

## ITEM 4.14

### **CITY MANAGER'S REPORT DECEMBER 11, 2023 CITY COUNCIL REGULAR MEETING**

**ITEM:** **APPROVE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MARK THOMAS FOR THE LOUISE AVENUE / INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 06-06 AND APPROVE BUDGET AMENDMENT**

**RECOMMENDATION:** **Adopt Resolution Approving Amendment No. 2 to the Professional Services Agreement with Mark Thomas for the Louise Avenue / Interstate 5 Interchange Project, CIP PS 06-06 and Approve Budget Amendment**

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#### **SUMMARY:**

On November 9, 2020, City Council approved Amendment No. 1 with Mark Thomas Company, Inc. (Mark Thomas) to prepare the Project Approval and Environmental Document (PA&ED) for Capital Improvement Project (CIP) PS 06-06 for Louise Avenue / Interstate-5 (I-5) Interchange (Project). The original scope of work consisted on conducting environmental studies based on the Preliminary Environmental Assessment Report (PEAR) approved by the Department of Transportation (Caltrans) in 2007.

Standards have been revised and Caltrans is now requesting additional environmental documentation to supplement older studies and meet current requirements. Mark Thomas has provided the City with a revise scope of work to complete the required technical studies. Staff has reviewed the proposal and found it to be reasonable given the additional scope of services needed to complete the environmental studies under current standards.

Staff is requesting that City Council approve Amendment No. 2 for Professional Services Agreement with Mark Thomas to provide the additional environmental studies to complete the PA&ED phase and extend the term of the Agreement until June 30, 2025.

The cost for the additional services and studies totals \$207,303. Sufficient funds were not allocated within the approved Fiscal Year 2023-24 budget. Thus, staff is also requesting Council approve a budget amendment transferring \$207,303 from the Local Transportation Capital Facilities Fees (2250) LTF to the Streets CIP Fund (3310).

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**DECEMBER 11, 2023 CITY COUNCIL REGULAR MEETING**  
**APPROVE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES**  
**AGREEMENT WITH MARK THOMAS FOR THE LOUISE AVENUE / INTERSTATE**  
**5 INTERCHANGE PROJECT, CIP PS 06-06**

**BACKGROUND:**

On December 2006, City Council approved a Professional Services Agreement with Mark Thomas to prepare the PA&ED phase for the Project. The PA&ED phase began at that time and advanced through draft technical studies until the Project was put on hold in late 2008. On November 9, 2020, City Council approved Amendment No. 1 with Mark Thomas for \$698,587 to update the original scope of work and resume with the preparation of the PA&ED phase. The environmental studies were based on the PEAR approved by Caltrans in 2007.

Caltrans has updated their standards and is now requiring additional environmental documentation to supplement older studies and meet current guidelines. Technical studies such as the Air Quality Report and Natural Environment Study will need to be revised. Other new studies will need to be prepared such as a Historical Resources Evaluation Report (HRER), and new Community Impact, Paleontological, Visual Impacts, and Water Quality Memorandums.

Mark Thomas has provided a revised scope of work and fee proposal in the amount of \$207,303 to complete the PA&ED under the new Caltrans standards. Staff has reviewed and deemed the proposal reasonable given the large scope of services and amount of work involved to conduct the additional environmental studies.

Staff is requesting Council approve Amendment No. 2 with Mark Thomas to provide additional coordination services to complete the PA&ED and extend the term of the Agreement until June 30, 2025.

**REASON FOR RECOMMENDATION:**

To satisfy Caltrans requirements, some initial environmental studies will need to be revised to current standards. Approval of Amendment No. 2 will allow Mark Thomas to finalize the additional coordination services and environmental studies needed to complete the PA&ED phase. With Caltrans approval and the environmental phase completed, the Project can move forward to the Plans, Specifications, and Estimate (PS&E) phase.

**FISCAL IMPACT:**

The cost for the additional services and studies is \$207,303. Sufficient funds were not allocated within the approved Fiscal Year 2023-24 budget. Thus, staff is also requesting Council to approve a budget amendment transferring \$207,303 from the Local Transportation Capital Facilities Fees (2250) LTF to CIP PS 06-06 as follows:

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**5 INTERCHANGE PROJECT, CIP PS 06-06**


Increase Transfer Out 2250-9900-990-9010	PS 06-06	\$207,303
Increase Transfer In 3310-9900-393-0000	PS 06-06	\$207,303
Increase Appropriation 3310-8000-420-8400	PS 06-06	\$207,303

**ATTACHMENTS:**

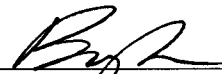
- A. Resolution Approving Amendment No. 2 to the Professional Services Agreement with Mark Thomas for the Louise Avenue / Interstate 5 Interchange Project, CIP PS 06-06
- B. Contract Amendment No. 2 with Mark Thomas for Professional Services Agreement to the Louise Avenue / Interstate 5 Interchange Project, CIP PS 06-06

**CITY MANAGER'S REPORT**  
**DECEMBER 11, 2023 CITY COUNCIL REGULAR MEETING**  
**APPROVE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES**  
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**5 INTERCHANGE PROJECT, CIP PS 06-06**

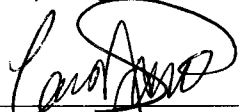
**APPROVALS:**

  
\_\_\_\_\_  
Angel Abarca  
Assistant Engineer

11-29-2023  
Date

  
\_\_\_\_\_  
Brad Taylor  
City Engineer

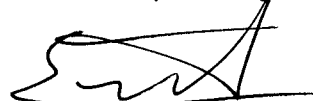
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Cari James  
Finance Director

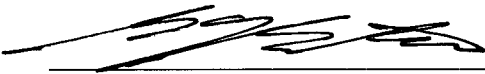
12/1/2023  
Date

  
\_\_\_\_\_  
Michael King  
Assistant City Manager

11.30.2023  
Date

  
\_\_\_\_\_  
Salvador Navarrete  
City Attorney

11.30.2023  
Date

  
\_\_\_\_\_  
Stephen J. Salvatore  
City Manager

12.5.23  
Date

## RESOLUTION NO. 23-

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MARK THOMAS FOR THE LOUISE AVENUE / INTERSTATE 5 INTERCHANGE PROJECT, CIP PS 06-06 AND APPROVE BUDGET AMENDMENT**

**WHEREAS**, on December 2006, City Council approved a Professional Services Agreement with Mark Thomas Company, Inc. (Mark Thomas) to prepare the Project Approval and Environmental Document (PA&ED) for Capital Improvement Project (CIP) PS 06-06 for Louise Avenue / Interstate-5 (I-5) Interchange (Project); and

**WHEREAS**, the PA&ED phase began at that time and advanced through draft technical studies until the Project was put on hold in late 2008; and

**WHEREAS**, on November 9, 2020, City Council approved Amendment No. 1 with Mark Thomas for \$698,587 to update the original scope of work and resume with the preparation of the PA&ED phase; and

**WHEREAS**, the original scope of work consisted on conducting environmental studies based on the Preliminary Environmental Assessment Report (PEAR) approved by the Department of Transportation (Caltrans) in 2007; and

**WHEREAS**, standards have been revised and Caltrans is now requesting additional environmental documentation to supplement older studies and meet current requirements; and

**WHEREAS**, Mark Thomas has provided a revise scope of work and fee proposal in the amount of \$207,303 to complete the PA&ED under recent Caltrans standards; and

**WHEREAS**, staff has reviewed the proposal and found it to be reasonable given the additional scope of services needed to complete the environmental studies under current standards; and

**WHEREAS**, staff is requesting that City Council approve Amendment No. 2 for Professional Services Agreement with Mark Thomas to provide the additional environmental studies and complete the PA&ED phase for a total amount of \$207,303 and extend the term of the Agreement until June 30, 2025; and

**WHEREAS**, the cost for the additional services and studies is \$207,303. Sufficient funds were not allocated within the approved Fiscal Year 2023-24 budget. Thus, staff is also requesting Council to approve a budget amendment transferring \$207,303 from the Local Transportation Capital Facilities Fees (2250) LTF to the Streets CIP Fund (3310) as follows:

Increase Transfer Out 2250-9900-990-9010	PS 06-06	\$207,303
Increase Transfer In 3310-9900-393-0000	PS 06-06	\$207,303
Increase Appropriation 3310-8000-420-8400	PS 06-06	\$207,303

**NOW THEREFORE, BE IT RESOLVED,** that the City Council of the City of Lathrop does hereby approve Amendment No. 2 to the Professional Services Agreement with Mark Thomas for the Louise Avenue / Interstate 5 Interchange Project, CIP PS 06-06; and

**BE IT FURTHER RESOLVED,** that the City Council of the City of Lathrop approves a budget amendment transferring \$207,303 from the Local Transportation Capital Facilities Fees (2250) LTF to CIP PS 06-06, as detailed above.

The foregoing resolution was passed and adopted this 11th day of December, 2023 by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Sonny Dhaliwal, Mayor

**ATTEST:**

\_\_\_\_\_  
Teresa Vargas, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Salvador Navarrete, City Attorney

## AMENDMENT NO. 2

### TO THE AGREEMENT FOR CONSULTING SERVICES WITH MARK THOMAS FOR THE PREPARATION OF THE PROJECT APPROVAL & ENVIRONMENTAL DOCUMENT (PA&ED) FOR LOUISE AVENUE AND INTERSTATE 5 (I-5) INTERCHANGE PROJECT CIP PS 06-06

This Contract Amendment (hereinafter "AMENDMENT") to the agreement between Mark Thomas and the City of Lathrop dated December 19, 2006, (hereinafter "AGREEMENT") dated for convenience this December 11, 2023, is by and between **Mark Thomas** ("CONSULTANT") and the **CITY OF LATHROP**, a California municipal corporation ("CITY");

#### RECITALS:

**WHEREAS**, CONSULTANT is specially trained, experienced, and competent to provide Professional Engineering Services for the completion of a Project Approval and Environmental Document (PA&ED); and

**WHEREAS**, CITY selected the CONSULTANT pursuant to said qualifications; and

**WHEREAS**, on December 19, 2006 City Council approved the AGREEMENT with Mark Thomas to provide Professional Engineering Consulting Services in the amount of \$2,431,661; and

**WHEREAS**, on November 9, 2020 City Council approved AMENDMENT No. 1 with Mark Thomas to provide additional Professional Engineering Consulting Services in the amount of \$698,587; and

**WHEREAS**, CONSULTANT is willing to render such Professional Engineering Services for the preparation of the Project Approval and Environmental Document (PA&ED), as hereinafter defined, on the following terms and conditions.

**NOW, THEREFORE**, CONSULTANT and CITY agree as follows:

#### AMENDMENT No. 2 to AGREEMENT

- (1) **Scope of Service**. Section (1) of the AGREEMENT for Consulting is hereby amended to the following:

CONSULTANT agrees to perform additional services in conformance with the scope of work and fee proposal submitted by the CONSULTANT, attached hereto as **Exhibit "A"** and incorporated herein by reference.



CITY OF LATHROP – PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 1 WITH MARK THOMAS FOR THE PREPARATION OF THE PROJECT APPROVAL & ENVIRONMENTAL DOCUMENT (PA&ED) FOR LOUISE AVENUE AND INTERSTATE 5 (I-5) INTERCHANGE PROJECT CIP PS 06-06

The aforementioned work is in addition to the scope of work in the original AGREEMENT dated December 19, 2006, and Amendment No. 1 dated November 9, 2020 for Professional Engineering Consulting Services for the Louise Avenue / I-5 Interchange. The scope of work is hereby amended by adding Exhibit “A”. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and the CITY’S satisfaction.

**(2) Compensation. Section (2) of the Agreement for Consulting Services is hereby amended to add the following:**

City hereby agrees to pay CONSULTANT an additional sum not to exceed **\$207,303** for the professional services for the completion of a Project Approval and Environmental Document (PA&ED) set forth in Exhibit “A”. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information contained in Paragraph 5 of the original AGREEMENT. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit “A”, unless a written change order or authorization describing the extra work and payment terms has been executed by CITY’S Authorized Representative prior to the commencement of the work.

**(3) Effective Date and Term**

The effective date of AMENDMENT No. 2 is December 11, 2023 and it shall terminate no later than June 30, 2025. All other terms of the original AGREEMENT shall remain in full force and effect.

**(4) Applicability To Original Consultant Agreement**

All terms and conditions set forth in the AGREEMENT dated December 19, 2006 are still in effect and are incorporated by reference herein and said AGREEMENT is incorporated by reference herein.

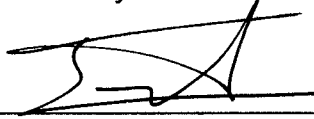
**(5) Signatures**

The individuals executing this AMENDMENT represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this AMENDMENT on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 1  
WITH MARK THOMAS FOR THE PREPARATION OF THE PROJECT APPROVAL &  
ENVIRONMENTAL DOCUMENT (PA&ED) FOR LOUISE AVENUE AND INTERSTATE 5  
(I-5) INTERCHANGE PROJECT CIP PS 06-06

Approved as to Form:

City of Lathrop  
City Attorney



11-30-2023

Salvador Navarrete

Date

Recommended for Approval:

City of Lathrop  
Assistant City Manager

Michael King

Date

Approved By:  
(Resolution # \_\_\_\_\_)

City of Lathrop  
390 Towne Centre Drive  
Lathrop, CA 95330

Stephen J. Salvatore  
City Manager

Date

CONSULTANT:

**Mark Thomas**  
**701 University Ave, Suite 200**  
**Sacramento, CA, 95825**

Fed ID # \_\_\_\_\_

Business License # \_\_\_\_\_

Date

(Print Name and Title)



## MARK THOMAS

November 22, 2023

Mr. Angel Abarca  
City of Lathrop  
390 Towne Centre Drive  
Lathrop, CA 95330

Project No.: SA-20103

RE: I5/Louise Avenue Interchange PA/ED – AM #2 REQUEST

Dear Mr. Abarca:

Mark Thomas has completed the following tasks to gain the project approval and environmental documentation for the project including:

- 24 months of continual PDT and Focus meetings with project stakeholders, City, Caltrans, and subconsultants
- Existing Conditions/Forecast Methodology Memos
- Final Traffic Operations Analysis Report
- Alternative Screening Memo (reducing the number of evaluated alternatives)
- Approved Traffic Management Plan
- Approved Life Cycle Cost Analysis
- Approved Right of Way Data Sheet
- Approved Project Risk Register
- Geometric Approval Drawings and 11-Page Cost Estimates
- Approved Advanced Planning Studies for proposed retaining walls
- Approved Initial Site Assessment
- Approved Geotechnical Materials Report
- Draft Design Standard Decision Documents
- Draft Highway Safety Analysis
- Draft Storm Water Data Report
- Draft Preliminary Drainage Report
- Admin Draft Project Report

Please find attached the scope of work and fee proposal for providing additional project development and environmental services for the I5/Louise Avenue Interchange PA/ED project. Effort related to gaining traffic approvals, alternative selection, and interchange design details



exceeded the original budget amount. Additionally, the changeover in Caltrans project management and functional unit staff required additional PDT and focus meetings to cover project history.

The environmental original scope of work, dated January 11th, 2021, included environmental tasks to supplement and complete the I-5/Louise Interchange Improvements project based on our understanding of the previous 2007 Preliminary Environmental Assessment Report (PEAR) requirements and discussions we had with Caltrans staff in the fall of 2020. Subsequent to the discussions we had with Caltrans staff in 2020, the PDT met in January 2021, during which time Caltrans staff requested additional environmental documentation in order to supplement the older PEAR and meet current Caltrans requirements. Additionally, for the past two years, the project has focused on updating the traffic analysis to provide an alternatives screening memo, to select a single preferred build alternative. Since that time, Caltrans standards have been revised and new requirements will now need to be incorporated. The City and Consulting team met with Caltrans District 10 staff, including senior staff and the Environmental Branch Chief. The below environmental approach is based on the results of that meeting.

#### **Task 1.1 Project Management**

This scope of work assumes project management activities for an additional 12 months. Mark Thomas' Project Manager will plan, organize, direct and monitor project work activities and resources in accordance with contracted scope, schedule and budget. This task includes performing ongoing general project management with the client, subconsultants and stakeholders including preparing contract paperwork, monthly status reports, memo's, letters and e-mail, making phone calls and maintaining project files.

#### **Task 1.2 Caltrans PDT Meetings**

Mark Thomas will hold Project Development Team (PDT) meetings with subconsultants, City and Caltrans staff to ensure mutual understanding of the intended purposes, objectives, milestones and deliverables of the project.

#### **Task 1.3 QA/QC**

Additional effort for QA/QC for new technical studies and reports.

#### **Task 3.2 DIB78/Design Decisions**

Caltrans requested additional analysis of the project alternative to evaluate bicycle and pedestrian movements through the interchange. This included development of exhibits and focus meetings to discuss the design and non-standard features. The Design Standard Decision Document required



updates related to additional direction from Caltrans related to vehicle clearances and other delegated District design standards.

#### **Task 4.1 Technical Studies**

During the January 2021 PDT meeting and confirmed at the September 2023 environmental scoping meeting, Caltrans directed the consultant team to provide the following new or expanded technical studies: an Air Quality Report and Air Quality Conformity Report (instead of updates to current reports); a Natural Environment Study – Minimal Impacts (NESMI) (instead of previously proposed NESMI Addendum); a new Community Impact Memorandum; a Historical Resources Evaluation Report (HRER); a new Paleontological Memorandum, a new Visual Impacts Memorandum; and a new Water Quality Memorandum. Detailed scopes of work for each of the new or expanded technical studies are provided below.

##### Air Quality

In the January 2021 scope of work, LSA had proposed to complete updates of to the existing Air Quality and Air Quality Conformity Reports. Due to the new Caltrans standards and age of the prior document, LSA will prepare a new Air Quality Report and Air Quality Conformity Report in accordance with the Caltrans' SER template dated August 2023 to evaluate project-related air quality impacts.

LSA will perform all activities related to air quality and greenhouse gas (GHG) impact analyses for use in the environmental document and will prepare an Air Quality and GHG Report that documents the study results. This task would commence with an initial screening of the guidance in effect for Air Quality and GHG analysis when these technical reports are scheduled to begin. The Air Quality and GHG Report will be prepared in accordance with the following protocols/guidelines: Caltrans Transportation Project-Level Carbon Monoxide Protocol, FHWA/EPA Transportation Conformity Guidance for Quantitative Hot-spot Analyses in PM<sub>2.5</sub> and PM<sub>10</sub> Nonattainment and Maintenance Areas, FHWA Interim Guidance on Air Toxic Analysis in NEPA Documents (mobile source air toxics [MSAT]), and Caltrans' policy on greenhouse gas emissions. The Air Quality and GHG Report will also analyze and discuss the presence/absence of asbestos-containing structures/roadway affected by the Project and construction-related impacts. In addition, the proposed project's short-term construction and long-term operational impact on global warming and climate change will be discussed.

The Air Quality and GHG Report will document whether the proposed project is included in the latest San Joaquin Council of Governments (SJCOG) Regional Transportation Plan (RTP), Federal Transportation Improvement Program (FTIP), and Federal Statewide Transportation Improvement Program (FSTIP) for preliminary engineering/environmental documentation. If the project is determined to be a Project of Air Quality Concern, an Interagency Consultation (IAC) with the



Federal Highway Administration (FHWA) and Environmental Protection Agency (EPA) will need to be conducted.

The Air Quality and GHG Report will make a final determination whether the build alternatives will conform to applicable state and federal air quality plans. Caltrans Standard Specifications for Construction, as well as mitigation measures, if necessary, will be recommended to reduce short-term construction related impacts. In addition, mitigation measures will be prescribed for any operational impacts that are identified. Interagency Coordination with EPA, Caltrans, and FHWA will be necessary to ensure that the proposed project would not violate/exacerbate air quality.

In addition to the air quality analysis, LSA will prepare the "Conformity Analysis Documentation for Project-Level Conformity Determinations in Metropolitan Nonattainment/Maintenance Areas" (Air Quality Conformity Report [AQCR]) required for NEPA delegation. This scope assumes the preparation of a quantitative PM<sub>10</sub> and PM<sub>2.5</sub> Hot-Spot assessment would not be required.

We have budgeted 12 hours for responding to comments generated during review of the AQ/GHG Report and 8 hours for responding to comments generated during review of the AQCR.

*Deliverables: Air Quality/Greenhouse Gas Report (AQ/GHGR) [Draft and Final]  
Air Quality Conformity Report (AQCR) [Draft and Final]*

### Biology

In the January 2021 scope of work, LSA had proposed to complete a NES Addendum to the previous 2010 NESMI. Due to the new Caltrans standards and age of the prior document, LSA will instead evaluate the biological resources present in the project area and determine project effects to those resources by completing a new NES-MI.

A key objective of the evaluation will be to identify any special status plant or wildlife species, or sensitive habitats, that may be affected by the project. Sensitive biological resources potentially occurring in the project area include, but are not limited to, Swainson's hawk, western burrowing owl, and other nesting birds and bats.

*Research/Coordination.* LSA will request a list of special status species from the U.S. Fish and Wildlife Service (USFWS) via the online Information, Planning, and Conservation (IPaC) System and will query the California Natural Diversity Data Base. We will also coordinate with local agency biologists, as necessary, regarding issues of concern in the project area.

*Field Surveys.* The following field surveys are proposed.



- General Field Survey. LSA will conduct a general field survey to map plant communities and assess habitat conditions and evaluate potential impacts to sensitive biological resources from the proposed project. During this survey, LSA will also review the project site and nearby vicinity for burrows suitable for use by burrowing owl as well as potential nesting trees for raptor species. LSA will also assess the existing overcrossing for potential habitat for nesting birds or roosting bats.

*Documentation*. LSA proposes to prepare the following reports to document biological resources in the project site and evaluate potential project effects to biological resources.

- Natural Environment Study (Minimal Impact) (NESMI). The results of the field surveys will be documented in an NESMI prepared for the project in accordance with the Caltrans' SER template dated August 2022. The NESMI will include a discussion of plant communities present and animal species present or expected to occur based on background research and the habitats present at the site. Generalized vegetation maps will be prepared showing plant community types as well as the locations of any sensitive biological resources identified. The NESMI will include an assessment of potential project impacts on the biological resources present, and recommended avoidance, minimization, and mitigation measures as appropriate. We have budgeted 15 hours for responding to comments generated during review of the NESMI.

*Deliverables:* *Natural Environment Study (Minimal Impacts) (NESMI) [Draft and Final]*

#### Community Impact Assessment Memorandum

The proposed Project will not require the relocation of existing businesses or the acquisition of private property to accommodate Project right-of-way. The Project in and of itself is not growth inducing; however, the proposed Project is being developed to accommodate planned growth in the area.

Based on this, LSA will prepare a Community Impact Assessment Memorandum (CIA), consistent with the guidelines in the FHWA Technical Advisory T6640.8A, Caltrans CIA Handbook (2011), and other applicable guidance from the FHWA and the Caltrans SER Web sites. The CIA will evaluate community impacts based on a study area defined after preliminary design is complete. The CIA will evaluate resources of concern in the study area. The CIA will address the resources, impacts, and any Project measures to reduce such impacts as applicable.

We have budgeted 4 hours for responding to comments generated during review of the CIA Memorandum.

*Deliverables:* *Community Impact Assessment Memorandum [Draft and Final]*



### Cultural Resources

LSA will conduct cultural resource studies that are needed for the City and Caltrans to address requirements of NEPA, CEQA, and Section 106 of the National Historic Preservation Act using guidance set forth in the Caltrans 2014 *First Amended Programmatic Agreement Among The Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance With Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-Aid Highway Program in California* (Section 106 PA).

In January 2021, LSA had included a scope to conduct a Supplemental Archaeological Study Report (sASR)/Supplemental Historic Property Survey Report (sHPSR). Based on recent guidance from Caltrans and reviewing the updated project study area, it has been determined that an evaluation for the Built Environment will also be required. As such, this scope will supplement the previous scope from 2021.

A preliminary review of the 189 parcels within or adjacent to the proposed project area that could contain cultural resources that may be affected by this project has been conducted for this proposal and is presented below.

### *Built Environment Resources*

LSA reviewed ParcelQuest information as well as aerial photographs and USGS topographic quadrangles to determine the age of buildings located on all parcels within and adjacent to the Study Area. Of the 189 parcels within or adjacent to the Study Area, three contained built environment elements with a "Year Built" date over 45 years old (i.e., 1978 and older as of 2023), one of these three properties contains a mobile home park over 45 years old that itself contains approximately 120 separate parcels; therefore, a Historical Resources Evaluation Report (HRER) will be necessary. The following properties contain built environment elements 45 years old or older:

- A residential property constructed in 1951 on a three-acre parcel at 15933 South Manthey Road (APN 192-040-100);
- A gas station constructed in 1969 on a 0.8-acre parcel at 85 East Louise Avenue (APN 196-270-100); and
- A mobile home park containing the *Camino Real Mobile Estates*, constructed in 1971-1972 at 15820 South Harlan Road (APN 196-270-020 + 122 additional parcels).

### *Finding of Effects*

Based on the information available at this time, LSA believes a Finding of Effect (FOE) document to address historic properties may be required to adhere to Caltrans and Section 106 standards. The design team and cultural resources consultant should discuss options for the Project to adhere to





the Secretary of Interior's (SOIS) Guidelines for the Treatment of Historic Properties at 36 CFR Part 68. If required, the FOE would be reported as a Finding of No Adverse Effect with Standard Conditions (FNAE-SC) per Section X.B1.b of the Section 106 PA. This document would not require concurrence from the State Historic Preservation Officer and, upon concurrence with Caltrans' Cultural Studies Office (CSO), would complete the Section 106 review.

### Tasks

LSA will conduct the following tasks to identify cultural resources in the project area.

#### *Research and Field Investigation*

- LSA will request a records search of the Study Area and a 0.25-mile radius be completed by the staff of the Central California Information Center (CCAIC) of the California Historical Resources Information System. The CCAIC is the official State repository for cultural resources and studies for San Joaquin County. The records search will identify recorded cultural resources and studies within and adjacent to the project site. This information will inform the existing baseline conditions of the project site and minimize redundant research.
- A literature review, as necessary, of archaeological, ethnographic, historical, and environmental publications and maps at historical archives and LSA will be performed. Relevant listings reviewed will include the *California Inventory of Historic Resources*, *Five Views: An Ethnic Sites Survey for California*, *California Historical Landmarks*, *California Points of Historical Interest*, *National Historic Landmarks*, and the Built Environment Resources Directory (BERD) for San Joaquin County which contains the listings of the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). If available, appropriate city or county listings will be reviewed.
- An LSA architectural historian will conduct property-specific research at San Joaquin County Historical Society in Lodi; the Tracy Historical Society in Tracy, and the Manteca Historical Society in Manteca for historical and environmental information of built environment resources in or adjacent to the Study Area. There does not appear to be a Lathrop Historical Society (or similar) or museum to conduct research.
- LSA will contact the San Joaquin County Historical Society in Lodi; the Tracy Historical Society in Tracey, and the Manteca Historical Society in Manteca for any information or concerns they may have about cultural resources in the APE. There does not appear to be a Lathrop Historical Society (or similar) or museum to consult with.
- LSA will consult with Caltrans to exempt any additional built environment resources in the APE from evaluation, if any, in accordance with criteria set forth in Attachment 4 of the Section 106 PA.
- LSA will conduct an architectural pedestrian field survey of the APE.



### *Documentation*

- LSA will prepare an Area of Potential Effects (APE) map to Caltrans standards which includes built environment resources.
- LSA will prepare a Historic Property Survey Report (HPSR) and a Historical Resources Evaluation Report (HRER) and a suitable finding of effect document to be determined based on research and evaluative outcomes to current Caltrans standards.

If additional built environment resources are identified within or adjacent to the APE, or Caltrans requires updating existing DPRs of other built environment resources in the APE, or Caltrans requires other related cultural resource technical studies to address built environment resources, LSA will develop a scope and budget to address the additional required study and prepare draft/final documentation per Caltrans and OHP guidelines. We have budgeted 16 hours for responding to comments generated during review of the HPSR/HRER/FOE.

*Deliverables: Area of Potential Effects Map (APE) [Draft and Final]  
Historical Resources Evaluation Report (HRER) [Draft and Final]  
Historic Property Survey Report (HPSR) [Draft and Final]  
OPTIONAL ~ Finding of Effect [Draft and Final]*

### Paleontological Resources

As Caltrans staff noted that the project area contains the Modesto Formation, which is known to produce scientifically significant fossils, a combined Paleontological Identification Report/Paleontological Evaluation Report (PIR/PER) will be prepared to document the potential for the project to impact important paleontological resources and make the appropriate mitigation recommendations. The PIR/PER will follow the guidelines set forth in the Caltrans Standard Environmental Reference (SER) Environmental Handbook, Volume 1, Chapter 8 – Paleontology (Caltrans, July 2023), as well as guidelines established by the Society of Vertebrate Paleontology and industry best practices. Completion of the PIR/PER will include a fossil locality search through the online collections database of the University of California Museum of Paleontology (UCMP) at the University of California, Berkeley. The fossil locality search is necessary to document the status and extent of previously recorded paleontological resources within the project area and within the same or similar deposits as those found in the project area. This information will help determine the potential for paleontological resources to be encountered during project development. LSA will examine current geologic maps of the project area and review relevant geological and paleontological literature, including geotechnical reports, if available, to document the geologic units present within the project area, where they are exposed, and where they may be encountered at depth. The literature review will provide additional information regarding the types of paleontological resources that may occur in the project area and their scientific significance, as well

as the methods necessary to mitigate any impacts to those resources. A systematic on-site pedestrian survey of the project site will also be conducted to determine the presence of paleontological resources in the project area, as well as to note exposures of bedrock or native sediments.

The results of the fossil locality search, the literature review, and the field survey will be documented in the PIR/PER. The PIR/PER will assess whether there are known or reasonably anticipated paleontological resources within the project area and, based on the description of proposed work and excavation parameters, determine whether project excavation may impact those resources. If this research indicates that significant resources may be impacted by project development, the PIR/PER will make recommendations regarding mitigation efforts and the preparation of a Paleontological Mitigation Plan (PMP).

We have budgeted 16 hours for responding to client and Caltrans comments generated during review of the PIR/PER.

*Deliverables: Paleontological Identification Report/Paleontological Evaluation Report [Draft and Final]*

#### Visual Impact Assessment Memorandum

Based on a review of the Caltrans *Questionnaire to Determine Visual Impact Assessment Level*, LSA proposes preparation of a brief (2-3 page) Visual Impact Assessment Memorandum (VIA Memo) which evaluates the roadway improvements and the aesthetic compatibility of the improvements with the surrounding area. The VIA Memo will be prepared based on Caltrans' Visual Impact Assessment (VIA) for Projects on State Highway System guidance (Caltrans, July 2023). The VIA Memo will describe the visual characteristics of the Project area and will identify visual sensitive receptors in the area. Visual sensitive receptors include drivers in vehicles, residents at nearby residential units, and patrons at nearby hotels. The VIA Memo will determine if the changes in visual characteristics of the Project site during construction and during operation will impact sensitive receptors in the area. If impacts are determined to occur, the VIA Memo will include minimization measures that will be applied (as applicable) to reduce such impacts. We have budgeted 4 hours of time to respond to comments on the VIA Memorandum.

*Deliverables: Visual Impact Assessment Memorandum [Draft and Final]*

#### Water Quality Memorandum

LSA will prepare a brief (4-6 page) Water Quality Memorandum (Memorandum) for the PA&ED phase of the I-5/Louise Avenue Project. The Memorandum will include a brief discussion of watersheds and drainage characteristics; surface receiving waters; groundwater hydrology; receiving waters conditions, objectives, beneficial uses, and impairments; pollutants of concern; floodplains; and regulatory requirements. The Memorandum will also discuss construction site,

Design Pollution Prevention, and Treatment Best Management Practices (BMPs) that are applicable to the project. The Memorandum will also discuss any Low Impact Development (LID) features that are included as part of the project to address water quality impacts. The project's impacts on water quality will be evaluated and avoidance, minimization, and/or mitigation measures necessary to prevent adverse water quality impacts will be identified.

Preparation of the Memorandum will primarily rely on information provided in the Stormwater Data Report, the Hydrology Report, and the Geotechnical Report. Information to be obtained from these reports includes, but is not limited to, disturbed soil area, soil types, soil erosion potential, new impervious surface area, additional impervious surface areas to be treated from the project, existing and proposed drainage patterns, existing and proposed rate and volume of stormwater runoff, depth to groundwater, proposed depth of excavation, the potential for groundwater dewatering during construction, and proposed construction and operational BMPs. We have budgeted 6 hours of time to respond to comments on the Memorandum.

*Deliverables: Water Quality Memorandum [Draft and Final]*

#### **Task 4.2 Environmental Document**

LSA's scope from 2021 includes an Initial Study/Mitigated Negative Declaration (IS/MND) but was scoped prior to new requirements by Caltrans to include a Regional Branch Quality Assurance/Quality Control (QA/QC). LSA will incorporate Caltrans Regional Branch QA/QC as well as the Caltrans Global Climate Change (GCC) for Non-Capacity Increasing Projects requirements. Finally, LSA will incorporate Vehicular Miles Travelled for Non-Capacity Increasing Projects Analysis based on traffic studies provided by Fehr & Peers, Inc. These requirements are deemed to be necessary to comply with the current Standard Environmental Reference (SER) dated February 8, 2023.

#### **Regional Branch QA/QC for Draft and Final IS/MND**

Since the project is being processed under the current SER standards for an IS/MND, the project will be subject to Regional Branch QA/QC for both the Draft and Final document.

The current scope of work includes a maximum of 16 staff hours to respond to City/Caltrans comments on the Screencheck Review Draft IS/MND. For the Final IS/MND, we budgeted 8 hours. To accommodate Regional Branch QA/QC, LSA has included an additional 100 hours (116 hours in total) for responding to comments on the Draft IS/MND and an additional 44 hours (52 hours in total) for responding to comments on the Final IS/MND.



Global Climate Change for Non-Capacity Increasing Projects IS/MND Section

LSA will prepare the Global Climate Change section based on guidance provided in Caltrans' Annotated Outline. This task includes 4 hours to respond to Caltrans' comments on that section.

*Deliverables: Annotated outline section for GHG and RTC on that Section [Draft and Final]*

Vehicle Miles Travelled for Non-Capacity Increasing Projects IS/MND Section

LSA will prepare the Vehicle Miles Travelled (VMT) section based on guidance provided in Caltrans' Annotated Outline. LSA will utilize the Mitigation Scoping Plan and other VMT analysis provided by Fehr & Peers as the basis of the analysis. This task includes 4 hours to respond to Caltrans' comments on this section.

*Deliverables: Annotated outline section for VMT and RTC on that Section [Draft and Final]*

**Task 5.0 Project Report**

The Draft Project Report will require updates related to additional environmental technical studies and traffic analysis.

The cost for these additional services will be \$207,303. Should you have any questions, please don't hesitate to contact me (916) 381-9100.

Sincerely,

MARK THOMAS & COMPANY, INC.

Aaron Silva  
Project Manager

Attachment

**COST PROPOSAL FOR PROJECT SCOPE: Lathrop-I-5/Louise Ave IC**

	MARK THOMAS				bconsultar			TOTAL COST
	Sr. Project Manager \$303	Sr. Project Engineer \$225	Sr. Project Coordinator \$173	Total Hours	Total MT Cost	LSA		
<b>1.0 PROJECT MANAGEMENT</b>								
1.1 Project Management	36		8	44	\$12,292	12,021	\$24,313	
1.2 Caltrans PDT Meetings	24	24		48	\$12,672	7,654	\$20,326	
1.3 QA/QC		16		16	\$3,600	-	\$3,600	
<b>Subtotal Phase 1</b>	<b>60</b>	<b>40</b>	<b>8</b>	<b>108</b>	<b>\$28,564</b>	<b>\$19,675</b>	<b>\$48,239</b>	
<b>3.0 PRELIMINARY ENGINEERING</b>								
3.2 DIB 78/Design Decisions		24		24	\$5,400	-	\$5,400	
<b>Subtotal Phase 3</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>24</b>	<b>\$5,400</b>	<b>\$0</b>	<b>\$5,400</b>	
<b>4.0 ENVIRONMENTAL DOCUMENT</b>								
4.1 Technical Studies				0	\$0	90,007	\$90,007	
4.3 Environmental Document				0	\$0	48,439	\$48,439	
<b>Subtotal Phase 4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$138,447</b>	<b>\$138,447</b>	
<b>5.0 PROJECT REPORT</b>								
5.3 Project Report	16	40		56	\$13,848	-	\$13,848	
<b>Subtotal Phase 5</b>	<b>16</b>	<b>40</b>	<b>0</b>	<b>56</b>	<b>\$13,848</b>	<b>\$0</b>	<b>\$13,848</b>	
<b>TOTAL HOURS</b>	<b>76</b>	<b>104</b>	<b>8</b>	<b>188</b>				
<b>OTHER DIRECT COSTS</b>					\$0	\$1,369	\$1,369	
<b>TOTAL COST</b>	<b>\$23,028</b>	<b>\$23,400</b>	<b>\$1,384</b>		<b>\$47,812</b>	<b>\$159,491</b>	<b>\$207,303</b>	

Please note that the rates shown are for estimating purposes only.  
See rate schedule for actual rates/ranges.