comments and Final EIR on a quick timeline, to the satisfaction of both the project applicant and County staff.

Principal-in-Charge, City of Salinas – Downtown Parking Lot and Intermodal Transportation Center Rezone Project Initial Study-Mitigated Negative Declaration, Salinas

Megan is the Principal-in-Charge of an IS-MND for the Downtown Parking Lot and Intermodal Transportation Center Rezone Project for the City of Salinas. The project would entail zone changes to four downtown City-owned parking lots and portions of the City's Intermodal Transportation Center. The sites are currently zoned Public/Semipublic and Commercial Retail and would be rezoned as Mixed Use. The purpose of the proposed zone changes is to facilitate the development of up to an estimated 500 housing units and 125,000 square feet of commercial uses within areas designated as federal Opportunity Zones with access to public transit. Key issues include aesthetics, air quality and greenhouse gas emissions, transportation, and utilities and service systems.





EDUCATION

BS, Environmental Resource
Management, Virginia
Polytechnic Institute and State
University

YEARS OF EXPERIENCE

17

George Dix

Supervising Environmental Planner

George's professional experience spans more than 17 years and has focused on environmental planning and review, including CEQA and NEPA compliance, impacts analyses and development of mitigation measures, permitting, biology, and project management. George has worked on many diverse and complex CEQA and NEPA projects, which has included managing and authoring categorical exemptions, initial studies, environmental impact reports (EIR), categorical exclusions, environmental assessments, and environmental impact statements. He is also well-experienced in wetland permitting, including Section 404 permitting with the U.S. Army Corps of Engineers and 401 permitting with Regional Water Quality Control Boards. His duties at Rincon include preparing and managing environmental documents and permit applications in support of CEQA and NEPA.

SELECT PROJECT EXPERIENCE

Project Manager, City of Watsonville – Downtown Watsonville Specific Plan Environmental Impact Report, Watsonville

The City of Watsonville developed the Downtown Watsonville Specific Plan to articulate a community vision and a planning framework for the downtown area that would serve as a guide for the City and other public agency decision makers, community members, and stakeholders over the next 20 to 30 years. The Specific Plan envisions or is designed to accommodate the addition of 3,886 new residential units; 231,151 square feet of commercial development, 376,827 square feet of industrial development, and 114,572 square feet of civic space. Rincon Consultants first prepared an Initial Study and Draft EIR, which included a programmatic analysis of potential aesthetics, air quality, cultural resources, hazards and hazardous materials, noise, population and housing, and transportation impacts. The Draft EIR also included programmatic mitigation measures to reduce some of the potentially significant impacts to these resources. Rincon also prepared the Final EIR, providing written responses to comments received on the Draft EIR.

Project Manager, City of Watsonville – Sunshine Vista Development Environmental Impact Report, Watsonville

Rincon assisted the City of Watsonville in the preparation of an Environmental Impact Report (EIR) for the Sunshine Vista Phased Development, a residential subdivision project. George served as the Project Manager. The project site consists of two parcels used as a car repair, maintenance, and disposal business since the 1960s. Specifically known activities included automotive dismantling, car crushing, car burning, automotive repair, automotive bodywork, automotive service, and storage of automotive waste fluid. The proposed project consists of two phases. The first phase of the project involves remediation of the project site, including removal of all junk vehicles, trash, debris, and structures; soil-remediation and disposal; temporary stormwater drainage measures; and regrading. This phase was found to be categorically exempt under CEQA, but the cleanup activities and associated impacts are analyzed in the EIR. The EIR also analyzes phase two of the project, which consists of subdivision of the property into 150 residential lots and community open space parcels. The residential units will be a mix of single-family units, duplex units, and townhomes. The project also includes a new nature trail along the Watsonville Slough, which is adjacent to the northern side of the project site. Key issues analyzed in the EIR include aesthetics, biological resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, and transportation and traffic.



Project Manager, City of Watsonville – Monterey Bay Sanctuary Scenic Trail Network Master Plan EIR Addendum: Lee Road Portion, Watsonville

Following certification of the Monterey Bay Sanctuary Scenic Trail (MBSST) Network Master Plan EIR, the City of Watsonville began project level design of trail segments in Watsonville, include the Lee Road portion of the MBSST, which implements Segment 18 to avoid some important railroad siding infrastructure. The City proposed shifting a railroad crossing location approximately 80 feet northeast of the location where it was evaluated in the EIR. The City also proposed to shift another proposed railroad crossing near Lee Road, along a section of the railroad track known locally as “Couch Spur.” Rincon Consultants prepared an Addendum to the MBSST Network Master Plan EIR to evaluate the potential impacts of the modified railroad crossings. The Addendum determined that the proposed modifications would result no new or substantially more severe significant impacts than were previously identified in the EIR.

Project Manager, City of San José – 1953 Concourse Drive Project Initial Study-Mitigated Negative Declaration, San José

The proposed 1953 Concourse Drive Project consisted of the demolition of all existing on-site development and construction of a new industrial and warehouse building on the project site, located in northern San José. The proposed new building would include approximately 8,000 square feet of office space and approximately 118,700 square feet of warehouse space, for a total area of approximately 126,700 square feet. The project also included a new surface parking lot and an internal circulation road that would circle the new building. Additionally, internal circulation would allow access to a loading dock area proposed on the north side of the building. Rincon prepared an IS-MND on behalf of the City to evaluate potential impacts of the project and provide mitigation measures, as applicable. Key issues evaluated in the IS-MND included biological resources, cultural resources, hazards and hazardous materials, and transportation.

Project Manager, City of San José – Senter Road Housing Project Initial Study-Mitigated Negative Declaration, San José

Rincon is preparing an IS-MND for a proposed project consisting of the construction of a new residential development on property located along the west side of Senter Road between Keyes Street and E Alma Avenue in San José. The proposed new residential development would be a 44 dwelling-unit complex consisting of 21 three-story duplexes, and two three-story single-family houses. Key issues analyzed in the IS-MND include air quality and health impacts, hazards and hazardous materials, noise and vibration, and transportation. In addition to preparing the IS-MND, Rincon is preparing responses to comments received on the IS-MND.

Project Manager, City of Hayward – 4150 Point Eden Way Industrial Project Environmental Impact Report, Hayward

Rincon prepared an EIR for the 4150 Point Eden Way Industrial Project. The project consisted of demolition of an existing historic building and development of the project site with a new warehouse building that also includes office space. Additionally, the project involved a new wetland preserve adjacent to San Francisco Bay and relocation of a segment of the San Francisco Bay Trail. Due to demolition of the historic structure, cultural resources were a key issue area analyzed in the EIR. The EIR also focused on biological resources, hazards and hazardous materials, and transportation. Other CEQA issue areas and topics, such as air quality, aesthetics, hydrology, and water quality were evaluated in an Initial Study that Rincon prepared. The Draft EIR was recently circulated for public comment and generated only five comment letters, none of which required substantial revisions to the Draft EIR text. George served as Project Manager, overseeing preparation of the Initial Study and EIR, as well as maintaining the project schedule and budget and quality control.

Project Manager, City of Hayward – 25550 Clawiter Road Industrial Development Project Initial Study/Mitigated Negative Declaration, Hayward

Rincon is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the 25550 Clawiter Road Industrial Development Project. The proposed project involves demolition of the remaining components of the former Berkeley Farms operation on the project site and redevelopment of the project site with two new industrial/warehouse buildings. An end tenant is not identified; however, the buildings may be used for ecommerce distribution and logistics. Key issues analyzed in the EIR, given the potential ecommerce use, include transportation and air quality, due to vehicle delivery trips associated with ecommerce. Additionally, because an end tenant is not identified, there is potential that the buildings would need backup electricity in the form of generators. Accordingly, Rincon prepared a health risk assessment to evaluate potential adverse impacts of operating backup diesel generators at the project site. The health risk assessment was used to support the IS/MND.



Project Sheets

BEAUMONT GENERAL PLAN UPDATE AND DOWNTOWN ZONING CODE

BEAUMONT, CA



2021 APA CALIFORNIA: COMPREHENSIVE PLAN AWARD - SMALL JURISDICTION

DESCRIPTION Raimi + Associates led a team in preparing a comprehensive update to the City of Beaumont's General Plan, Downtown Area Plan and associated zoning, and associated environmental review.

Beaumont, located in the westernmost part of Riverside County, is on a journey to develop a long-range plan that charts the City's future, while integrating sustainability, economic growth, fiscal transparency, and accounting for the impacts of projected population growth. The General Plan embraces the community's small town feel and rural mountain setting, while positioning the City to enhance and revitalize existing commercial corridors and residential neighborhoods. The Plan also sets a framework for enhancing connectivity to the Potrero Reserve and management of habitat conservation areas within the planning area. The Downtown Area Plan establishes a vision for Downtown Beaumont as the heart of the City, and a vibrant and dynamic place to work, live, shop, and gather for special events.

HIGHLIGHTS

- Identify opportunity areas for economic development and rebranding of Downtown
- Prioritize key strategies, areas and improvements to support Complete Streets and walkable, mixed-use development accessible to all users
- Develop a standalone Health and Equity Element that addresses environmental justice, health, and climate change.
- Build community trust and engagement in planning process with online outreach and engagement strategies.

CLIENT

City of Beaumont

SERVICES

General Plans and Comprehensive Plans, Downtown Zoning, Health and Environmental Justice Elements, Specific Plans, Community Engagement

TIMELINE

2017 - 2020

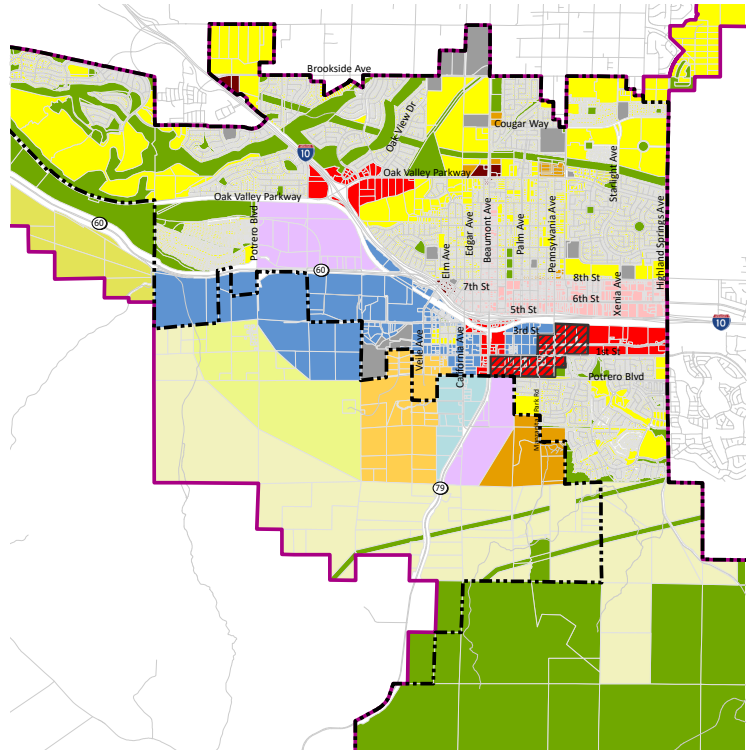
CONTACT

Christina Taylor, Assistant City Manager

City of Beaumont

951-572-3212

ctaylor@beaumont-ca.gov



CULVER CITY ZONING CODE UPDATE

CULVER CITY, CA

CLIENT

City of Culver City

SERVICES

Zoning Codes and Ordinances;
Land Use and Zoning Analysis

TIMELINE

2023 - 2024

CONTACT

Troy Evangelho
Advance Planning Manager
(310) 253-5744
troy.evangelho@culvercity.org

KEY STAFF

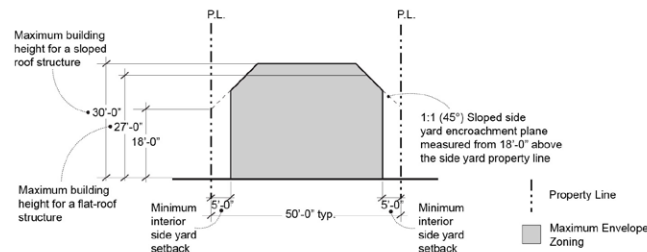
Simran Malhotra, Principal
Alessandra Lundin, Project Manager
Antara Tandon, Key Staff
George Karam, Key Staff

DESCRIPTION

Raimi + Associates was hired by the City of Culver City to comprehensively update the Zoning Code in conjunction with the their General Plan Update process. The updated code implements the land use patterns and the development framework established in the Culver City 2045 General Plan Update and 6th Cycle Housing Element. In particular, the code creates a range of new mixed-use districts to allow housing across the City, from low-scale corridor mixed-use to higher intensity mixed-use industrial. The team worked closely with Staff and the development community to make sure the new Code is easy to navigate, user-friendly, and highly-illustrative.

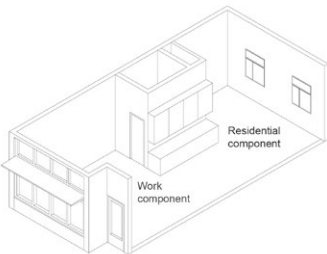
HIGHLIGHTS

- Implement the Culver City 2045 General Plan Update and Housing Element
- Streamlined permitting and procedures consistent with recent State legislation
- Updated special use regulations (e.g., transitional and supportive housing) in conformance with State housing laws
- Clear and illustrative supporting graphics and images

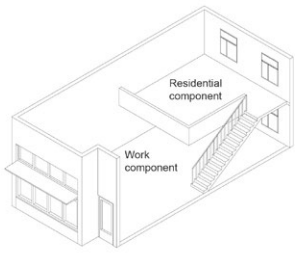


SECTION A-A': Maximum Envelope - Zoning

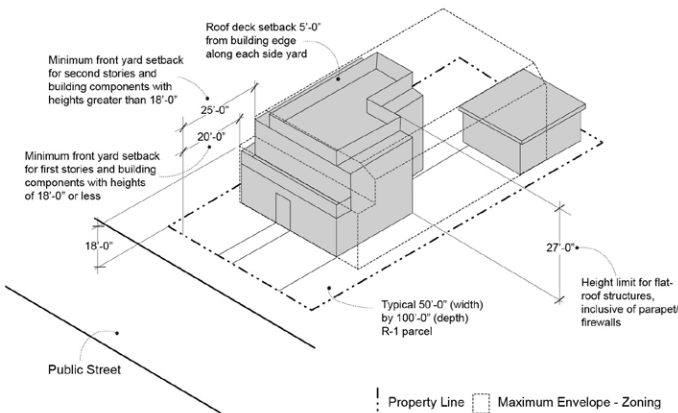
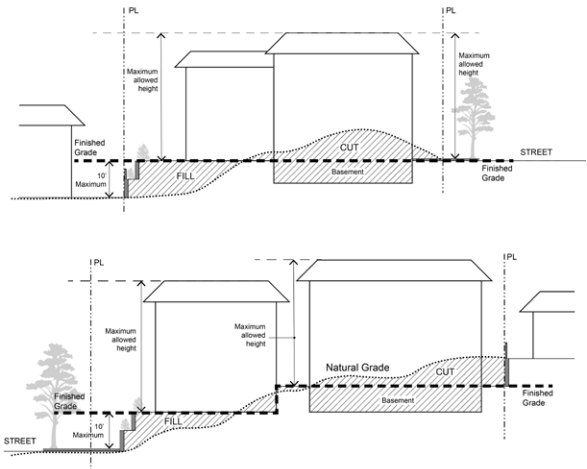
* The 1:1 (45°) upward- and inward-inclining plane constraining placement of roof-mounted and upper-story mechanical equipment and structures housing mechanical equipment is not illustrated in this Figure. Refer to Figure 2-C (1.1 Allowable Placement for Roof-Mounted and upper-Story Mechanical Equipment)



Typical Live/Work Layout 1



Typical Live/Work Layout 2



MILPITAS HOUSING OPPORTUNITY DISTRICTS

MILPITAS, CA

CLIENT

City of Milpitas

SERVICES

General plans and comprehensive plans

Zoning codes and ordinances

Visualizations

Community engagement

TIMELINE

2021-Present

CONTACT

Jay Lee

Interim Planning Director

City of Milpitas

(408) 586-3077

jlee2@ci.milpitas.ca.gov

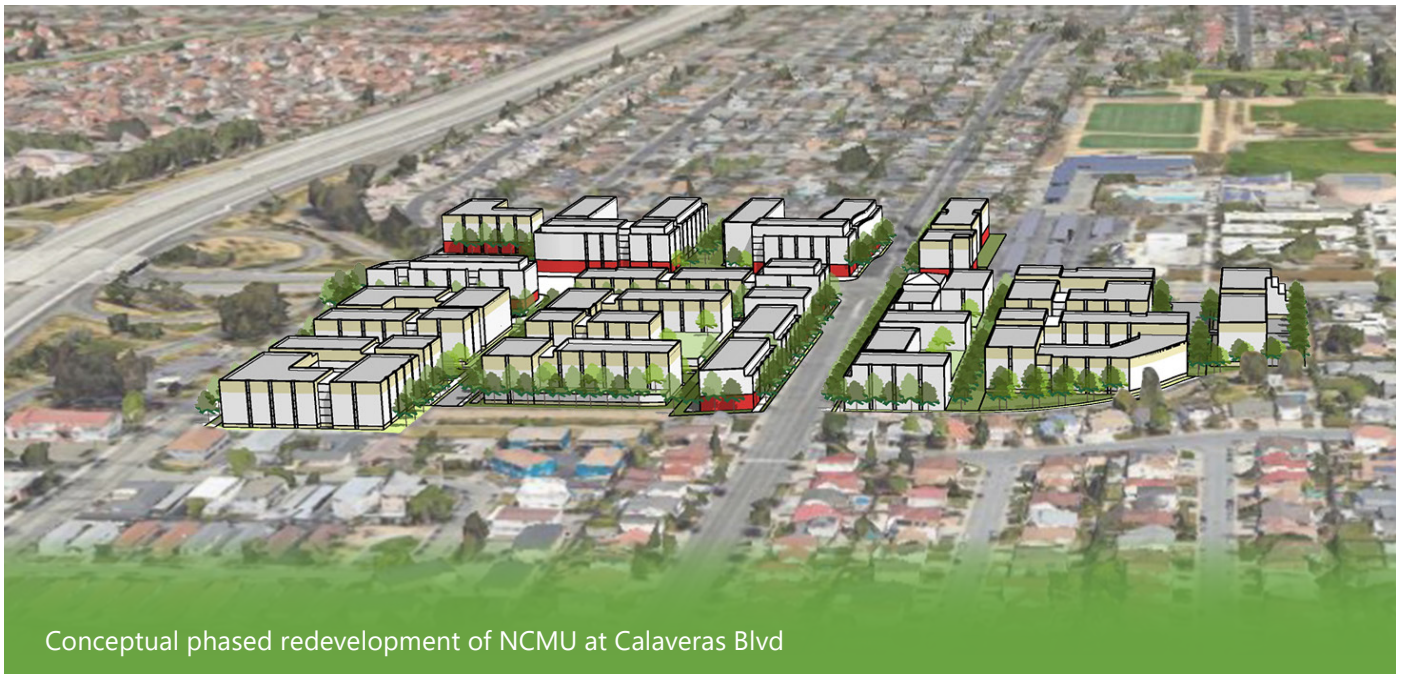
DESCRIPTION

Raimi + Associates is leading the Housing Opportunity Districts (HOD) project for the City of Milpitas. The project includes updating the zoning for the Town Center (TC) and Neighborhood Commercial Mixed-use (NCMU) land use designations of the General Plan to foster the development of mixed-use neighborhoods. The project aims to implement General Plan goals and policies, incentivize affordable housing, help meet current and future regional housing goals, support revitalization of aging shopping centers, and create a net positive on City revenue.

Raimi + Associates analyzed existing conditions, conducted stakeholder interviews, and reviewed and summarized nation-wide best practices in housing opportunity and overlay zones. The team also conducted site tests to model current development standards and proposed zoning standards for each zone. The project will amend the General Plan land-use designation and draft new zoning standards for the NCMU and TC to include sub-districts to allow flexible and feasible mixed-use development.

HIGHLIGHTS

- Conduct a comprehensive analysis of existing conditions
- Conduct stakeholder interviews and shared informational videos to incorporate community perspectives
- Research and summarize best practices from across the nation in the realm of housing opportunity and overlay zones
- Test existing and proposed development standards on select sites through 3D modelling
- Update NCMU and TC General Plan definitions and zoning standards to allow mixed-use development



Conceptual phased redevelopment of NCMU at Calaveras Blvd

PALMDALE ZONING CODE UPDATE

PALMDALE, CA

DESCRIPTION

Raimi + Associates was hired by the City of Palmdale to comprehensively update the Zoning Code in conjunction with the ongoing General Plan Update process. The updated code implements the land use patterns, especially mixed use designations, and the development framework established in the Palmdale 2045 General Plan Update. The code also incorporates and builds upon recently completed Specific Plans and multifamily design regulations. The team worked closely with Staff and the development community to make sure the new Code is easy to navigate, user-friendly, and highly-illustrative.

HIGHLIGHTS

- Implement Palmdale 2045 General Plan Update
- Incorporate and build upon recent Specific Plans and design regulations
- Streamlined permitting and procedures consistent with recent State legislation
- Updated processes and procedures to be consistent with and conforming to minimum State requirements
- Clear and illustrative supporting graphics and images

CLIENT

City of Palmdale

SERVICES

Zoning Codes and Ordinances
Visualizations

TIMELINE

2021-2023

CONTACT

Megan Taggart
Deputy Director, Economic
and Community Development
Department
City of Palmdale
(661) 267-5213
mtaggart@cityofpalmdale.org

Hoja informativa del Código de Zonificación

Actualización integral del Código de Zonificación de Palmdale

Fechas importantes del proyecto

Ototoño 2021

Comprensión del proyecto
Revisión del Código de Zonificación actual + Participación de las partes interesadas + Coherencia del Plan General + Identificación de problemas / oportunidades

Invierno 2021

Dirección del Código de Zonificación
Auditoría del Código de Zonificación + Actualización del mapa de zonificación + Recomendaciones de zonificación

Verano / Otoño 2022

Preparación del Código de Zonificación
Borradores del Código de Zonificación + Formularios de solicitud + Manual de usuario + Revisión de partes interesadas

Invierno 2022 / Primavera 2023

Revisión + Adopción
Revisión pública + Audiencias para adopción

Envision
PALMDALE 2045
a complete community

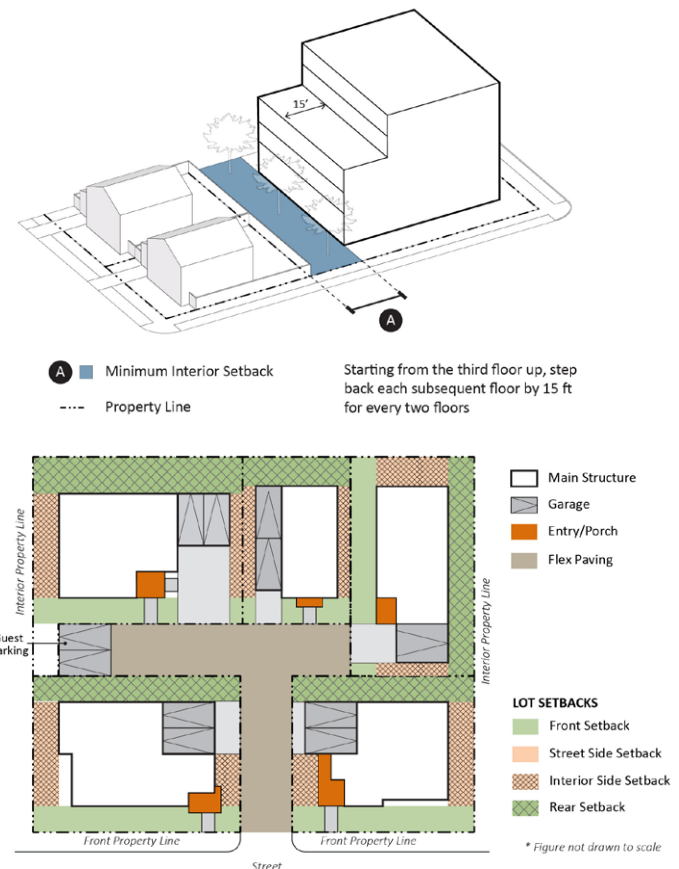
¿Qué es un Código de Zonificación?
El Código de Zonificación de la Ciudad (Título 17 del Código Municipal de Palmdale) regula los usos de la tierra dentro de los límites de Palmdale. El Código establece distritos de zonificación (por ejemplo, residencial, comercial e industrial) que se aplican a propiedades individuales y son consistentes con las designaciones de uso de la tierra del Plan General. Para cada distrito de zona, el Código identifica los usos de la tierra que están permitidos, condicionalmente permitidos y prohibidos. También establece normas de desarrollo como el tamaño mínimo del lote, la altura máxima del edificio y la distancia mínima a la que un edificio debe alejarse de la calle. También se incluyen provisiones para estacionamiento, paisajismo, iluminación y otras reglas que guían el desarrollo de proyectos en la ciudad.

Resumen del Código de Zonificación
La Ciudad de Palmdale está llevando a cabo una actualización integral de su Código de Zonificación para ayudar a implementar la visión de Palmdale 2045, la actualización continua del Plan General de la Ciudad. Este proyecto tiene una fecha de inicio en el otoño de 2021 y se espera que se adopte en la primavera de 2023.

La actualización del Código de Zonificación tiene como objetivo apoyar el crecimiento de la ciudad de manera ordenada y promover y proteger la salud pública, la seguridad, la paz, la comodidad y el bienestar general en conformidad con el Plan General de Palmdale 2045. Los siguientes son objetivos de la actualización del Código:

- Actualizar completamente el Código de Zonificación para implementar los patrones de uso de la tierra y el marco de desarrollo establecido en la actualización del Plan General de Palmdale 2045.
- Actualizar el mapa de zonificación con los distritos de zonificación que implementan y son consistentes con las designaciones de uso de la tierra del Plan General.
- Actualizar las regulaciones, procesos y procedimientos de desarrollo en el Código de Zonificación para que sean consistentes con la ley estatal.
- Optimizar los procesos de aprobación de proyectos para reducir la necesidad de revisiones discrecionales.
- Incorporar y continuar el trabajo significativo en curso y recientemente completado sobre Planes Específicos y regulaciones de diseño multifamiliar.
- Crear un Código altamente ilustrativo que sea fácil de usar y comprender, esté en línea con las mejores prácticas y que transmita la intención de las regulaciones.
- Reestructurar el Código para que esté organizado lógicamente y en línea con las mejores prácticas.

¿Preguntas? Contáctese a:
Megan Taggart
Gerente de Planificación, Ciudad de Palmdale
teléfono: 661-267-5100
correo electrónico: zoningupdate@cityofpalmdale.org
www.Palmdale2045.org/zoning



VENTURA HOUSING OVERLAY ZONES

VENTURA, CA

CLIENT

City of San Buenaventura

SERVICES

Comprehensive Planning,
Sustainability, Health + Equity

TIMELINE

2022 - 2023

CONTACT

Rachel Dimond
Community Development Director
City of Buenaventura
(805) 677-3964
rdimond@cityofventura.ca.gov

DESCRIPTION

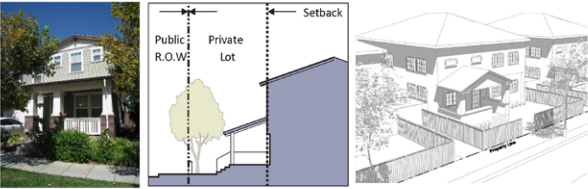
The City of San Buenaventura achieved a significant milestone in 2022 with the adoption of its 6th Cycle Housing Element. As one of the first steps towards implementing the Housing Element objectives, R+A worked with the City to create several form-based code housing overlay zones for sites that needed to be rezoned per the Housing Element. The new housing overlay zones build off of the City's past form-based codes, improve their objectivity, and address challenges that have occurred with implementation of these codes in a manner that allows the overlays to be applied in other parts of the city.

HIGHLIGHTS

- Analyzed and created overlay zones for several building typologies: 1) townhomes; 2) moderate-density multi-family residential/mixed-use; and 3) and high-density multi-family residential/mixed-use development.
- Conducted site tests to check that development standards were feasible.
- Worked with the Design Review Committee to understand the community's design preferences.
- Promoted high-quality design and development that respects the character of existing neighborhoods.

24F.300.030 Frontage Types

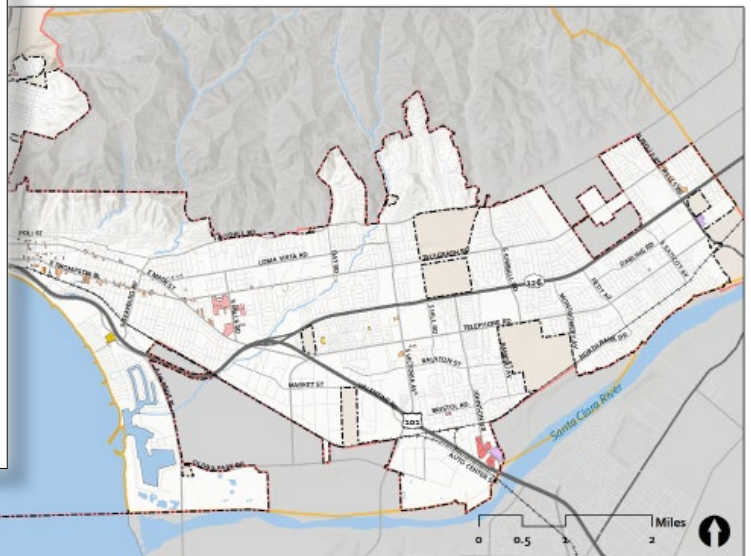
A. Porch and Yard.



1. Description. A frontage wherein the facade may be set back from the property line/frontage line to create a yard. An encroaching porch is appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. A great variety of porch and fence designs are possible including a raised front yard with a retaining wall at the property line with entry steps to the yard.

2. Design Standards.

- Setbacks. Setback areas shall be landscaped.
- Porches shall be five feet minimum deep (clear), eight feet minimum wide (clear) and eight feet minimum tall (clear).
- Porches shall be raised 18 inches minimum and three feet maximum from the adjacent finished grade, and located at the first story.
- Fences.
 - Fences enclosing the front yard shall not exceed three feet, six inches in height from the adjacent sidewalk.
 - Chain link fencing, barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted.



City of Watsonville & Raimi Associates

Downtown Watsonville Specific Plan EIR

Watsonville, California



The City of Watsonville developed the Downtown Watsonville Specific Plan to articulate a community vision and a planning framework for the downtown area that would serve as a guide for the City and other public agency decision makers, community members, and stakeholders over the next 20 to 30 years. The proposed Specific Plan provides a land use and mobility plan along with development and design regulations to guide future public and private development projects in the downtown area of Watsonville. The land use components of the Specific Plan would help the City achieve its objective of incorporating higher density commercial and housing opportunities by accommodating additional residential uses in a compact and active mixed-use environment through both new construction and adaptive reuse of historic or existing buildings. The Specific Plan envisions or is designed to accommodate the addition of 3,886 new residential units; 231,151 square feet of commercial development, 376,827 square feet of industrial development, and 114,572 square feet of civic space.

Rincon Consultants first prepared an Initial Study to determine the potentially significant impacts of the Specific Plan that must be further evaluated in an EIR. Following preparation of the Initial Study, Rincon prepared the Draft EIR, which included a programmatic analysis of potential aesthetics, air quality, cultural resources, hazards and hazardous materials, noise, population and housing, and transportation impacts. The Draft EIR also included programmatic mitigation measures to reduce some of the potentially significant impacts to these resources. Rincon also prepared the Final EIR, providing written responses to comments received on the Draft EIR. Rincon's Project Manager attended hearings where the EIR was certified.

Reference Information:

Justin Meek, AICP, Asst. Community Development
Director
City of Watsonville
250 Main Street
Watsonville, California 95076
831-768-3077 |
justin.meek@cityofwatsonville.org

Dates: September 2022 to December 2023

Staff: George Dix, Project Manager
Megan Jones, Principal-in-Charge

County of Santa Cruz

Medical Office Building Project EIR

Soquel, California



Rincon assisted the County of Santa Cruz in the preparation of an EIR for the proposed Medical Office Building Project in the Soquel area of Santa Cruz County, just east of the City of Santa Cruz. The proposed project consists of a new four-story medical office building. The proposed building would provide approximately 160,000 gross square feet of medical office use for specialty outpatient services. Services may include advanced medical and urgent care clinics, and outpatient surgery facilities, support services for urgent care and outpatient surgery. The proposed project also includes the construction of a four-story parking garage for the medical office building. It would accommodate five levels of parking, including the rooftop level. Additionally, the proposed project includes street frontage improvements along Soquel Avenue, including new pedestrian sidewalks and bicycle facilities. The project would also require utility and drainage improvements, including a new stormwater outfall along Rodeo Gulch, east of the site. Working in coordination with the County and project applicant, Rincon Consultants prepared and circulated a Draft EIR in 2021. Key issues evaluated in the EIR included aesthetics, biological resources, hazards and hazardous materials, hydrology and water quality, noise, transportation, and utilities and service systems. Alternatives was also a key section and analysis in the Draft EIR. Rincon also prepared draft versions of the Final EIR for the project, as well as the Findings of Fact and Statement of Overriding Considerations, but the applicant withdrew their development application before hearings.

Reference Information:

Stephanie Hansen, AICP, Asst. Director – Policy,
Housing & Code Compliance
County of Santa Cruz
701 Ocean Street, Room 400
Santa Cruz, California 95060
831-454-3122 |
stephanie.hansen@santacruzcounty.us

Dates: February 2020 to February 2023

Staff: George Dix, Project Manager
Megan Jones, Principal-in-Charge

City of Watsonville

Sunshine Vista Phased Development (Hillcrest Subdivision) EIR & Addenda

Watsonville, California



Under contract to the City of Watsonville, Rincon consultants prepared a Draft EIR and supporting technical studies for a proposed residential subdivision on an approximately 8.6-acre property along the Watsonville Slough, near the intersection of Ohlone Parkway and Loma Vista. The proposed project commenced with clean-up of the project site, including removal of junk vehicles, debris, and structures; soil-remediation; export of 49,552± cu. yd. of soil; temporary stormwater drainage measures; and regrading. Following completion of clean-up, the proposed project included development of 150 housing units, associated parking, streets, utilities, stormwater management, and a public-access nature trail on the project site. The Draft EIR addressed all issue areas contained in Appendix G of the State CEQA Guidelines. However, special focus was placed on aesthetics, biological resources, hazards and hazardous materials, hydrology and water quality, and noise. In addition to preparing the Draft EIR, Rincon also prepared the Final EIR, Mitigation Monitoring and Reporting Program, and CEQA Findings. Rincon's Principal-in-Charge attended the hearings where the EIR was certified.

Following certification of the EIR, the project applicant identified a noise mitigation measure that was infeasible to implement during project construction. Rincon prepared an Addendum to the EIR that evaluated the minor modification to the project of removing the construction noise mitigation requirement. The analysis included collecting noise measurements of construction equipment while on-site and determining if that noise would result in new significant impacts at the nearest sensitive receptors to the site. Later the property was purchased by a different applicant developer who proposed other modifications to the approved project, including modifications to the soil remediation plan, modifications to ingress and egress, and minor modifications to the site plan. Rincon prepared a second Addendum to the certified EIR evaluating these minor modifications.

Reference Information:

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Dates: January 2017 to June 2021

Staff: George Dix, Project Manager
Stephen Svete, Principal-in-Charge
Megan Jones, CEQA QA/QC