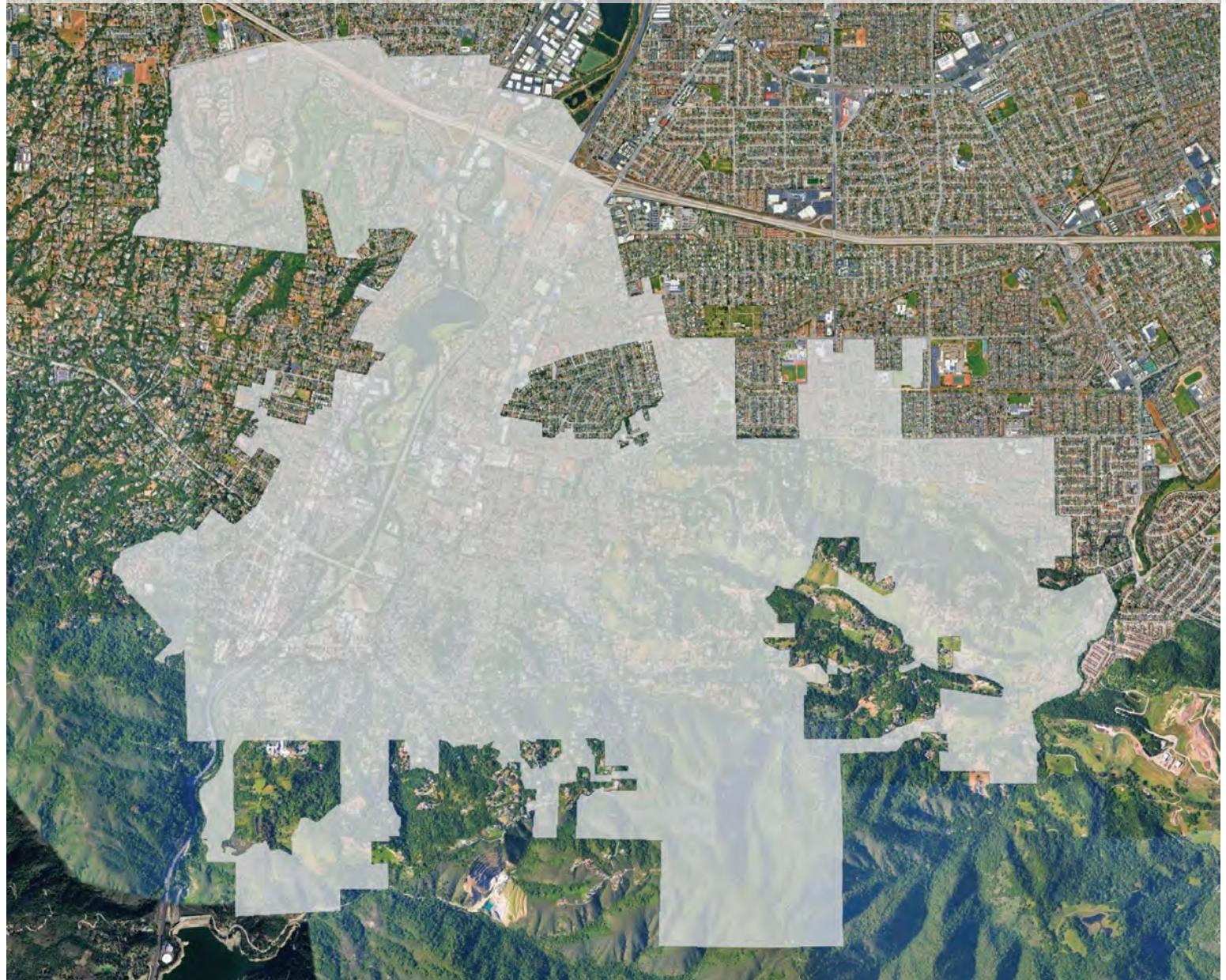


# Town of Los Gatos – Environmental Proposal



Submitted by  
**DAVID J. POWERS**  
& ASSOCIATES, INC.  
ENVIRONMENTAL CONSULTANTS & PLANNERS

Submitted to



**October 2, 2025**

**EXHIBIT A**



## Table of Contents

Cover Letter .....	1
Certification Forms.....	3
Review of Scope of Services .....	7
Experience and Expertise .....	10
Qualifications of Key Personnel.....	4
Timeline .....	10
Samples.....	13
Disclosure of Litigation/Discipline .....	14
References .....	17
Insurance Coverage.....	20
Preliminary Fee Schedule .....	22

Attachment A - Resumes



October 2, 2025

Town of Los Gatos  
Community Development Department  
110 E. Main Street  
Los Gatos, CA 95030

Sent to: [Planning@losgatosca.gov](mailto:Planning@losgatosca.gov)

**RE: Town of Los Gatos – Environmental Proposal**

Dear Community Development Department:

David J. Powers & Associates, Inc. (DJP&A) is excited to have the opportunity to provide Environmental Consultant Services to the Town of Los Gatos. At DJP&A, our team specializes in preparing California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA)-compliant documents and takes pride in providing environmental review that is clear, succinct, and defensible. At DJP&A, we believe ***Quality Environmental Review Makes a Difference***.

DJP&A has provided professional consulting services to public agencies and private developers in all areas of environmental planning since 1972. Throughout our 50+ years of business, we have developed an effective, time-tested approach to project management, and efficient quality control and quality assurance processes. Our extensive experience includes environmental review of:

- General Plans, Specific Plans, Precise Plans, Master Plans, and municipal ordinances;
- Mixed-use developments and intensification and redevelopment projects;
- Parks, trails, and public facilities (including schools, universities, health facilities, and community centers);
- Climate Action Plans and Greenhouse Gas Reduction Plans; and
- A wide range of infrastructure and transportation projects.

We successfully provide environmental/CEQA consulting services to a large number of jurisdictions, including most within Santa Clara County. Our key staff for this on-call include three capable Project Managers and two experienced Principal Project Managers, each bringing a wealth of experience and expertise to the table.

The Town's draft Consultant Services Agreement, Attachment 5, is acceptable and we do not request any changes or exceptions to the agreement.

We appreciate the Town's consideration of our firm, and we hope to be of service to the Town in the future.

Best,

*Shannon George*

Shannon George  
Vice President/Principal Project Manager  
(408) 454.3402  
[sgeorge@davidjpowers.com](mailto:sgeorge@davidjpowers.com)

# David J. Powers & Associates, Inc.

## Certification Forms



The required certification forms are attached.

## **ATTACHMENT 1 - CONFLICT OF INTEREST STATEMENT**

**THIS FORM MUST BE PRINTED OUT, COMPLETED AND SUBMITTED WITH THE PROPOSAL**

### **ENVIRONMENTAL SERVICES**

The undersigned declares:

I/We David J. Powers & Associates (Insert Name) have the following financial, business, or other relationship with Town of Los Gatos that may have an impact upon the outcome of the contract. If none, please specify that no other relationships may have an impact on this contract.

DJP&A has no relationships with the Town of Los Gatos that would have an impact on the outcome of the contract.

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I/We David J. Powers & Associates (Insert Name) have the following current clients who may have a financial interest in the outcome of this contract. If none, please specify that no other clients may have a financial interest with an impact on this contract.

DJP&A is not aware of any clients that would have an interest in the outcome of this contract.

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Pursuant to Government Code section 1090 and any other laws, rules, and regulations that may apply, the Proposer covenants that neither it, its subcontractors, nor employees presently have an interest, and shall not acquire any interest, direct or indirect, financial or otherwise that would conflict in any manner or degree with contract awarded from this RFP. Proposer certifies that to the best of its knowledge, no one who has or will have any financial interest in the contract awarded from this RFP is an officer or employee of the Town. Through its submittal of a proposal, Proposer acknowledges that it is familiar with Section 87100 et seq. and Section 1090 et seq. of the Government Code of the State of California and will immediately notify the Town if it becomes aware of any facts concerning the contract to be awarded that constitute a violation of said provisions.

Furthermore, if there is reason to believe that collusion exists among the Proposers, the Town may refuse to consider proposals from participants in such collusion. No person, firm, or corporation under the same or different name, shall make, file, or be interested in more than one proposal for the same

**ATTACHMENT 2 – NON-COLLUSION DECLARATION**

**THIS FORM MUST BE PRINTED OUT, COMPLETED AND SUBMITTED WITH THE PROPOSAL**

**ENVIRONMENTAL SERVICES**

The undersigned declares:

I am the Vice President [Insert Title] of David J. Powers & Associates, [Insert name of company, corporation, LLC, partnership or joint venture] the party making the foregoing proposal.

The proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The proposal is genuine and not collusive or sham. The Respondent has not directly or indirectly induced or solicited any other respondent to put in a false or sham proposal. The Respondent has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham proposal, or to refrain from responding. All statements contained in the proposal are true.

Any person executing this declaration on behalf of a respondent that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the respondent.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 10.01.2025[date], at San Jose [city], CA [state].

By:

Shannon George

Name:

Shannon George

Title:

Vice President

**ATTACHMENT 4 - STATEMENT REGARDING INSURANCE COVERAGE AND WORKER'S COMPENSATION  
INSURANCE ACKNOWLEDGMENT CERTIFICATE**

**THIS FORM MUST BE PRINTED OUT, COMPLETED AND SUBMITTED WITH THE PROPOSAL**

**ENVIRONMENTAL SERVICES**

PROPOSER HEREBY CERTIFIES that the Proposer has reviewed and understands the insurance coverage requirements specified in the RFP. Should the Proposer be awarded a contract for Services, Proposer further certifies that the Proposer can meet the specified requirements for insurance, including insurance coverage of any subcontractors, and agrees to name the Town as additional insured for the Services specified.

By certifying this form, the Proposer also understands the Worker's Compensation insurance requirement per the California Labor Code, Sections 1860 and 1861:

I am aware of the provisions of Section 3700 of the Labor Code, which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

David J. Powers & Associates

Name of Proposer (Person, Firm, or Corporation)

Shannon George

Signature of Proposer's Authorized Representative

Vice President and Principal Project Manager

Name & Title of Authorized Representative

October 1, 2025

Date of Signing



### Understanding of Scope of Services

We understand that the Town is seeking up to two qualified consultants to provide environmental consulting services. We understand that, as projects arise, the Town would contact on-call consultants to request a scope of services. While the bulk of our work on a project is typically preparing the environmental review document, we also support staff by coordinating with responsible and trustee agencies and stakeholders regarding the environmental review process, prepare necessary notices, preparing and presenting at meetings and hearings, and responding to comments. We also provide overall project management of the environmental review process. Our staff are excellent communicators and will provide the Town with regular status updates and bring up any issues as soon as possible. Examples of the type of environmental documents we could prepare under this on-call agreement include:

- Categorical Exemptions (CE) and Statutory Exemptions (AB 130)
- Addenda and Consistency Checklists
- Initial Study/Negative Declarations (IS/ND)
- Initial Study/Mitigated Negative Declarations (IS/MND)
- Section 15183 Community Plan Exemptions
- Environmental Impact Reports (EIR)
- Mitigation Monitoring and Reporting Programs (MMRP)
- Required notices (e.g., Notice of Intent, Notice of Preparation, Notice of Availability, Notice of Completion, Notice of Determination, Notice of Exemption)

In preparing the necessary environmental documents for the Town, we understand our scope of services could include the following tasks, for which, DJP&A has the expertise and qualifications to support:

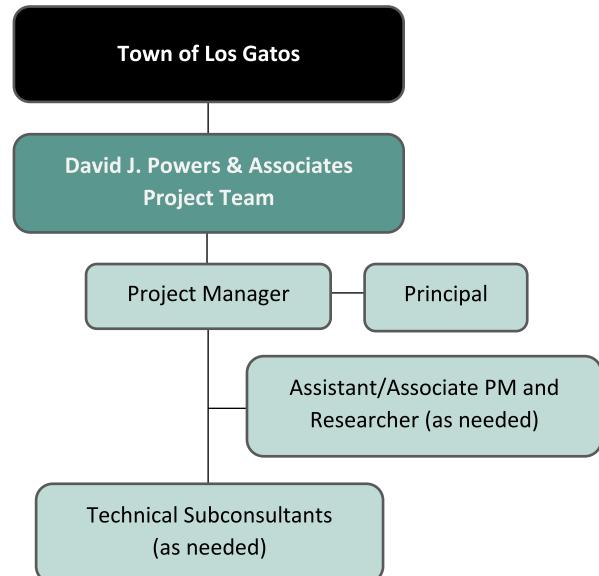
- Reviewing project application materials, relevant Town policy documents and regulations, related environmental documents, and applicant-prepared technical documents
- Providing input and technical advice on the format, scope, content, and processing of CEQA documents
- Preparing necessary CEQA notices (including the Notice of Determination) and coordinating with the Town for their proper posting and filing
- Preparing drafts and finals of necessary CEQA documents (including coordinating necessary review, developing project alternatives, evaluating impacts, and identifying mitigation measures)
- Filing CEQA documents with the State Clearinghouse and the Santa Clara County Clerk-Recorder Office on behalf of the Town

- Completing necessary technical reports to support the environmental review (including peer reviews)
- Maintaining project schedules and budgets
- Supporting the Town with preparing notices for tribal consultation under Senate Bill 18 and Assembly Bill 52 and participating in meetings to support staff, if needed<sup>1</sup>
- Drafting materials associated with CEQA document certification or adoption (e.g., Mitigation Monitoring and Reporting Programs, Findings of Fact, and Statement of Overriding Considerations<sup>2</sup>)
- Compiling, annotating, and preparing Responses to Comments received during the public comment period
- Providing physical and electronic copies of finalized documents for the Town's administrative files and posting on the Town's website
- Attending meetings (such as EIR scoping meetings and public hearings) and conference calls with Town staff during the CEQA process

## DJP&A Approach and Methodology

Upon receipt of each Request for Proposal (RFP) from the Town, DJP&A will assign a dedicated Project Manager and Principal. The Project Manager and Principal will then meet internally to review the RFP and any available documents on the project (e.g., project plans and available technical reports) and contact the Town to ask any clarifying questions to determine the appropriate level of CEQA review (including streamlining opportunities) and necessary technical studies. After reviewing the available information and checking in with the Town, DJP&A will prepare a scope of work, budget, and schedule describing the proposed approach and submit it to the Town for review and consideration.

The dedicated DJP&A Project Manager is involved with all aspects of that project and is the main point of contact for the Town. The Project Manager is directly responsible for daily project coordination and administration, maintaining close communication with the Town, gathering and compiling project and site information, managing subconsultants, and preparing the environmental document. The Principal-in-Charge of the project provides guidance and oversight and is responsible for the quality control/assurance of the environmental document and process. The Project Manager may be supported by an Assistant/Associate Project Manager, Researcher, or additional in-house staff, as needed.



<sup>1</sup> DJP&A can draft letters for tribal consultation but the final letters should be on Town letterhead since consultation is a government “agency to agency” process.

<sup>2</sup> Although we are not attorneys and do not prepare legal findings, DJP&A can assist Town Staff and the Town Attorney in compiling information from an Environmental Impact Report for findings required under CEQA Guidelines Section 15091.

DJP&A teams with subconsultant technical specialists to provide the exact data and analysis that is required for each project. We select the best subconsultant for each job, based on their familiarity with the project location and the specific issues that are pertinent to that project. We have worked closely with many of our subconsultants for over 30 years and they act as an extension of our firm. We feel this approach provides the highest quality of work and reduces overhead costs.

Our project and schedule management techniques include: 1) setting appropriate expectations at the beginning of the project; 2) attending project kick-off meetings and mapping out the project schedule; 3) maintaining regular communication with the Town and technical subconsultants via phone, email, and meetings; and 4) bringing any potential schedule problems to the Town's attention as soon as possible.

Assisting the Town with coordinating with stakeholders, local and federal agencies, and the community is also a component of our environmental consulting services. DJP&A can assist the Town with necessary and desired management related to the environmental review process. For example, DJP&A can support the Town by:

- Attending community meetings and scoping meetings prior to or at the onset of the environmental review process
- Attending stakeholder, focused group, and/or community meetings during the circulation of the environmental review document
- Attending public hearings after the circulation period

DJP&A can prepare presentation materials, present at meetings and hearings, and answer questions about the environmental review process and analysis during the outreach process. DJP&A will listen carefully to environmental concerns raised and assist the Town to respond to/address them accordingly.



### Firm Profile

DJP&A has proudly provided professional consulting services to public agencies and private developers in all areas of environmental planning since 1972. Throughout our 53 years of business, our firm has become known for preparing clear, easy to understand documents that are legally defensible and informative to both the lead agency and public. Our staff has been acknowledged for being experts in the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). We have even been recognized by the Association of Environmental Professionals for providing 50 years of quality environmental review.

DJP&A is a privately held/employee-owned California Corporation registered with the California Secretary of State and in good standing. DJP&A is a California-certified Minority Women-Owned Business Enterprise (MWBE), Disadvantaged Business Enterprise (DBE), a Santa Clara Valley Transportation Authority certified Small Business Enterprise (SBE), and a Santa Clara County certified Green Business.



DJP&A's John Hesler, Shannon George, and Natalie Noyes (L-R) accepting the 2023 AEP Certificate of Achievement for the Company's 50 years of quality environmental review.

### Firm Qualifications

Through the cumulative experience of our professional staff, DJP&A possesses a substantial knowledge base of CEQA and NEPA that provides our clients with objective and thorough research, analysis, and service. We ensure that all CEQA documents we complete are consistent with relevant case law and address agency adopted policies and plans. We monitor regulatory agency policies to stay updated on changes to regulatory settings, including those of the Bay Area Air District, San Francisco Bay Regional Water Quality Control Board, and state and federal agencies.

In addition, our staff members keep up to date on issues with our monthly in-house trainings, as well as external trainings hosted by the Association of Environmental Professionals, American Planning Association, State Office of Land Use and Climate Innovation, United States Department of Housing and Urban Development, Continuing Education of the Bar, and other notable groups and experts in the field. Through this experience, we are well versed on the criteria necessary for legally defensible documents.

DJP&A is frequently selected for complex projects with difficult technical issues and critical time schedules because of our reputation for strong project management and control of the

environmental review process. We work closely with lead agency staff, including their legal representatives, to ensure that each environmental document is legally defensible. Our goal is to create a comprehensive environmental document that not only helps decision makers make effective policy, but also helps members of the public understand the environmental issues related to a proposed project. With our experience in Santa Clara County, the larger San Francisco Bay Area, and our command of the environmental review process, DJP&A offers an unparalleled quality of environmental consulting services.

Our extensive and diverse experience includes environmental review for General Plan Updates, Specific Plans, General Plan amendments, industrial, transportation, infrastructure, institutional, public facilities, commercial, residential, recreational, and mixed-use projects. Our clients include local city and county governments, Caltrans, Federal Highway and Federal Transit Administration, and numerous school districts. Furthermore, DJP&A has a long history of providing on-call environmental review services for public agencies. DJP&A is currently under contract for on-call services with the following public agencies:

- City of Alameda
- City of Burlingame
- City of Cupertino Public Works Department
- City of Gilroy Community Development Department
- City of Hayward
- City of Los Altos
- City of Palo Alto
- City of Redwood City
- City of San José Environmental Services Department
- City of San José Housing Department
- City of San José Mineta International Airport
- City of San José Planning Department
- City of San José Public Works Department
- City of San Mateo
- City of Sunnyvale
- County of San Mateo Public Works Department
- County of Santa Clara Housing Authority
- County of Santa Clara Parks & Rec. Department
- County of Santa Clara Roads & Airports Department
- Santa Clara Unified School District
- Santa Clara Valley Transportation Authority

## Relevant Projects

### Los Altos Library Courtyard Project, Los Altos

**Description of Services:** DJP&A prepared a Categorical Exemption memorandum to support a Notice of Exemption for the Los Altos Library Courtyard project. The project would remove the existing trellis, patio, and pedestrian pathway located directly north of the existing Los Altos Library and construct an approximately 8,265 square-foot outdoor courtyard. DJP&A determined the project is eligible for a Categorical Exemption under CEQA Guidelines Section 15031 Existing Facilities (Class 1) and CEQA Guidelines Section 15303 New Construction or Conversion of Small Structures (Class 3). The project also did not meet any of the exceptions to a Categorical Exemption identified in CEQA Guidelines Section 15300.2.

**Client Name and Contact:**

City of Los Altos

Stephanie Williams, Deputy Director

**Time Period for Work:** March 2024 to February 2025

**Contract Amount:** \$60,117

**330 Distel Circle Residential Project, Los Altos**

**Description of Services:** DJP&A prepared an Initial Study and Environmental Assessment pursuant to CEQA and NEPA for the affordable housing project. DJP&A was initially tasked with preparing an Initial Study that supported a Mitigated Negative Declaration. Ultimately, DJP&A was able to use the Initial Study to demonstrate that the project qualifies for a Categorical Exemption under CEQA. The 330 Distel Circle Residential project proposed to demolish the existing 12,120 square foot office building, associated surface parking, and landscaping on-site in order to construct a new, five-story apartment building (100 percent affordable) totaling approximately 116,040 square feet.

**Client Name and Contact:**

City of Los Altos

Stephanie Williams, Deputy Director

**Time Period for Work:** October 2021 to September 2022

**Contract Amount:** \$130,641

**996 Loraine Avenue Mixed-Use Project, Los Altos**

DJP&A prepared and circulated an Initial Study for the proposed 996 Loraine Avenue Mixed-Use project in the summer of 2025. During circulation of the Initial Study, Assembly Bill (AB) 130 was signed into law, exempting qualifying housing projects from the provisions of CEQA. DJP&A assisted the City with preparing an AB 130 Statutory Exemption Qualification Memo for the project to provide substantial evidence documenting that the project meets the conditions and requirements for a statutory exemption pursuant to AB 130. The project is expected to go to hearing in November 2025.

**Client Name and Contact:**

City of Los Altos

Stephanie Williams, Deputy Director

**Time Period for Work:** October 2023 to Present

**Contract Amount:** \$67,905

**22200 Mt. Eden Road Builders Remedy Residential Project, Saratoga**

DJP&A is preparing an Initial Study/MND for the proposed 22000 Mt. Eden Road Residential Project. The project would construct five single-family houses and one, low income, two-unit duplex on a 5.34-acre site in the City of Saratoga within the Hillside Specific Plan area. The project site is designated Hillside Open Space in the General Plan and is zoned for Hillside Residential. Based on these designations, the site would be allowed a maximum development density of one dwelling unit per 20 acres. The project would utilize the builder's remedy process to allow for the proposed residential density without amending the General Plan designation.

**Client Name and Contact:**

City of Saratoga

Brian Swanson, Community Development Director

**Time Period for Work:** April 2025 to Present

**Contract Amount:** \$151,256

### **Appian Way Subdivision, Union City**

DJP&A is preparing a CEQA Compliance Checklist for the Appian Way Subdivision project in accordance with CEQA Guidelines Section 15168(c) and 15183, with the intent to tier from the 2040 Union City General Plan Update Final EIR. The checklist will document whether the project would result in any new project – or parcel-specific significant effects that are peculiar to the proposed project or its site such that the prior General Plan EIR's analysis would be inadequate. The Checklist would rely on uniformly applicable development policies or standards in order to support an exemption under CEQA Guidelines Section 15183. The project would subdivide 97.83 acres into 80 residential lots in the hillside area of Union City. The project site is located in a High Fire Hazard Severity Zone in a Local Responsibility Area. DJP&A is scoped to prepare an evacuation analysis pursuant to the State Attorney General's guidance on evacuation analyses for CEQA.

**Client Name and Contact:**

City of Union City

Derek Farmer, Planning Manager

**Time Period for Work:** April 2025 to Present

**Contract Amount:** \$251,860



## Qualifications of Key Personnel

We have assembled a team of in-house CEQA experts supported by highly qualified subconsultants with proven experience providing quality environmental review in cities similar to Los Gatos. A brief description of key DJP&A staff by role and their experience are provided below, with full resumes provided in Appendix A. In addition to the key staff identified below, DJP&A has additional in-house staff (including additional Project Managers, Principals, and Assistant Project Managers) we can add to meet the needs of this on-call agreement.

### DJP&A's Key Project Managers



**Fiona Phung** is a Project Manager and has been with DJP&A for 10 years. She has prepared numerous CEQA/NEPA environmental review documents for projects across the Bay Area. Ms. Phung has CEQA compliance experience with typical development, such as commercial and mixed-use, along with Specific Plans. She also has extensive experience preparing analyses for historic resource impacts in CEQA environmental documents. Ms. Phung is meticulous about her work with an eye for detail. With her organizational skills and thoroughness, she is an asset for complex projects.



**Natalie Noyes** is a Senior Project Manager for the company with 18 years of experience preparing environmental resource studies and planning documents for private and public sector clients. Her project experience includes mixed-use, residential, infrastructure projects, parks and Specific and General Plans throughout California. She has extensive experience with permitting and agency coordination at the federal, state, and local levels. Ms. Noyes is skilled in managing complex projects and proactively addressing community concerns in environmental documents.



**Patrick Kallas** is a Project Manager for DJP&A with six years of experience in managing a wide variety of projects, including residential developments, commercial towers, mixed-use development, and hotels. Mr. Kallas has experience with CEQA/NEPA document preparation including CEs, Initial Studies, EIRs, and EAs. He also has experience with Builders Remedy Projects and other streamlining. His educational background, professional experience as an environmental planner, and dedication to thorough environmental analysis make him an asset to DJP&A.

### DJP&A's Key Principals



**Akonni Danielsen** is the President and a Principal Project Manager with over 28 years of experience in planning and preparing environmental documents. Prior to joining DJP&A in 2010, he worked for the City of San José as a Principal Planner. During his time as a Principal Planner at the City of San José, Mr. Danielsen managed multiple Planning Division development work programs and coordinated with all City departments on CEQA and NEPA processes and procedures. Mr. Danielsen stays current on new legislation and court cases to effectively advise lead agency clients on CEQA compliance and best management practices.



**Shannon George** is a Vice-President and Principal Project Manager for the company. She has over 26 years of experience in preparing environmental documents for a wide range of public and private projects. Her project experience includes CEQA and NEPA review of residential, commercial, mixed-use development, General Plan Amendments, area plans, and projects focusing on cultural resources and historic buildings, and program planning projects. Ms. Geroge is also DJP&A's lead Principal for projects involving historic resources. She has overseen several projects that involved impacts to a historic corridor or a historic resource in other jurisdictions.

### Technical Subconsultants

DJP&A could include the below subconsultants, which are organized by environmental resource areas, to complete necessary technical analyses. DJP&A has partnered with these subconsultants for decades, fostering seamless working relationships that make them an extension of our own team. Full resumes for key technical subconsultant staff can be provided upon request.

#### DJP&A Key Technical Subconsultants by Resource Area

##### Air Quality, Greenhouse Gas Emissions, Noise and Vibration

**ILLINGWORTH & RODKIN, INC.**  **Illingworth & Rodkin** (I&R) provides environmental air quality studies and also specializes in the quantification of greenhouse gas emissions. Through years of conducting air quality studies for local, state and federal agencies, I&R has considerable experience dealing with both the technical and policy issues of development projects. Air quality and greenhouse gas emissions analyses and technical studies prepared by I&R have supported hundreds of development projects throughout the Bay Area. I&R also specializes in the assessment and control of environmental noise. I&R has completed more than 2,500 projects involving environmental noise, transportation noise studies, industrial noise control, and building acoustics. I&R combines a strong theoretical and a thorough empirical approach to noise and vibration studies. I&R effectively balances the use of the newest technologies with "being on the ground" to provide a comprehensive environmental noise assessment. Key staff at I&R are:

- *James Reyff* is a Principal with I&R and has over 35 years of experience in the field of meteorology and acoustics. His expertise includes meteorology, air quality emissions estimation, transportation/land use air quality studies, air quality field studies, greenhouse gas studies and environmental noise studies. Mr. Reyff has prepared Air Quality Technical Reports for 300 land use development projects. These projects included microscale analyses, calculation of project emissions (e.g., ozone precursor pollutants, fine particulate matter, diesel particulate matter, and greenhouse gases), health risk assessments, and preparation of air quality conformity determinations.
- *Michael Thill* is a Principal with I&R and has over 27 years of professional experience in the field of acoustics. His expertise includes performing field research, analyzing data, and noise modeling. Mr. Thill has authored technical noise reports for various land use proposals including residential, commercial, educational, and industrial developments as well as for numerous General Plan Updates.

##### Biological Resources



**H.T. Harvey & Associates** (HTH) has highly trained ecologists and professionals that have delivered exceptional consulting services to public agencies, private entities, and nonprofit organizations since 1970. The expertise of their staff encompasses a wide range of biological and design disciplines required to perform high-quality work on ecological projects. They apply their expertise in wildlife ecology, plant ecology, restoration ecology, fish and aquatic ecology, and landscape architecture in pursuit of their mission to create ecologically sound solutions to their clients' complex natural resource challenges. Their senior scientists average 25 years of experience in their respective disciplines, and many are recognized leaders in their fields. Collectively, they have published more than 500 peer-reviewed scientific research papers on a variety of subjects. They have successfully completed thousands of projects for their clients. Key staff at HTH are:

- *Kelly Hardwicke, PhD*, is a Principal in the plant and wetland ecology group at HTH. Dr. Hardwicke has more than two decades of experience characterizing plants in salt marsh, riparian, Mojavean scrub, chaparral, annual grassland, and vernal pool plant communities. She addresses plant and wetlands-related regulatory issues, prepares CEQA documents, and coordinates regulatory agency permitting for complex projects. Dr. Hardwicke performs wetland delineations and designs, manages, and performs large-scale protocol-level and rare plant surveys in a range of habitats. One of her strengths is her ability to communicate clearly with project engineers and to relay pertinent permitting-related information to regulatory agencies.
- *Steve Rottenborn, PhD*, is a Vice-President for HTH and a Principal in the wildlife ecology group at HTH. Dr. Rottenborn specializes in resolving issues related to special-status wildlife species and in meeting the wildlife-related requirements of federal and state environmental laws and regulations. He has contributed to more than 2,500 projects involving wildlife impact assessment, NEPA/CEQA documentation, biological constraints analysis, endangered species issues (including California and Federal Endangered Species Act consultations), permitting, and restoration. He has conducted surveys for a variety of wildlife taxa, including a number of threatened and endangered species, and contributes to the design of habitat restoration and monitoring plans.



**WRA** has provided professional ecological consulting services for over 40 years as biological resources, CEQA, and NEPA consultants. WRA scientists have expertise ranging from wildlife and plant ecology to rare and special status species as well as protected and regulated habitats.

WRA is experienced in navigating the permitting and other regulatory processes required by city, county, state, and federal agencies with jurisdiction in California. Key staff at LOA are:

- *Matt Osowski*, is a Senior Regulatory Permitting Specialist with over 27 years of experience as a biological resources specialist. He manages projects with natural resource challenges, pursuing authorizations for regulated species and habitats in California. Matt leads projects where remediation or other regulatory requirements result in unavoidable impacts to wetlands, sensitive habitats, and special-status species. He negotiates with multiple agencies on behalf of project stakeholders. He also performs biological resource surveys, rare plant surveys, and wetland delineations in his project work.
- *Justin Semion, MBA, PWS*, is a Principal-in-Charge for WRA with over 26 years of experience supporting biological resource projects. Justin has led hundreds of projects involving CEQA/NEPA compliance, regulatory permitting, habitat restoration and management, and ecological assessments. His scientific expertise spans wetlands, eelgrass and estuarine habitats, fisheries ecology, wildlife corridors, and rare species evaluations. He also advises on project risk, stakeholder engagement, and environmental metrics to support sound financial and regulatory decisions. With a background in environmental science and business management, he brings a unique ability to integrate environmental and social considerations into strategic decision-making.

## Cultural Resources



**Archaeological/Historical Consultants (A/HC)** is a cultural resources management firm serving the San Francisco Bay Area and surrounding counties. Since 1976, A/HC has helped public agencies, planners, developers, homeowners, and law firms meet their project goals while complying with CEQA and the National Historic Preservation Act Section 106 regulations. Their services include

archaeological studies, architectural history studies, historic context development, public interpretation, and mitigation planning. A/HC's forensic historical research practice has given the team a strong grounding in the history of technology and corporate histories by developing expertise in industrial processes responsible for soil and groundwater pollution. Key staff at A/HC are:

- *Daniel Shoup, RPA, PhD*, is a Principal at AH/C with over 27 years of experience in both the archaeological and historical aspects of California cultural resources work. He has managed archaeological surveys, monitoring, and mitigation excavations; recorded historic structures; and carried out forensic historical research for a wide range of projects around the Bay Area. Dr. Shoup has a record of productive collaboration with local, state, and Federal agency staff. He is familiar with recent developments in CEQA, including AB 52 tribal consultation, and with the application of Section 106 of the National Historic Preservation Act. He has also managed Native American and historical society consultation for dozens of projects. Dr. Shoup is a Registered Professional Archaeologist and meets the

qualifications for a Secretary of the Interior's Standard and Guidelines for Archaeology, Historic Archaeology, and History.

- *Molly Fierer-Donaldson, RPA, PhD*, is Senior Archaeologist with over 20 years of experience in archaeological and cultural resources management with six of those years in California. Dr. Fierer-Donaldson has prepared hundreds of CEQA and NEPA documents, including archaeological surveys, archaeological sensitivity assessments, excavation monitoring, testing, burial recovery, and historic architectural evaluations throughout the San Francisco Bay Area. Her experience includes work for numerous local agencies, including Caltrans Offices of Local Assistance and Cultural Resources Studies, the Santa Clara and Contra Costa County Housing Authorities, HUD, USACE, and on infill and road projects. Dr. Fierer-Donaldson is a Registered Professional Archaeologist and meets the qualifications for a Secretary of the Interior's Standard and Guidelines for Archaeology and Historic Archaeology.

## Historic Resources

**PAGE&TURNBULL** *Page & Turnbull* has led architecture, preservation, and planning projects for civic, cultural, educational, and commercial clients for over 50 years. Their work has impacted some of California's most significant buildings; and, more importantly, their projects have made a difference in people's lives. Key staff at Page & Turnbull are:

- *Christina Dikas Brobst* is an Architectural Historian and Principal of Page & Turnbull's Cultural Resources Planning Studio. With her extensive expertise in surveying, researching, and evaluating historic properties, Ms. Dikas stands out for her exceptional communication skills and keen sensitivity to clients' needs, prioritizing flexibility and open dialogue. In her work, she values the sense of place, historical perspective, and sustainability inherent in cultural resource management and historic preservation. As a Principal, she has led the majority of Page & Turnbull's large-scale survey projects, and conducted numerous Historic Resource Evaluations, CEQA documentation, Section 106 Technical Reports, General Plans, Specific Plans, Design Guidelines, and other planning documents. She has also developed and managed a number of interpretive programs, which typically are required as an outcome of CEQA review. Ms. Dikas meets the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History.
- *Stacy Kazakavich, RPA, PhD*, has worked as a historian and archaeologist in cultural resources management and planning for over 20 years, including more than 10 years in California. She is experienced in the cultural resource review process for Section 106 and CEQA compliance, has successfully led and conducted archaeological field surveys and data recovery projects, material culture analyzes, historic resource evaluations, and project impact analyzes for a wide variety of property types. Ms. Kazakavich is a skilled researcher, and has conducted records searches and archival research at numerous repositories, undertaken oral history interviews, and enthusiastically seeks the stories of significant places in our midst. Ms. Kazakavich meets the Secretary of the Interior's Professional Qualification Standards (SF 36 CFR Part 61) for Archeology and Architectural History.



**Treanor** *Treanor* is a national architecture, planning, and design firm that employs over 170 professionals in 12 offices across the United States. Treanor's historic preservation architects, architectural historians, and conservators see the unique value of historically significant buildings and view each through the eyes of a detective, learning every nuance of your building. From studies to full architectural services, Treanor works on a variety of building types, preserving the sense of place and culture that makes each community unique. Key staff at Treanor are:

- *Kimberly Butt, AIA, DBIA*, is a registered preservation architect, architectural historian, and Principal at Treanor. With more than 25 years of experience, she guides her clients through the historic preservation process to develop architectural solutions that respect the history of both people and place while preparing for the future. Ms. Butt has documented, evaluated, restored, and rehabilitated historic buildings throughout California and the Pacific Northwest. As an architectural historian, she is passionate about exploring the history of culture and place and has prepared National Register nominations, Historic American Buildings Survey documentation, and historic resource evaluations for properties
- *Elizabeth Graux, AIA CASP*, is a registered historic architect, architectural historian, and Associate Principal at Treanor. Ms. Graux's experience has ranged from documenting historic properties (Historic American Buildings Survey), writing National Register Nominations, and reviewing projects for CEQA compliance to completing historic resource assessments for EIRs and complete building restorations. Ms.

Graux is known for her ability to solve complicated problems and work successfully with owners, contractors, and stakeholders. She has worked on several historic rehabilitations as a project manager and is skilled at managing and coordinating large project teams.

### Geology Hazards and Hazardous Materials

 **CORNERSTONE EARTH GROUP** Cornerstone Earth Group (Cornerstone) integrates geotechnical engineering, environmental services, engineering geology, and construction services. Their technical capabilities and construction and remediation expertise allows them to develop creative and practical solutions to meet project regulatory requirements. Cornerstone is well-versed in current local, state and federal codes and regulations and frequently works with staff in numerous agencies, including: the U.S. Environmental Protection Agency, California Environmental Protection Agency, Department of Toxic Substances and Control, San Francisco Bay Regional Water Quality Control Board, and the Bay Area Air District. Key staff at Cornerstone are:

- *Maura F. Ruffatto, P.E.*, is a Principal Engineer that has over 10 years of experience in geotechnical engineering. She has performed geotechnical investigations for educational, commercial, residential, and public works projects throughout the San Francisco Bay Area and California. Ms. Ruffatto has significant experience in earthwork and mass grading operations, foundation design, excavation shoring and dewatering, soil stabilization, pavement design and rehabilitation, seismic design, retaining walls, geotechnical instrumentation and monitoring, linear infrastructure, ground improvement, rock and soil slope stability, soil laboratory testing, and geotechnical value engineering. Included in her background is the design and analysis of both shallow and deep foundations for complex projects, including shallow footings, conventional and post-tension mats, driven piles, augercast piles, micropiles, and large diameter drilled shafts.
- *Kurt M. Soenen, P.E.*, is a Senior Principal Engineer with Cornerstone and has over 26 years of experience in environmental engineering and consulting services. He has performed environmental investigations for commercial, industrial, public agency and residential developments throughout the San Francisco Bay Area, California, and United States. Mr. Soenen has significant experience in managing site assessments; performing soil, soil vapor, ground water, and indoor air quality investigations; evaluating remedial strategies; designing, operating, and maintaining remediation systems; performing environmental compliance evaluations; coordinating with local regulatory agencies; and implementing cost effective cleanup programs. Mr. Soenen is familiar with federal, state and local environmental regulations. He is experienced at working with staff at the Environmental Protection Agency, California Regional Water Quality Control Board.

### Hydrology and Water Quality & Utilities and Services

 **Schaaf & Wheeler** Schaaf & Wheeler is an “all-water” California civil engineering firm that has focused on hydraulic and hydrology engineering as part of its water resources practice since 1985. Firm projects range from Federal Emergency Management Agency (FEMA) flood studies to public work infrastructure projects (e.g., water, sewer, storm drain design) at the local agency level. Schaaf & Wheeler is an expert at completing utility capacity studies. Key staff at Schaaf & Wheeler are:

- *Leif M. Coponen, P.E.*, is a Vice-President and an owner of Schaaf & Wheeler with more than 20 years of experience in water, wastewater, and storm water systems engineering. He has designed cost-effective water supply and wastewater systems for clients across the Bay Area. Mr. Coponen regularly provides CEQA technical support for public agency land use plans and private land development projects. His project management skills and in-depth knowledge of the design and analysis of both new and rehabilitated potable water, stormwater, and sanitary sewage systems and pumping stations has always been a major factor for repeat clientele. Mr. Coponen is also skilled at preparing detailed plans and specifications for bidding and construction of infrastructure projects for public agencies and providing construction support services.
- *Daniel J. Schaaf, P.E.*, is a Vice-President with over 25 years of project experience encompassing the areas of flood control and drainage, surface water hydrology, and physical and numerical modeling. Mr. Schaaf has managed several large hydrology/hydraulics, flood control, and drainage projects. He is skilled in open-channel hydraulics, coastal and estuary processes, 1D and 2D modeling, urban hydrology, floodplain mapping, and storm drain master planning. He is currently working on implementing modeling projects that integrate pipe and surface flows using sophisticated 2D modeling software. He

has performed several FEMA Flood Insurance Studies and Letters of Map Revisions for clients throughout California, Utah, and Arizona.

## Transportation



**Hexagon Transportation Consultants (Hexagon)** has provided professional traffic and transportation engineering services since 1998 in many San Francisco Bay area cities. Hexagon has three California offices located in San Jose, Gilroy and Pleasanton. Hexagon provides experience in many areas of professional transportation engineering including traffic impact analysis, travel demand modeling, traffic signal design, roadways geometric design and intermodal service planning. Hexagon has a record of customer satisfaction and accountability throughout the firm's 26 year history.

- *Shu Hao (Ollie) Zhou, T.E.*, is a Vice-President and Principal Associate at Hexagon and a Registered Professional Traffic Engineer in the State of California (License No. TR 2857). He has over ten years of experience in traffic engineering and transportation planning. Ollie has successfully managed a wide range of projects for both public agencies and private clients across the San Francisco Bay Area, including traffic impact studies, travel demand modeling, site traffic and parking analyses, multi-modal and traffic calming studies, and safety and evacuation studies.
- *Daniel Choi, E.I.T.*, is an Associate at Hexagon with over six years of experience. Daniel has experience in a variety of traffic engineering and transportation planning projects including transportation impact analyses (TIA), traffic control plans (TCPs), signal design, crosswalk design, and signing/stripping plans. Daniel's traffic design experience includes signal design, crosswalk design, and signing and striping improvements for all modes, including vehicular and pedestrian travel, at intersections and mid-block crossings. Daniel has experience with AutoCAD software and primarily utilizes the Highway Capacity Manual (HCM), California Manual on Uniform Traffic Control (CA MUTCD), and California Highway Design Manual (HDM) to evaluate project alternatives and traffic design improvements.



## Timeline

Sample timelines for environmental documents expected to be completed under this proposal are included below. These timelines would be adjusted depending on the complexity of a project.

### Categorical Exemption

Task	Duration of Task	Time Elapsed
1. DJP&A receives authorization to proceed and requested project information	---	--
2. DJP&A prepares project description	1 week	1 week
3. DJP&A receives technical reports for the project	6 weeks	7 weeks
4. DJP&A submits Admin Draft of Categorical Exemption (CE)	2 weeks	9 weeks
5. Town reviews Admin Draft CE	3 weeks	12 weeks
6. DJP&A revises and submits Draft Categorical Exemption Memo for final review	2 weeks	14 weeks
7. Town reviews Screencheck CE and provides final comments	1 weeks	15 weeks
8. DJP&A finalizes CE based on Town comments and provides copies for filing and prepares draft NOE for County	1 week	16 weeks
	Total	+/- 16 weeks

### Initial Study

Task	Duration of Task	Time Elapsed
1. DJP&A receives authorization to proceed, and requested project information	---	--
2. DJP&A prepares project description	1 weeks	1 week
3. Town/DJP&A sends AB 52 notification letters to tribes (tribes have 30 days to respond to letters)	2 weeks	3 weeks

Task	Duration of Task	Time Elapsed
4. Technical studies complete	6 weeks	7 weeks
5. DJP&A completes Administrative Draft Initial Study	3 weeks	10 weeks
6. Town Reviews of Administrative Draft Initial Study, AB 52 consultation complete	6 weeks	16 weeks
7. DJP&A revises document and submits Screencheck Initial Study, draft MMRP	2 weeks	18 weeks
8. Town reviews of Screencheck Initial Study, MMRP	1 week	19 weeks
9. DJP&A prepares and prints Initial Study for distribution and posting	1 week	20 weeks
10. 20-day Initial Study Public Review Period	3 weeks	23 weeks
11. Public Hearings Scheduled (TBD, based on preparation of responses to comments on IS/MND)		TBD
	Total	+/- 23 weeks

## EIR

Task	Duration of Task	Time Elapsed
1. DJP&A receives authorization to proceed, and requested project information	--	--
2. DJP&A prepares Project Description and Notice of Preparation (NOP)	1 week	1 week
3. Town reviews Project Description and NOP	1 week	2 weeks
4. DJP&A finalizes Project Description and NOP	1 week	3 weeks
5. NOP circulates for 30 days	30 days	7 weeks
6. Technical Studies complete	6 weeks	8 weeks
7. DJP&A submits Administrative Draft EIR to the Town	3 weeks	11 weeks
8. Town reviews Administrative Draft	8 weeks	19 weeks
9. DJP&A prepares Screencheck Draft EIR and MMRP	2 weeks	21 weeks
10. Town reviews Screencheck Draft and MMRP	2 weeks	23 weeks

Task	Duration of Task	Time Elapsed
11. DJP&A finalizes the Draft EIR	1 week	24 weeks
12. 45-day Draft EIR Public Circulation	6.5 weeks	30.5 weeks
13. DJP&A prepares Administrative Draft Final EIR	4 weeks	34.5 weeks
14. Town reviews 1 <sup>st</sup> Administrative Draft FEIR and MMRP	4 weeks	38.5 weeks
15. DJP&A prepares and finalizes Screencheck FEIR	1 week	39.5 weeks
16. Town reviews changes and prepares for circulation	1 week	40.5 weeks
17. Circulation of FEIR	10 days	42 weeks
18. Project is heard at Project Hearing	TBD	TBD
	Total	+/- 42 weeks



## Samples

Links to various document types prepared by DJP&A are provided below.

- North Ventura Coordinated Area Plan Supplemental Environmental Impact Report (City of Palo Alto) <https://ceqanet.lci.ca.gov/Project/2023020691>
- City of San José Infill Housing Ministerial Approval Ordinance (City of San José)  
<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/active-eirs/infill-housing-ministerial-approval-ordinance>
- 996 Loraine Avenue Mixed Use Development Initial Study/MND (City of Los Altos)  
<https://ceqanet.lci.ca.gov/2025061276>
- Los Altos Library Courtyard Project Notice of Exemption (City of Los Altos)  
<https://ceqanet.lci.ca.gov/2025030685>



## Disclosure of Litigation/Discipline

DJP&A has never been disciplined or censured by any regulatory body.

No lawsuit has ever been filed against DJP&A in the company's history. Some projects for which DJP&A has prepared environmental documents have, however, been the subject of litigation by parties opposed to one or more aspects of a given project. Such litigation was not filed against DJP&A and, therefore, no claim or settlement has ever been paid by DJP&A or its insurers in the company's history. In the past five years, some of the projects for which DJP&A prepared environmental documents received opposition and ultimately resulted in a lawsuit against the Lead Agency. They are as follows:

### Prior Litigation

<b>Year</b>	2025
<b>Title</b>	Bay Bridge Lights Revalidation
<b>Location</b>	Bay Bridge West Span in City of San Francisco
<b>Description</b>	In 2022, DJP&A prepared a Categorical Exemption revalidation and supporting technical studies for The Bay Lights 360 Project, which proposes to remove the existing LED lights on the vertical suspender cables of the north-facing side of the Bay Bridge West Span, and install 48,000 new LED lights on the front and back of the same suspender cables. Soft Lights Foundation filed a lawsuit against ABAG/MTC under CEQA, alleging the project violated CEQA and NEPA by not preparing an EIR/EIS. The lawsuit was dismissed as the statute of limitations had expired.
<b>Year</b>	2022
<b>Title</b>	Spieker Senior Continuing Care Community Project
<b>Location</b>	Contra Costa County
<b>Description</b>	In 2022, DJP&A prepared an EIR for a 454-unit Continuing Care Retirement Community on an approximately 30-acre project site in unincorporated Walnut Creek. The adjacent Seven Hills School Campus and an adjacent homeowners association filed a petition against the County under CEQA, alleging the EIR contained an inadequate project description and evaluation of significant impacts related primarily to air quality, hydrology, and traffic, among others. Both lawsuits were settled prior to trial.
<b>Year</b>	2022
<b>Title</b>	El Paseo & 1777 Saratoga Avenue Mixed Use
<b>Location</b>	San José
<b>Description</b>	In 2022, DJP&A prepared an EIR for the El Paseo & 1777 Saratoga Avenue Mixed-Use Village project, and the City of San José certified the EIR and approved the project. The Citizens for Inclusive Development filed a petition against the City under CEQA, claiming the EIR failed to include an accurate project description and adequately evaluate significant project and cumulative traffic and air quality impacts. The Court found that the EIR's project description was adequate. On the topic of traffic, the Court found that the City acted within its discretion to use certain ITE trip generation rates, and that substantial evidence supported this

decision in the administrative record. Further, the Court found that the EIR's analysis of criteria pollutant and health risk emissions was adequate and the petitioner's failed to provide substantial evidence to support their claim otherwise. Therefore, the Court found that substantial evidence existed in the record to support the City's findings and certification of the EIR. The petitioner in the litigation appealed the trial court's decision and the appeal was dismissed.

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<b>Year</b>	2020
<b>Title</b>	Cityview Plaza Office Project
<b>Location</b>	San José
<b>Description</b>	In 2020, DJP&A prepared a Supplemental EIR (SEIR) for construction of three 19-story towers with a total of 3.8 million square feet of office and commercial spaces on an 8.1-acre site in downtown San José. The site, which was developed with nine commercial buildings and one level of below-grade parking, contained multiple structures eligible to be listed as historic resources, including the Family Court Building. In August 2020, a lawsuit was filed by Preservation Action Council San José under CEQA challenging the City's certification of the SEIR. The lawsuit argued the SEIR was inadequate due to overly narrow project objectives, and insufficient analysis of project impacts, mitigations, and alternatives as the project relates to the Family Court Building. The Court found that alternatives to the project were sufficiently analyzed, that substantial evidence in the administrative record supported the City's conclusions that keeping the historic structure would not be feasible in light of technical and economic challenges, the overall objectives of the project, and the City's General Plan, and that mitigation proposed by the petitioner was either infeasible or not required under CEQA. The Court found that substantial evidence existed in the record to support the City's findings and certification of the SEIR.
<b>Year</b>	2020
<b>Title</b>	St. James Park Capital Vision and Performing Arts Pavilion Project
<b>Location</b>	San José
<b>Description</b>	In 2020, DJP&A prepared an EIR for the renovation and revitalization of St. James Park in downtown San José. The park is a contributor to the St. James Square Historic District. In November 2020, a lawsuit was filed by the Sainte Claire Club under CEQA challenging the findings in the EIR of the adverse effects of constructing an outdoor performing arts pavilion within the park including addressing consistency with the General Plan and with the Historic Preservation Ordinance. The infeasibility of an identified alternative site for the project was also challenged. The trial court found that the EIR adequately addressed and found consistency with the General Plan and the Ordinance and that the City's infeasibility finding as to the Discovery Meadow alternative was supported by substantial evidence. The appellate court upheld this ruling.
<b>Year</b>	2019
<b>Title</b>	Almaden Corner Hotel
<b>Location</b>	San José
<b>Description</b>	In 2019, DJP&A prepared an SEIR for construction of a 19-story, 272-room hotel on a 0.20-acre site in downtown San José. The site, which was vacant, is on the north side of Santa Clara Street, adjacent to the historic De Anza Hotel. In February 2020, a lawsuit was filed by Preservation Action Council San José and the De Anza Hotel under CEQA challenging the City's findings of a less than significant impact on aesthetics and historic resources (De Anza Hotel). The Court found that substantial

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evidence existed in the record to support the City's findings and certification of the SEIR.

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<b>Year</b>	2019
<b>Title</b>	Roseland Creek Community Park
<b>Location</b>	Santa Rosa
<b>Description</b>	In 2019, DJP&A prepared an Initial Study for a 19.49-acre park site in the Roseland area of Santa Rosa. A Mitigated Negative Declaration (MND) was adopted for the project in September 2021. In October 2021, a lawsuit was filed under CEQA arguing that the project would have significant impacts to biological resources that were not adequately mitigated and an EIR should be prepared. The City rescinded their approval and subsequently prepared an EIR that was certified in September 2024.

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## References



References are provided in Attachment 3.

**ATTACHMENT 3 - REFERENCES**

**THIS FORM MUST BE PRINTED OUT, COMPLETED AND SUBMITTED WITH THE PROPOSAL**

**ENVIRONMENTAL SERVICES**

**List three (3) references for work of a similar nature to the Services performed within the last five (5) years. Use additional sheets as necessary.**

1. City of San Jose	200 E. Santa Clara Street - 3rd Floor San Jose
Name of Agency	Agency Address
David Keyon	Principal Planner
Contact Name	Contact Title
(408) 535-7898	david.keyon@sanjoseca.gov
Contact Telephone	Contact Email Address
n/a	n/a
Contract Period	Contract Amount

DJP&A is currently on San Jose's approved environmental consultant list to provide CEQA/NEPA  
environmental review for private development applications.

**Description of services performed including costs.**

2. City of Palo Alto	250 Hamilton Avenue Palo Alto
Name of Agency	Agency Address
Claire Raybould	Manager of Current Planning
Contact Name	Contact Title
(650) 329-2166	Claire.Raybould@paloalto.gov
Contact Telephone	Contact Email Address
August 5, 2024 - June 30, 2029	n/a
Contract Period	Contract Amount

DJP&A is currently providing on-call environmental consulting services to the City of Palo Alto on a  
number of projects. Costs will vary depending on the project and level of environmental review required.

**Description of services performed including costs.**

3. City of Los Altos	1 North San Antonio Road Los Altos
Name of Agency	Agency Address
Stephanie Williams	Deputy Director Development Services Department
Contact Name	Contact Title
(650) 947-2633	swilliams@losaltosca.gov
Contact Telephone	Contact Email Address
June 2025 to June 2030.	\$500,000
Contract Period	Contract Amount

Attachment 3

# David J. Powers & Associates, Inc.

## Insurance Coverage



DJP&A maintains and shall continue to maintain Commercial General Liability, Automobile Liability, Umbrella Liability, Workers' Compensation and Employer's Liability, Professional Liability, and Cyber Liability insurance coverage.



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/24/2025

<p><b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</b></p> <p><b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>					
<b>PRODUCER</b> (HD) Hefferman Insurance Brokers 1350 Cariback Avenue Walnut Creek CA 94596			<b>CONTACT</b> NAME: Elizabeth Lee PHONE: (925) 934-8500 FAX: (925) 934-8278 EXT.: 925-934-8500 E-MAIL: elizabeth@heffins.com ADDRESS:		
			<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A : Travelers Property Casualty Company of America 25674 INSURER B : Continental Casualty Company 20443 INSURER C : State National Insurance Company, Inc 12831 INSURER D : The Hanover American Insurance Company 36064 INSURER E : INSURER F :		
<b>INSURED</b> David J. Powers & Associates, Inc. 1871 The Alameda, Suite 200 San Jose CA 95126			DAVIJP0-01		
<b>COVERS</b> <b>CERTIFICATE NUMBER:</b> 1799357080 <b>REVISION NUMBER:</b>					
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>					
INSR LTR	TYPE OF INSURANCE	ADDL SUBR IN&D WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)
A	COMMERCIAL GENERAL LIABILITY  CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		680-9N831625-24-47	12/3/2024	12/3/2025
	GENL AGGREGATE LIMIT APPLIES PER:  POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:				EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ex occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY  ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> Hired Autos Only <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY		BA-2R124741-24-47-G	12/3/2024	12/3/2025
	EXCESS LIAB DED RETENTION \$				COMBINED SINGLE LIMIT (Ex accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$		CUP-9N831926-24-47	12/3/2024	12/3/2025
	DED RETENTION \$				EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYER'S LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N / A	WZ3-9816300-12	1/13/2025	1/13/2026
C	Professional Liability Cyber Liability		EEH288347490 EHJ-ADN01268422	3/26/2025 3/4/2025	3/26/2026 3/4/2026
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) As per contract on file with Insured.					

#### CERTIFICATE HOLDER

#### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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If selected by the Town, the Consultant shall cause the insurance policies required herein to include the Town, and their respective officials, officers, employees, and volunteers as additional insureds for claims caused in whole or in part by the Consultant's negligent acts or omissions. The Consultant shall provide certificates of insurance to the Town that evidence compliance with the above.



## Preliminary Fee Schedule

DJP&A labor costs will be charged on a time and materials basis, commensurate with work completed, in accordance with the fee schedules shown schedule. Subconsultant costs will be charged as shown in the tables below, including our standard 15 percent administrative fee. A sample cost estimate for a typical Initial Study and EIR is provided below, in addition to the charge rates that follow.

### Typical Initial Study Cost Estimate

<b>A. David J. Powers &amp; Associates, Inc.</b>	
• Preparation of Initial Study, project management and coordination, and attendance at meetings/hearings (assumes 146 Associate PM hours, 49 Principal hours, and 10 Graphic Artist hours)	\$48,299
• Reimbursables (travel, printing, etc.)*	\$416
<b>B. Subconsultants*</b>	
• Illingworth & Rodkin (Noise and Vibration Assessment)	\$12,075
• Illingworth & Rodkin (Air Quality and Health Risk Assessment)	\$13,800
• A/HC (Cultural Resources Evaluation)	\$9,245
• Hexagon Transportation Analysis and TDM	\$22,425
<b>Subtotal (A+B)</b>	<b>\$106,260</b>

\* Subconsultant and select reimbursable expenses include our standard 15 percent administrative fee.

### Typical EIR Cost Estimate

<b>A. David J. Powers &amp; Associates, Inc.</b>	
• Preparation of EIR, project management and coordination, and attendance at meetings/hearings	\$65,708
• Reimbursables (travel, printing, County filing fees, etc.)*	\$4,959
<b>B. Subconsultants*</b>	
• Illingworth & Rodkin (Noise and Vibration Assessment)	\$15,525
• Illingworth & Rodkin (Air Quality and Health Risk Assessment with Rail Modeling, and GHG Analysis)	\$16,905
• A/HC (Cultural Resources Evaluation)	\$10,428
• Hexagon Transportation Analysis	\$32,194

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<b>Subtotal (A+B)</b>	<b>\$145,719</b>
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\* Subconsultant and select reimbursable expenses include our standard 15 percent administrative fee.

## Comprehensive Fee Schedules

Comprehensive fee schedules (including the personnel title and hourly billing rate) for DJP&A and our subconsultants are included below. The subconsultants' charge rates are listed in alphabetical order.

David J. Powers & Associates, Inc.	
<b>Title</b>	<b>Hourly Rate</b>
Senior Principal	\$350
Principal Project Manager	\$322
Senior Environmental Specialist	\$274
Senior Project Manager	\$251
Environmental Specialist	\$235
Project Manager	\$224
Associate Project Manager	\$197
Assistant Project Manager	\$165
Researcher	\$142
Graphic Artist	\$132

Materials, outside services, and subconsultants include our standard 15 percent administration fee. Mileage will be charged per the current IRS standard mileage rate at the time costs occur. Subject to revision January 1, 2026. Charge rates subject to an annual 3% escalation and each year thereafter.

Subconsultants	
Archaeological/Historical Consultants LLC	Hourly Rate
Principal (exempt)	\$175
Senior Professional	\$127
Professional 3 (exempt)	\$115
Professional 2	\$105
Professional 1	\$95
Field Technician	\$87
Osteologist (subconsultant)	\$125
Architectural Historian (subconsultant)	\$165

Charge rates subject to an annual 3% escalation and each year thereafter.

All direct costs are subject to a 10 percent administration fee. These direct costs include but are not limited to subconsultants, information center or archive fees, heavy equipment, traffic control services, materials, reproduction, postage, traffic control costs, and travel costs.

Mileage is billed at the current IRS standard mileage rate. Lodging, meals, and incidentals are billed at the GSA per diem rates for the applicable location and month, plus local taxes and fees.

If special accounting, bookkeeping, insurance, or invoicing procedures are requested, the required service will be billed on a time and materials basis.

Fieldwork is charged at four-hour increments for non-exempt staff. Overtime will be charged at 1.5x/2.0x for all nonexempt employees in accordance with California law. Archaeological/Historical Consultants has a minimum charge of 8 hours of labor per job. If work is halted after notice to proceed, the 8-hour minimum will be charged, or actual hours worked, whichever is greater.

Native American monitoring may be arranged through Archaeological/Historical Consultants by request. Native American monitoring labor and all associated direct costs are subject to a 20 percent administration fee.

<b>Cornerstone Earth Group, Inc.</b>	<b>Hourly Rate</b>
Professional Staff:	
Staff	\$198
Senior Staff	\$227
Project Manager	\$250
Senior Project Manager	\$273
Principal	\$315
Senior Principal	\$350
Construction and Support Staff:	
Administrative Assistant	\$125
Engineering Technician I	\$145
Construction Services Administrative	\$160
Engineering Technician II	\$170
Technical Illustrator	\$180
Supervisory Technician	\$195
Senior Supervisory Technician	\$210

Professional Technical Staff includes Engineers, Geologists, Hydrogeologists, Chemists, and Scientists. Charges for personnel will be made in accordance with the above rates. For field personnel, regular rates are normal workday construction hours (Monday through Friday). For time spent over 8 hours in a day, time spent after 5 p.m., time spent on swing shifts, and time spent on Saturdays by field personnel, overtime rates will be charged at 1.5 times the hourly rate. Work on Sundays and holidays and work in excess of 12 hours in one day will be charged at 2.0 times the hourly rate. Field rates are based on a 48-hour notice. For less than a 48-hour notice, a 10 percent surcharge will be added. All field personnel, vehicle and equipment charges are portal to portal. Reproduction of project documents will be charged as a project expense. The hourly rate for professional staff to attend legal proceedings will be 2.0 times the hourly rate specified above.

Reimbursement for the following direct expenses incurred in connection with the Work will be billed at cost plus 18 percent: Drillers, utility locators, laboratories, contractors, hygienists, and consultants; Rented vehicles, public transportation, tolls, and air flights; Permits and special fees, insurances and licenses required to perform Work; Computer programs and rented field equipment; Large volume copying of project documents; Maps, photographs, and environmental databases; Overnight or same day delivery charges; Copying or production of over-sized figures and plans. If personnel are assigned to a project 100 miles or more from an office, \$175 per diem per person allowance will be charged. Unless mutually agreed in writing, Cornerstone will hold samples collected during the performance of the Work no longer than thirty (30) calendar days after their date of collection; project samples requested to be held greater than thirty (30) calendar days will be billed at \$100 per every ninety (90) calendar days. If payment is not received within 30 days of invoice date, the samples will be discarded. Client must notify Cornerstone in writing if the Work is subject to "prevailing wage" under local, state

or federal laws. If a "prevailing wage" obligation exists, Cornerstone's hourly rates for technicians and staff engineers and geologists will be billed in accordance with our Prevailing Wage Hourly Rate Sheet. Charge rates subject to an annual 3% escalation and each year thereafter.

Equipment Charges		Geotechnical Laboratory Tests	
Vehicle Nuclear Density Gauge	\$31 per hour \$13 per test	Compaction Curve Compaction Check Point Plasticity Index	Tests Run During Normal Workday Hours \$370 each \$190 each \$270 each
GPS Unit Hand Auger Equipment Dust Meter (3)	\$100 per day \$100 per day \$475 per day, \$1,475 per week, \$4,125 per month, cellular connectivity \$515 per month per meter	Sieve/Hydrometer Moisture Content	Tests Run Outside Workday Hours \$555 each \$285 each \$405 each
PID ppm, / 4 Gas Meter PID ppb,	\$140 per day, \$600 per week, \$2,000 per month \$180 per day, \$650 per week, \$2,200 per month	Moisture/Density - #200 Wash Sieve < ¼ inch Liner (small) Sieve > ¼ inch Bucket (Large) Lime Stability Consolidation Soil Corrosion Testing	\$270 each \$10 each \$35 each \$70 each \$150 each \$225 each \$400 each \$450 each \$250 each
Weather Station Benkelman Beam Double Ring Infiltrometer Dynamic Cone Pressure / Velocity Gauge	\$100 per day, \$250 per week, \$740 per month \$175 per day, \$750 per week, \$2,800 per month \$100 per day \$90 per day, \$300 per week, \$600 per month		\$408 each \$12 each \$53 each \$80 each \$225 each \$330 each \$600 each \$375 each
VIMS Blower Equipment Depth Sounder ADMP Monitoring Kit (1) Liner and Two Caps Core N One Sampler	\$350 per day \$50 per day \$150 per day, \$360 per week, \$840 per month \$12 each \$50 each triplicate sample		
Modeling Software Drone	\$25 per hour \$250 per day		

Hexagon Transportation Consultants, Inc.	Hourly Rate
President	\$355
Principal	\$310
Senior Associate II	\$285
Senior Associate I	\$260
Associate II	\$235
Associate I	\$210
Planner/Engineer II	\$180
Planner/Engineer I	\$155
Admin/Graphics	\$130
Assistant Planner/Engineer	\$130
Technician	\$95

Direct expenses are billed at actual costs, with the exception of mileage, which is reimbursed at the current rate per mile set by the IRS.

Charge rates subject to an annual 3% escalation and each year thereafter.

<b>H. T. Harvey &amp; Associates, Inc.</b>	<b>Hourly Rate</b>
Principal	\$355-400
Senior Associates Ecologist	\$325
Associate Ecologist	\$296
Senior Ecologist 2	\$265
Senior Ecologist 1	\$233
Ecologist 2	\$204
Ecologist 1	\$178
Field Biologist 2	\$152
Field Biologist 1	\$127
Senior GIS Analyst	\$233
GIS Analyst	\$178
Technical Editor	\$155
Senior Technical Support	\$152
Technical Support	\$127
Clerical Support	\$127
Deposition and Testimony	Two times standard Rate
Subcontractual Consultants	Cost plus 10%
Direct Expenses	Cost plus 10%
Transportation	Current IRS Federal Standard Mileage Rate
Travel (Cost plus 10%)	~\$284 per day (based on federal per diem rate)
Field Equipment Operation	Variable
GIS Computer Graphics	\$10/hour surcharge

Charge rates subject to an annual 3% escalation and each year thereafter.

#### **Illingworth & Rodkin, Inc.**

Principal	\$250
Senior Consultant	\$225
Consultant	\$210
Staff Consultant	\$195
Technical/Admin Support	\$140

Charge rates subject to an annual 3% escalation and each year thereafter.

Document reproduction and shipping at cost. Mileage at IRS allowable rate; currently \$0.70. Special invoicing requirements may result in administrative costs, billed at a rate of \$125/hour, in addition to the proposed budget.

<b>Page &amp; Turnbull</b>	<b>Hourly Rate</b>
Founding Principal	\$315
Principal	\$265-\$305
Director	\$170-\$245
Senior Architect / Senior Project Manager	\$225
Architect 2 / Project Manager	\$185
Architect 1	\$155
Senior Designer / Senior Project Manager	\$195
Designer 2 / Project Manager	\$160
Designer 1	\$135
Junior Designer	\$125
Senior Cultural Resources Planner	\$170
Cultural Resources Planner 2	\$150
Cultural Resources Planner 1	\$135
Junior Cultural Resources Planner	\$120
Senior Preservation Specialist	\$195
Senior Preservation Specialist 2	\$170
Senior Preservation Specialist 1	\$140
Junior Senior Preservation Specialist	\$125
Interns	\$115
Marketing Director	\$230
Marketing Manager	\$195
Marketing Coordinator 2	\$170
Marketing Coordinator 1	\$150
Controller	\$230
Senior Project Accountant	\$190
Project Accountant 2	\$170
Project Accountant 1	\$140
Office Administrator	\$125

Charge rates subject to an annual 3% escalation and each year thereafter. Reimbursable expenses shall include the following:

- Cost of printing or duplication of drawings, specifications, reports, and cost estimates;
- Tolls, parking fees, and local travel charged in accordance with IRS code;
- Long distance telephone service and facsimile charges;
- Cost of models, special renderings, photography, special printing of publications, maps, and other supplies required for the project;
- Postage and delivery charges;
- Fees for local licenses and permits required to perform professional services;
- Travel, lodging, subsistence, and out-of-pocket expenses for authorized travel in connection with contract services.

Fees for consultant services and subcontractors retained with approval of client shall be billed at cost plus 10%.

<b>Schaaf &amp; Wheeler</b>	<b>Hourly Rate</b>
Principal Project Manager	\$305
Senior Project Manager	\$280
Senior Engineer	\$255
Associate Engineer	\$225
Assistant Engineer	\$205
Junior Engineer	\$190
Designer	\$180
GIS Analyst	\$180
Technician	\$165
Engineering Trainee	\$140

Litigation Charges: Court or deposition time as an expert witness is charged at \$500 per hour. Materials and Services: Subcontractors, special equipment, outside reproduction, data processing, computer services, etc., will be charged at 1.10 times cost. Charge rates subject to an annual 3% escalation and each year thereafter.

<b>Treasor</b>	<b>Hourly Rate</b>
Senior Principal	\$370
Principal II	\$350
Principal I	\$290
Project Lead IV	\$260
Project Lead III	\$235
Project Lead II	\$215
Project Lead I	\$200
Designer IV	\$170
Designer III	\$155
Designer II	\$135
Designer I	\$125
Landscape Architect	\$205
Civil Engineer II	\$163
Civil Engineer I	\$125
Historian VI	\$280
Historian V	\$235
Historian IV	\$190
Historian III	\$160
Historian II	\$140
Historian I	\$125
Preservation Planner	\$195
Intern I	\$75
Admin III	\$195

Admin II	\$150
Admin I	\$115

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Treanor's standard hourly rates quoted above are effective from February 1, 2025. Charge rates subject to an annual 4% escalation and each year thereafter. These rates apply only to projects and efforts billed on an hourly basis.

<b>WRA</b>	<b>Hourly Rate</b>
Director/Principal	\$313
Senior Associate	\$272
Associate	\$229
Senior Scientist	\$209
Scientist	\$192
Senior Technician	\$165
Technician	\$136
Senior Associate Landscape Architect	\$272
Associate Landscape Architect	\$229
Landscape Architect	\$209
Landscape Designer III	\$192
Landscape Designer II	\$165
Landscape Designer I	\$144
Environmental Planning Director	\$313
Senior Environmental Planner	\$289
Senior Associates Environmental Planner	\$272
Associate Environmental Planner	\$229
Environmental Planner II	\$209
Environmental Planner I	\$192
Assistant Environmental Planner II	\$165
Assistant Environmental Planner	\$144
Conservation Strategies Senior Project Manager	\$289
Conservation Strategies Senior Associate	\$272
Conservation Strategies Associate	\$246
Conservation Strategies Senior Scientist	\$197
Conservation Strategies Senior Technician	\$177
Conservation Strategies Technician	\$154
Senior Engineering	\$289
Senior Associate Engineer	\$281
Associate Engineer	\$246
Engineer II/Geomorphologist II	\$219
Engineer I/Geomorphologist I	\$197

Assistant Engineer II	\$177
Assistant Engineer	\$154
GIS Manager	\$272
GIS Professional III	\$219
GIS Professional II	\$209
GIS Professional	\$192
GIS Senior Technician	\$165
GIS Technician	\$144
Senior Field Technician	\$192
Field Technician	\$144
Senior Project Biologist	\$134
Project Biologist	\$122
Community Resilience Team	\$90-\$202
Clerical Support	\$100
Expert Witness	Rate x 1.5

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Charge rates subject to an annual 3% escalation and each year thereafter.

Necessary project expenses and subconsultants are billed at cost plus 10 percent. Compliance Monitoring:  
Overtime is rate x 1.5

## **Attachment A – Resumes**

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# Akoni Danielsen

President/Principal Project Manager

Office: (408) 248-3500 x106

Direct: (408) 454-3406

Email: Adanielsen@davidjpowers.com



**DAVID J. POWERS**  
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ENVIRONMENTAL CONSULTANTS & PLANNERS

1736 Franklin Street, Suite 400

Oakland, CA 94612

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Akoni Danielsen is a Principal Project Manager with over 28 years of experience in planning and preparing environmental documents. Prior to joining David J. Powers & Associates in 2010, he worked for the City of San José as a Principal Planner. During his time as a Principal Planner at the City of San José, Mr. Danielsen managed multiple Planning Division development work programs and coordinated with all City departments on CEQA and NEPA processes and procedures.

As a Principal Project Manager, Mr. Danielsen:

- Provides management and oversight in preparation of environmental documents by others, ensuring defensibility and consistency. Mr. Danielsen ensures that all documents reflect the best available technical expertise.
- Researches and prepares environmental documents required under Federal and California laws including Environmental Impact Reports and Environmental Impact Statements, Environmental Assessments, and Initial Studies/Mitigated Negative Declarations (IS/MNDs). Mr. Danielsen is responsible for the entire project life cycle, from proposal development through report delivery and client support.

## Relevant Project Experience

- Valley Verde and Heritage House EIR/EA (City of Napa)
- 160 El Camino Real Hotel (City of San Bruno)
- 777 Airport Blvd Office/R&D Project 15183 Checklist (Burlingame)
- 620 Airport Blvd Office/R&D Project 15183 Checklist (Burlingame)
- 1050 St. Elizabeth Drive Residential IS/MND (San José)
- 123 Sherman Avenue Office IS/MND (Palo Alto)
- 3300 El Camino Real Office Project IS/MND (Palo Alto)
- 477 9<sup>th</sup> Street Mixed-use Project IS/MND (San Mateo)
- Ersted Residential Subdivision IS/MND (Hayward)
- Macarthur Blvd Residential Infill CE (Oakland)
- Northeast Area Specific Plan EIR (San Carlos)
- San Bruno 2023-2031 Housing Element Update IS/MND (San Bruno)
- Serramonte Del Rey Master Plan EIR (Daly City)

## Education

### **Master of City and Regional Planning**

University of California, Berkeley,  
1996

### **B.S. Geological and Environmental Sciences**

Stanford University, 1994

## Experience

### **Principal Project Manager**

David J. Powers & Associates,  
2010 – Present

### **Principal Planner;** 2003 – 2009

**Senior Planner;** 2000 – 2003

**Planner I/II;** 1997 – 2000

City of San José

## Professional Organizations

Association of Environmental Professionals

# Shannon George

## Principal Project Manager

Office: (408) 248-3500 x102

Direct: (408) 454-3402

Email: Sgeorge@davidjpowers.com



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1871 The Alameda, Suite 200

San José, CA 95126

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Shannon George is a Principal Project Manager for the company. She has 25 years of experience in preparing environmental documents for a wide range of public and private projects. Her project experience includes CEQA review of residential, commercial, mixed-use development, General Plan Amendments, area plans, flood control, and projects focusing on cultural resources and historic buildings, and program planning projects.

As a Principal Project Manager, Ms. George:

- Provides management and oversight in preparation of environmental documents by others, ensuring defensibility and consistency. Ms. George ensures that all documents reflect the best available technical expertise.
- Researches and prepares environmental documents required under Federal and California laws including Environmental Impact Reports (EIRs) and Environmental Impact Statements, Environmental Assessments, and Initial Studies (IS). Ms. George is responsible for the entire project life cycle, from proposal development through report delivery and client support.

### Education

#### B.S. Environmental Studies

San José State University, 1996

### Experience

#### Principal Project Manager

David J. Powers & Associates,  
2017-present

#### Senior Project Manager

David J. Powers & Associates,  
2001-2017

#### Project Manager

Jones & Stokes Associates,  
1999 - 2001

#### Operations Analyst

P-Com, Inc.,  
1997 - 1999

### Professional Organizations

Association of Environmental  
Professionals

California Preservation  
Foundation

### Relevant Project Experience

#### Projects with Historical Impacts

- 1881 West San Carlos Street EIR, City of San José
- CityView Plaza Supplemental EIR, City of San José
- Fountain Alley Mixed-Use Supplemental EIR, City of San José
- Icon-Echo Mixed-Use Supplemental EIR, City of San José
- SuZaCo Mixed-Use, City of San José
- Winchester Ranch Residential EIR, City of San José
- North Ventura Coordinated Area Plan Supplemental EIR, City of Palo Alto
- Hotel Clariana Initial Study/Addendum, City of San José
- South Fourth Street Mixed-Use, City of San José

# Fiona Phung

## Project Manager

Office: (408) 454-3427

Email: FPhung@davidjpowers.com



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Fiona Phung is a Project Manager for the company. She works closely with other members of the staff to research and prepare documents for both private and public sector projects, and coordinates with technical subconsultants to manage reports prepared for projects. Her experience includes CEQA compliance for office, mixed-use, residential, and Specific Plans.

As a Project Manager, Ms. Phung:

- Prepares environmental documents including: Environmental Impact Reports (EIRs), Initial Studies, Mitigation Monitoring and Reporting Programs (MMRPs), and various CEQA forms, in conformance with the requirements of CEQA.
- Conducts research to support the analysis of environmental documents.
- Provides detailed analysis of potential environmental impacts, identifies mitigation measures, and develops alternative solutions.
- Maintains regular and close communication with client, subconsultants, and/or agency staff.

### Education

#### B.S. Environmental Policy Analysis and Planning

University of California, Davis, 2015

### Experience

#### Project Manager

David J. Powers & Associates,  
2016 - Present

### Professional Organizations

Association of Environmental Professionals

### Relevant Project Experience

- Levi's Stadium Addendum, City of Santa Clara
- 3378-3386 El Camino Real Residential IS/MND, City of Santa Clara
- Santa Clara Downtown Precise Plan EIR, City of Santa Clara (plan-level)
- El Camino Real Specific Plan EIR, City of Santa Clara (plan-level, ongoing)
- 1360 Fleming Avenue Mitigation Compliance, City of San José
- Infill Housing Ministerial Approval Ordinance Addendum, City of San José
- San José Buddhist Church Betsuin Expansion, City of San José
- Meridian Apartments Environmental Assessment, City of San José
- Apollo Residential IS/Addendum, City of San José
- Winchester Ranch Residential EIR, City of San José
- Almaden Office Supplemental EIR, City of San José
- CityView Plaza Supplemental EIR, City of San José
- Icon-Echo Mixed-Use Supplemental EIR, City of San José
- Santana Row Master Plan Update EIR, City of San José (ongoing)
- 3705 Haven Avenue Residential CPE, City of Menlo Park (ongoing)
- Milpitas Parks and Recreation Master Plan Update IS, City of Milpitas

# Natalie Noyes, AICP

Senior Project Manager

Office: (408) 248-3500 x202

Direct: (510) 902-5852

Email: NNoyes@davidjpowers.com



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## Education

### Master's in City Planning

San Diego State University, 2008

### B.A. Political Science

University of California at San Diego, 2005

## Experience

### Senior Project Manager

David J. Powers & Associates  
2017 – Present

### Senior Planner

Insignia Environmental  
2013 – 2017

### Environmental Planner

Amec Foster Wheeler  
2011 – 2013

### Senior Planner

Hofman Planning and Engineering  
2007 – 2011

## Professional Organizations

American Institute of Certified Planners

American Planning Association

Association of Environmental Professionals

Natalie Noyes is a Senior Project Manager for the company with 18 years of experience preparing environmental resource studies and planning documents for private and public sector clients. Her project experience includes mixed-use, residential, infrastructure projects, parks and Specific and General Plans throughout California. She has extensive experience with permitting and agency coordination at the federal, state, and local levels.

As a Senior Project Manager, Ms. Noyes:

- Provides management and oversight.
- Prepares environmental documents including, Environmental Impact Reports, Initial Studies, and Environmental Assessments, Categorical Exclusions/ Exemptions, and Mitigation Monitoring and Reporting Programs in conformance with requirements of CEQA and NEPA.
- Coordinates with applicants, subconsultants, and local planning staffs in processing environmental documents.

## Relevant Project Experience

- North Ventura Coordinated Area Plan Supplemental EIR (Palo Alto)
- 380 North First Street Residential Project EIR (San José)
- San Carlos Northeast Specific Plan (San Carlos)
- City of San Bruno Housing Element Update Initial Study (San Bruno)
- 445 South B Street Mixed-Use Project Initial Study/EA (San Mateo)
- City-Owned Downtown Affordable Housing and Parking Garage Initial Study/EA (San Mateo)
- 477 9<sup>th</sup> Avenue Mixed Use Project (San Mateo)
- 330 Distel Circle Residential Project (Los Altos)

**Patrick Kallas**  
Project Manager

Direct: (408) 454-3432  
Email: PKallas@davidjpowers.com



1871 The Alameda, Suite 200  
San José, CA 95126  
[www.davidjpowers.com](http://www.davidjpowers.com)



Patrick Kallas is a Project Manager for DJP&A with experience in managing a wide variety of projects, including residential developments, commercial towers, mixed-use development, and hotels. His educational background, professional experience as an environmental planner, and dedication to thorough environmental analysis make him an asset to DJP&A.

#### **Education**

**B.A. Environmental Science**  
California Polytechnic University, San Luis Obispo  
June 2016

#### **Experience**

**Project Manager**  
David J. Powers & Associates,  
November 2019 - Present

**Assistant Environmental Planner**  
LSA Associates  
August 2016 – November 2019

**Intern**  
Santa Clara Valley Water District  
Summer 2015

**Professional Organizations**  
Association of Environmental Professionals

As a Project Manager, Mr. Kallas:

- Prepares environmental documents, including Environmental Impact Reports, Initial Studies, and Categorical Exemptions in conformance with the requirements of CEQA.
- Prepares documents for affordable housing projects under the HUD NEPA policies
- Provides detailed analysis of potential environmental impacts, identifies mitigation measures, and develops alternative solutions.
- Conducts research to support the analysis of environmental documents.

#### **Relevant Project Management Experience**

- 22200 Mt. Eden Builders Remedy Project (on-going) – Saratoga (residential)
- Lake Merced Golf Course – Daly City (recreational)
- Alpha Charter School – San José (school)
- Bo Town Mixed-Use Project – San José (mixed-use)
- Ruby Avenue Temple Project – San José (church)
- Stevens Creek Promenade Project – San José (mixed-use)
- 2655 The Alameda Project – Santa Clara (mixed-use)
- Terraine Mixed-Use Project – San José (mixed-use)
- La Rinconada County Club Project – Los Gatos (recreational)

# Town of Los Gatos - Environmental Proposal - DJP&A

Final Audit Report

2025-10-02

Created:	2025-10-02
By:	Natalie Noyes (nnoyes@davidjpowers.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoHijd5h6jCzASTD95zMTWRYxWRFJzjDR

## "Town of Los Gatos - Environmental Proposal - DJP&A" History

-  Document created by Natalie Noyes (nnoyes@davidjpowers.com)  
2025-10-02 - 7:09:10 PM GMT
-  Document emailed to Shannon George (sgeorge@davidjpowers.com) for signature  
2025-10-02 - 7:09:28 PM GMT
-  Email viewed by Shannon George (sgeorge@davidjpowers.com)  
2025-10-02 - 7:16:51 PM GMT
-  Document e-signed by Shannon George (sgeorge@davidjpowers.com)  
Signature Date: 2025-10-02 - 7:17:06 PM GMT - Time Source: server
-  Agreement completed.  
2025-10-02 - 7:17:06 PM GMT



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