



Community Development Department

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ON CALL AGREEMENT TASK ORDER AMENDMENT

AGREEMENT NO.	<u>12520-2020</u>	TASK ORDER NO.	<u>3</u>	AMENDMENT NO.	<u>1</u>
Consultant/Contractor:	<u>Dudek Consulting</u>				
City Business License #:	<u>22-39584</u>	Orig. Task Order Amount:	<u>\$ 125,000.00</u>	On Call Agreement Amount:	<u>\$ 500,000.00</u>
Agreement Date:	<u>7/1/2020</u>	Previous Amendments:	<u></u>	Prev. Approved Task Orders:	<u>\$ 180,449.00</u>
Agreement Expiration Date:	<u>6/30/2023</u>	This Amendment:	<u>\$ 169,527.00</u>	This Amendment:	<u>\$ 169,527.00</u>
Orig. Task Order Date:	<u>10/17/2022</u>	Task Order Not-To-Exceed:	<u>\$ 294,527.00</u>	On Call Agreement Balance:	<u>\$ 150,024.00</u>
Prior Amendment Date:	<u>n/a</u>			City Council Approval Date:	<u>6/20/2023</u>
Project Name/No.:	<u>LOS ROBLES COMPREHENSIVE CANCER CENTER AT 400 E ROLLING OAKS DRIVE (2022-70775-EIR)</u>				
Account No.:	<u>001-4210-641-5947</u>				

SCOPE OF WORK FOR THIS TASK ORDER:

PLEASE SEE ATTACHED

NOT-TO-EXCEED FEE AMOUNT FOR THIS TASK ORDER AMENDMENT: \$ 169,527.00

TIME FOR COMPLETION OF ALL SERVICES UNDER THIS TASK ORDER: 12/30/2024

Recommended By: _____ Date: _____

Justine Kendall, Associate Planner
City of Thousand Oaks

Approved By: _____ Date: _____

Steve Kearns, Planning Division Manager
City of Thousand Oaks

Accepted By: _____ Date: _____

Joe Monaco, President/CEO
Dudek Consulting

Approved By: _____ Date: _____

Kelvin Parker, Community Development Director
City of Thousand Oaks

Approved By: _____ Date: _____

Kevin McNamee, Mayor
City of Thousand Oaks

Approved By: _____ Date: _____

Andrew P. Powers, City Manager
City of Thousand Oaks

Approved As To Form: _____ Date: _____

Noel Doran, Assistant City Attorney
City of Thousand Oaks

Attested By: _____ Date: _____

Laura B. Maguire, City Clerk
City of Thousand Oaks

Rev. 4/2022-CLJ

*If the term of the Master On-Call Agreement from which this Task Order was issued expires prior to the completion of this work, the terms and conditions of the Agreement, including all rights and obligations, shall remain in effect and bind the parties until the work is completed.

EXHIBIT “A-1” – SCOPE OF WORK

Original task descriptions have been amended (June 2023) as shown below and supersede the original Task descriptions included in the Task Order signed October 17, 2022. Only those tasks listed below have been amended, all others remain in effect.

The EIR must analyze the impacts of the proposed project pursuant to the California Environmental Quality Act (CEQA), commencing with Section 21000 et seq. of the California Public Resources Code. The EIR must meet the legal requirements of a complete, legally accurate and adequate, unbiased, and objective statement of the direct, indirect, and cumulative impacts of the proposed project. The function of this document will be to provide the community, the Planning Commission, and the City Council with accurate information regarding short- and long-term impacts.

Task 2 - Assessment of Project Description and Preparation of Technical Reports - \$112,061.

Contactor will audit and coordinate on the Project Description; review background information, including the project applications, site plans and all relevant materials in coordination with City staff; peer review technical reports, and any other relevant documents and studies that have been prepared; and prepare the following technical reports:

- Air Quality Impact Analysis with Construction and Operational Health Risk Assessments
- Energy Use Analysis
- Greenhouse Gas Impact Analysis
- Phase I Environmental Site Assessment
- Noise and Vibration Assessment
- Fire Protection Plan
- Aesthetics Analysis Photo Simulations

The contents and objective of each report is described below, under Task 6. To the maximum extent feasible, existing technical studies will be used and impacts will be quantified and compared to quantitative significance thresholds. Technical studies provided to the City by the project applicant include a Biological Resources Assessment, Protected Tree Report, Geotechnical Evaluation, and Preliminary Drainage Report.

Task 6 – Preparation of the Administrative Draft EIR – \$78,660

The Administrative Draft EIR must represent the Consultant's best efforts toward the actual Draft EIR document. A thorough and accurate report will be expected. All text and graphics to be used in the Draft EIR must be included, in proposed final form, in the Administrative Draft EIR Document. Contractor will prepare an internal review (Administrative) Draft EIR and will submit an electronic copy of the Administrative Draft EIR for City review in PDF and Word format. The final public review Draft EIR (if so determined) will be submitted both electronically and in hard copy (three (3) sets of the

EIR and technical reports) for review by the public at City counter. An electronic copy of any document referenced in the appropriate environmental document shall also be provided.

In addition to all legal requirements, the Administrative Draft EIR must include:

1. A summary table that clearly describes all potential impacts, states whether or not the impact is significant, identifies potential mitigation measures, and indicates whether or not the impact remains significant upon implementation of the mitigation measures;
2. Maps, graphics, tables and charts necessary to clearly depict the location and nature of any environmental constraints and potentially significant impacts identified in the EIR, and present relevant information;
3. An impact discussion that numerically identifies each impact, with each significant impact followed by appropriate mitigation measures. Whenever possible, equally effective alternative mitigation measures should be proposed. This will allow the City to select the mitigation measure determined to be most feasible and desirable at the time of Project approval;
4. The Draft EIR must address all staff comments provided on the Administrative Draft EIR document.

The EIR will address each issue on the CEQA checklist as listed below:

- Aesthetics, Light, and Glare. The Aesthetics analysis will be based on thresholds established and referenced in Appendix G, Section I, Aesthetics, of the CEQA Guidelines. The review will consider nearby sensitive uses that are in proximity to the site. The study of impacts will thoroughly address existing conditions, identify demolition and construction-related impacts, review and consider designated scenic vistas that may occur in the vicinity, nearby view vantage points, analyze character and quality considerations and study potential light and glare impacts. The analysis will consider the potential effects on the quality and character of the Project area. The compatibility and introduction of new land use, when compared to the surrounding area, will be studied. Consistency with applicable Municipal Codes, Development Standards, and Regulations pertaining to aesthetics will be reviewed. The potential for significant impacts to be generated by the introduction of light and glare associated with new development onsite will be addressed. Existing lighting conditions will be identified and proposed lighting (e.g., interior lighting, exterior security lighting, landscape lighting, and potential increases in vehicular headlights in the vicinity of project ingress and egress locations) will be considered. Existing City policies and guidelines regarding light and glare will be reviewed for inclusion within the EIR. The existing aesthetic environment and visual resources will be characterized, and the discussion will identify views of the Project site from adjacent areas. A visual inventory of the Project area will be conducted to verify the visual character and viewshed. In addition, as part of **Task 2**, to depict the anticipated visual change associated with implementation of the proposed project, Contractor will create up to three three-dimensional (3D) visual simulations of the proposed project on finished grade. The 3D simulations will

include existing site photographs as background images and a true-scale 3D models for the Project rendered onto the existing photographs.

- Agriculture and Forestry Resources. There would be no effect on farmland or forestland and the project would not convert such lands to another use.
- Air Quality. Project generated operational, traffic, and construction emissions will be quantified using the California Emissions Estimator Model (CalEEMod) and compared to Ventura County Air Pollution Control District (APCD) thresholds of significance. Project consistency with the regional air quality management plan, impacts to sensitive receptors, and odors will also be evaluated. The air quality analysis will also evaluate the potential health risk to nearby sensitive receptors (including single family residences) associated with project construction and operation through Operational and Construction health risk assessments (HRA) included as part of **Task 2**. The HRAs will be prepared to analyze the potential health risks associated with exposure of nearby sensitive receptors to diesel particulate matter, a toxic air contaminant, from heavy duty truck trips for any off-site sources not screened out by the preliminary air quality analysis detailed previously. Readily available data, such as Caltrans truck traffic data for highways may be used in the analysis. The dispersion of toxic air contaminants to the project site will be determined using Hotspots Analysis and Reporting Program Version 2 (HARP 2) software developed by the California Air Resources Board and the most recent version of the United States Environmental Protection Agency's air dispersion model, the AMS/EPA Regulatory Model (AERMOD). Chronic and carcinogenic health risk calculations will be based on the Office of Environmental Health Hazard Assessment's 2015 Risk Assessment Guidelines. If health risk exceeds APCD threshold levels, Contractor will recommend feasible mitigation measures. The methodology and results of the HRA will be summarized in the air quality section of the EIR.
- Biological Resources. Contractor understands the applicant is to submit a Biological Resources Assessment with Jurisdictional Delineation which will be peer reviewed by the contractor, as well as a Protected Tree Report to the City, which will be peer reviewed by an International Society of Arboriculture Certified Arborist (arborist) consultant under separate contract with the City. The impact analysis will provide a discussion of the existing conditions, regulatory environment, thresholds of significance that were used for the evaluation, the impact analysis (both project and cumulative), any recommended mitigation measures, and the level of significance after mitigation.
- Cultural Resources. Contractor will request a California Historical Resources Information System records search of the project sites as well as a 0.5-mile radius around the project site from the South-Central Coastal Information Center (SCCIC) located at California State University, Fullerton. The primary purpose of the records search is to identify any previously recorded cultural resources known to exist within or near the project site. In addition to the archaeological inventory records and reports, an examination will be made of historic maps, the National Register of Historic Places, California Register of Historical Resources, the California Historical Resources Inventory, and the listing of California Historical Landmarks. The records search will also reveal the nature and extent of any cultural resources

work previously conducted within the project site and adjacent vicinity. The City assumes SCCIC will conduct this records search with a maximum direct expense of \$800. Due to the COVID-19 pandemic, the SCCIC has suspended in-house records search appointments and may be experiencing delays and turnaround times may be affected. In addition to the SCCIC records search, Contractor will request an EDR package which includes historical aerial photographs, city directories and Sanborn Fire Insurance maps of the project footprint; this will be conducted with a maximum direct expense of \$350. The results of this analysis will be included directly in the environmental document, no separate report will be provided.

- **Paleontological Resources Assessment.** Contractor will conduct a paleontological resources analysis to identify the geologic units, which may be impacted by project development, determine the paleontological sensitivity of geologic unit(s) within the project site, assess potential for impacts to paleontological resources from development of the proposed project, and recommend mitigation measures to avoid or mitigate impacts to scientifically significant paleontological resources. The paleontological resource study will consist of a fossil locality record search, review of existing geologic maps, and a review of primary literature regarding fossiliferous geologic units within the project vicinity and region. The direct expenses for the locality search will not exceed \$500 and no field survey will be required. The results of this analysis will be included directly in the environmental document, no separate report will be provided.
- **Energy.** This analysis, included under **Task 2**, will quantify energy use based on CalEEMod results and standard demand factors. Energy use will be compared to local or state energy use inventories to determine whether the project would use energy in a wasteful manner.
- **Geology and Soils.** Based on readily available sources (such as the City's Safety Element and any site-specific geotechnical analysis prepare for the project), this analysis included, as part of **Task 2**, will identify existing regional and site-specific geology and soils constraints (such as liquefaction, compressible soils, and subsidence). As necessary, the analysis will identify erosion control criteria and grading requirements to achieve consistency with the City's geologic and grading standards and policies. The results of this analysis will be included directly in the environmental document, no separate report will be provided.
- **Greenhouse Gas Emissions.** The GHG analysis will quantitatively assess project GHG emissions using CalEEMod. The impact analysis, included under **Task 2**, will reflect Appendix G of the State CEQA Guidelines using a simple emission-based threshold. The discussion will also include a qualitative discussion of the project's potential to conflict with applicable plans and measures.
- **Hazards and Hazardous Materials.** Hazard conditions will be examined through the preparation of a Phase I Environmental Site Assessment, included under **Task 2**. The Phase I ESA for the 4.7-acre project site will include a database search, agency records review, historical source review, site reconnaissance, interviews, and report preparation. The findings of the investigation will be summarized in the report and will include a list of any recognized environmental conditions (RECs) identified for the Site, as well as historical RECs and controlled RECs. Results of

the Phase I ESA will be summarized in the Hazards and Hazardous Materials analysis in the EIR.

- Hydrology and Water Quality. Existing hydrology/drainage data for the project area will be reviewed to identify any existing localized flooding or drainage problems. The review will consider changes in absorption rates, drainage patterns, storm drain improvements, and downstream effects. The potential for the project to violate water quality standards or waste discharge requirements will also be analyzed. National Pollutant Discharge Elimination System and associated local requirements will be referenced and incorporated as appropriate. The results of this analysis will be included directly in the environmental document, no separate report will be provided.
- Land Use and Planning. This discussion will analyze the relationship of the proposed project and associated entitlements to applicable planning policies and ordinances, including the City's General Plan and Municipal Code. The project's potential to divide an established community will also be analyzed, as well as potential compatibility conflicts with adjacent uses.
- Mineral Resources. This discussion will note there would be no effect upon mineral resources.
- Noise. Potential noise and vibration impacts associated with project construction and operation will be analyzed. Four short-term noise measurements will be conducted to characterize ambient noise conditions. Manual traffic counts of vehicles along the adjacent street segment will also be completed during the sound level measurements to calibrate the traffic noise model for use in characterizing the ambient community noise equivalent level. A 24-hour SPL measurement may be conducted at one of these four locations, or at another additional location, as needed based on the Contractor's discretion. Temporary construction noise and vibration will be estimated based on standard noise and vibration emission rates for construction equipment and the distance to sensitive receivers (e.g., residences and historic structures). Long-term noise due to on-site operations and traffic increases will be evaluated based on the ambient noise measurements and data from the transportation study. Impacts will be identified based on applicable City noise criteria and vibration criteria recommended by the Federal Highway Administration's Traffic Noise Model (TNM) version 2.5. A technical appendix will be prepared with the noise measurement data logs and modeling input and results for construction, operational, and traffic noise, as part of **Task 2**.
- Population/Housing. The analysis will compare population and housing growth associated with the project to local and regional growth forecasts and will document the fact the project would not result in residential displacement.
- Public Services. The project's effects related to the provision of services, including fire, law enforcement, educational, and recreational services, will be evaluated. Data sources will include readily available documents, such as the City's General Plan, and contact with affected agencies. The analysis will focus on the project's potential to create the need for new or expanded facilities, the construction of which may have significant environmental effects.
- Recreation. The analysis will address direct impacts to local recreation facilities and indirect impacts associated with the deterioration of parks due to increased

demand for recreational facilities. The focus will be potential environmental impacts related to the construction of new facilities and the possible physical deterioration of existing facilities.

- **Transportation/Traffic.** The transportation/traffic analysis will consider impacts to the local and regional circulation system, alternative transportation modes, and traffic hazards. The analysis will also include a discussion of the project's impact related to VMT and will rely on the VMT analysis to be prepared by the City's Public Works Department.
- **Tribal Cultural Resources.** The Contractor will prepare letters and conduct Native American outreach in accordance with AB 52 and SB 18. Based on responses, the City will follow-up with consultation or other communication as needed. This section will summarize the City's AB 52 and SB 18 consultation efforts and the results of the cultural resources records search conducted for the project's Cultural Resources Analysis.
- **Utilities and Service Systems.** Impacts to existing infrastructure, including water, wastewater, solid waste, and electricity/natural gas facilities will be evaluated. Water and energy demand and wastewater and solid waste generation will be quantified using standard rates for proposed uses and compared to current and future system capacity.
- **Wildfire.** This analysis will address the project's location relative to Very High Fire Hazard Severity Zones and State Responsibility Areas and assess how the project may exacerbate wildfire risks, expose people or structures to wildfire or post-fire flooding or landslides, risk or impair adopted emergency response/evacuation plans, or require installation of infrastructure that could exacerbate fire risk. The section will summarize the project site's fire environment (existing condition), applicable plans and policies addressing wildfire hazard, and will provide an analysis of potential impacts. Contractor will utilize the results of our Fire Behavior Modeling and FPP, as well as project plans and reports provided by the City/the applicant and publicly available data sets to inform the impact analysis and mitigation measure development, should measures be necessary to reduce impact significance. In addition, a Fire Protection Plan (FPP) meeting Ventura County Fire Department (VCFD) requirements and guidelines, included under **Task 2**, will be prepared and submitted to the VCFD for review prior to publication of the final public review Draft EIR. The FPP will evaluate fire risk and provide information regarding fire code conformance, specifically related to its location within a very high fire hazard severity zone. Additional tasks related to drafting of the FPP include site specific risk assessment and field data collection, fire behavior modeling, and preparation of a Fire History Exhibit. Findings from the Fire Behavior Modeling and FPP will be incorporated into the CEQA analysis.
- **Effects Found Not to Be Significant.** Section 15128 of the California Environmental Quality Act (CEQA) guidelines requires that an environmental impact report (EIR) briefly describe potential environmental effects that were determined not to be significant and therefore are not discussed in detail in the EIR. The following environmental issues are not considered significant for the Project and shall be analyzed within this chapter of the EIR: Agricultural and Forestry Resources; Geology and Soils; Hydrology and Water Quality; Mineral Resources; Population

and Housing.

- Other CEQA Considerations. The following shall be provided in this chapter of the Draft EIR.
 - Cumulative Impacts. Consistent with Section 15130(a) of the State CEQA Guidelines, the Draft EIR will include a discussion of the cumulative impacts of the Project. This discussion will be provided at the end of each environmental resource section or within the Other CEQA Considerations chapter of the Draft EIR.
 - Growth-Inducing Impacts. Consistent with Section 15126.2(e) of the California Environmental Quality Act (CEQA) Guidelines, the EIR will include a discussion of the Project's growth-inducing effects. The CEQA Guidelines generally describe such effects as follows: (1) economic growth, population growth, or additional housing in the surrounding environment; (2) removal of obstacles to population growth (e.g., a major expansion of a wastewater treatment facility that allows for more construction in the service area); (3) increases in population that tax existing services requiring construction of new facilities that could cause significant environmental effects; and (4) characteristics of a project that would encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. This discussion will be provided within the Other CEQA Considerations chapter of the Draft EIR.
- Significant Irreversible Changes and Significant and Unavoidable Impacts. CEQA Guidelines requires that an EIR address any significant irreversible changes that would be caused by implementation of a project. Per CEQA Guidelines Section 15126.2(c), the following scenarios will be analyzed in relation to the Project: Change in Land Use that Commits Future Generations to Similar Uses; Irreversible Damage from Environmental Accidents; and Large Commitment of Nonrenewable Resources. Within this chapter of the EIR, a summary of any significant and unavoidable impacts of the Project will be provided.
- Alternatives Analysis. In coordination with City Staff, the Contractor will develop project alternatives designed to avoid and/or substantially reduce any impacts that cannot otherwise be mitigated to a level less than significant. Pursuant to CEQA Guidelines Section 15126.6, the Contractor will provide an analysis of a "reasonable range" of alternatives, comparing the environmental impacts of each alternative in each impact area to the Project. For those alternatives considered but rejected from further consideration, the Contractor will document these considerations in this section. The Contractor will provide qualitative and some quantitative analysis of alternatives, comparing the environmental impacts of each alternative to that of the proposed Project and in accordance with CEQA guidelines. An impact matrix will be provided to depict the comparison of impacts (i.e., environmentally superior, inferior,

or similar) of each of the Alternatives analyzed. The project alternatives to be considered will include the No Project alternative, an offsite alternative, and a reduced density/reduced height alternative. Based on comments received at the NOP scoping hearing, the City anticipates analysis of up to 5 project alternatives.

Task 7 – Preparation of the Screencheck Draft and Public Review Draft - \$20,540

Contractor will prepare the Public Review Draft EIR following a final round of comments and edits by City staff.

Contractor will prepare the Notice of Availability (NOA) and the Notice of Completion (for State Clearinghouse involvement). The contractor will be responsible for posting the NOA with the County Clerk as well as all required materials with the State Clearinghouse.

The City will be responsible for preparing and mailing all notices, including a newspaper notice, and publishing the NOI in a local newspaper with the Contractor provided electronic (PDF) copy of the final public review draft EIR for posting on the City's website.

Task 8 – Preparation of the Administrative Final EIR and MMRP and Final EIR and MMRP - \$36,800.

Contractor shall respond to all written comments received by the City, including verbal comments recorded at public hearing(s), as required. This task assumes up to 30 CEQA-related comments will be received by the City in relation to the proposed project (note that a single comment letter may include several comments). No more than one letter from any potential project opponent's attorneys is assumed. If an extraordinary number of verbal comments, comment letters, letters from project opponent's attorneys (which are often lengthy and/or overly technical), or comment letters requiring new analysis are received. All comments and Responses to Comments (RTCs) will be summarized in a matrix of comments, which will include the comment letter, the comment number within the comment letter, the issue area to which it applies, and whether the response will be an individual response or a topical/master response. All comments will be numbered (to indicate comment letter and comment number), and the responses to those comments will be similarly numbered to allow easy correlation. Contractor will also prepare a Mitigation Monitoring and Reporting Program (MMRP), which will be a table listing all mitigation measures and indicating what monitoring actions are required, the department(s) responsible for monitoring, and when monitoring is to occur.

Following the review of the Administrative Draft Final EIR by City staff, Contractor will incorporate any revisions and address comments as requested by the City. Contractor will submit a Screencheck version of the Final EIR for final review, addressing any final revisions or comments.

Contractor will compile the CEQA Administrative Record for the City as the project progresses so that files may be turned over immediately upon project conclusion.

Contractor will also provide draft and final version of the findings of fact and statement of overriding considerations (if necessary).

Task 9 – Project Management & Public Hearings - \$31,076.

This includes project management duties, coordination, meetings, and conference calls, including internal Dudek meetings, City coordination meetings and public hearings. The cost estimate assumes a seven-month timetable. Contractor will attend two public hearing on the project and, if needed, will make a presentation summarizing the environmental review process and EIR conclusions. Up to two technical experts are assumed to be required to be available via video call during two decision-maker meetings and for the project manager to attend up to two hearings in- person.

Optional Tasks

Should Optional Tasks and or additional services be needed, Contractor will contact the City and a determination made for the appropriate course of action.

TASK BASED COST SUMMARY

<u>Task</u>	<u>Description</u>	<u>Cost</u>
1	Kick-off Meeting	\$940
2	Assessment of Project Description and Preparation of Technical Reports	\$112,061
3	Notice of Preparation	\$1,160
4	Transmittal of Notice of Preparation	\$1,840
5	Scoping Meeting	\$2,480
6	Preparation of the Administrative Draft EIR	\$ 78,660
7	Preparation of Screencheck Draft and Public Review Draft EIR	\$ 20,540
8	Preparation of the Administrative Final EIR and MMRP and Final EIR and MMRP	\$ 36,800
9	Project Management & Public Hearings	\$ 31,076
	Contingency (Requested by Staff)	\$ 8,970
TOTAL		\$ 294,527