

# Cover Letter

January 30, 2026

Frank Carson  
Director of Parks & Recreation  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 92910

**Subject: Rohr Park and Chula Vista Municipal Golf Course Master Plan and California Environmental Quality Act Documentation**

Dear Mr. Carson:

Dudek is pleased to submit a contract augment request to prepare additional analysis in support of the Rohr Park and Chula Vista Municipal Golf Course Master Plan project located in the City of Chula Vista (City). We understand the City is looking for additional analysis to support this ongoing effort and offer you our enclosed scope of work and fee.

We appreciate the opportunity to continue work on this important project. If you have any questions about our qualifications or proposal for this project, please contact Carey Fernandes at 760.473.5879 or [cfernandes@dudek.com](mailto:cfernandes@dudek.com) or Ed Armstrong at 530.863.4269 or [earmstrong@dudek.com](mailto:earmstrong@dudek.com).

Sincerely,



Ed Armstrong, AICP  
Project Manager

# Project Understanding

## Scope of Work

The tasks below are based upon the City’s Task Order request and outline the Dudek Team’s proposed strategy for accomplishing that objective. This Scope is in addition to the original scope of work submitted to the City on January 30, 2025.

### Task 6 California Environmental Quality Act Documentation

Dudek is pleased to submit the following scope of work and fee estimate to the City of Chula Vista (City) to provide an Initial Study (IS)/ Mitigated Negative Declaration (MND) for the Rohr Park and Chula Vista Municipal Golf Course Master Plan (Master Plan or Project). The Master Plan, prepared by Dudek, includes the City’s plan for future improvements, programming, and stewardship of the 59.9-acre Rohr Park and the 133.5-acre Chula Vista Municipal Golf Course. The following is Dudek’s preliminary scope of work and cost estimate to prepare an IS/MND for the Master Plan, in accordance with the California Environmental Quality Act (CEQA).

#### TASK 6.1 PROJECT INITIATION AND PREPARATION OF PROJECT DESCRIPTION

Project initiation includes gathering information, reviewing existing information, coordinating the points of contact for the City staff and Dudek team, and preparing the project description. Dudek would initiate a data request for the analysis and schedule a kickoff meeting with the City. Dudek would prepare an agenda and meeting notes for the kickoff meeting. The kickoff meeting will include an introduction of the Dudek CEQA team and City staff, review of the CEQA approach and scope, budget, communication protocols, and discussion of key and/or controversial issues.

A Project Description meeting the requirements of CEQA shall be prepared based on the Master Plan drafted by Dudek and after all required information is received from the City. Dudek will distribute electronic copies of the Project Description to the City, including a Microsoft Word file for easy review and editing.

##### **Task 6.1 Assumptions:**

- One round of data needs requests to be provided as a list of questions presented in a stand-alone document or as placeholders in the Project Description
- One round of review and comment on the Project Description by the City
- The City will provide sufficient information to prepare a detailed project description within one month of Project kick-off

##### **Task 6.1 Deliverables:**

- Electronic copies (word and pdf) of the kick-off meeting agenda and notes
- Electronic copies (word and pdf) of the Project Description

*Cost for Task 6.1*

**\$3,000.00**

#### TASK 6.2 TECHNICAL STUDIES

The following technical reports would be prepared to support the analysis in the IS/MND for the Master Plan. It is assumed that the Project description prepared in Task 6.1 would remain stable through Task 6.2. If Project Description changes occur, the scope and budget would be revisited accordingly. Dudek assumes field surveys are only required for the newly disturbed areas within the Project site, which is estimated to be approximately 10 acres. If it is determined that additional acreages of the Project require surveys, we will work with you to augment this scope and cost as appropriate.

## **Task 6.2.1 Cultural Resource Letter Report**

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The following tasks serve to provide an assessment of impacts to cultural resources in conformance with the California CEQA for the proposed Project. Dudek understands that the City is lead agency on this project for purposes of CEQA compliance. All services proposed will be provided on a time-and-materials basis in compliance with CEQA, City Guidelines, and that at this point, no federal nexus has been identified that would require compliance with Section 106 of the National Historic Preservation Act (NHPA). Dudek's cultural resources inventory will include a California Historical Resource Information Systems (CHRIS) records search, Native American Heritage Commission (NAHC) Sacred Land Files (SLF) search, intensive pedestrian survey, and report preparation.

### **Records Search**

Dudek will begin by conducting a CHRIS records search of the Project area and a 1-mile radius at the South Coastal Information Center (SCIC), which will house cultural resource records for San Diego County. The purpose of the records search is to identify any previously recorded cultural resources that may be located within the Project area. Dudek assumes the direct fees for the SCIC records search will not exceed \$1,000. In addition to a review of previously prepared site records and reports, the records search will also provide information on historical maps of the Project area, ethnographies, the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and Archaeological Determinations of Eligibility. Finally, a review of historical maps and aerials will be conducted to better determine the history of land use and disturbance within the Project area.

### **Native American Coordination**

#### ***Sacred Lands File and Inquiry Letters***

Dudek will contact the California NAHC for a review of its SLF. The NAHC will determine whether any NAHC-listed Native American sacred lands are located within or adjacent to the Project area. With permission from the City, Dudek will prepare and mail a letter to each of the NAHC-listed contacts, requesting that they contact us if they know of any Native American cultural resources within or immediately adjacent to the Project area. We assume no more than 20 Native American contacts will require contact; however, the exact number may vary. This process is to inform the cultural resources inventory and does not constitute consultation with tribes.

We assume that Assembly Bill (AB) 52 formal consultation or other tribal outreach, if required, will be conducted by the City. Should the City desire assistance during the tribal consultation process, we will be pleased to provide an augmented scope and cost for the City's review and authorization.

### **Pedestrian Survey**

Upon completion of background research and confirmation if notification is required, Dudek will conduct a pedestrian survey of the approximately 9.56-acre area for cultural resources (including both prehistoric and historic archaeological resources). Dudek assumes surveys are only required for the newly disturbed areas which is estimated to be 9.56 acres. If it is determined that additional acreages of the Project require pedestrian surveys, we will work with you to augment this scope and cost as appropriate. Dudek will subcontract a Kumeyaay Native American monitor from Red Tail Environmental who will participate in the survey. The archaeological survey will consist of an intensive-level pedestrian survey, conducted by the Dudek archaeologist and Kumeyaay Native American monitor, for all accessible portions of the project APE.

For the purposes of this scope of work and cost estimate, Dudek assumes that the survey will be negative for archaeological resources (i.e., no newly discovered archaeological resources will be encountered, and no previously recorded resources will require updates). Therefore, it is assumed that no archaeological resource evaluations will be conducted, nor will any artifacts be collected during the survey. Should any new archaeological resources be encountered during the survey requiring recordation, we will work with you to augment this scope and cost as appropriate. Dudek

assumes that the survey will require one qualified archaeologist and one Kumeyaay Native American monitor working one day to complete.

**Cultural Resources Survey Report**

Dudek will prepare a cultural resources technical letter report that will summarize the results of the records searches, Native American coordination, background research, and cultural resources survey. The report will discuss the Project description, regulatory framework, all sources consulted, research and field methodology, setting, and findings. In addition, the report will discuss the Project’s potential to impact cultural resources under CEQA and will provide mitigation measures and recommendations as appropriate.

The draft cultural resources letter report will be presented electronically, in pdf format. Dudek assumes no more than two rounds of comments from the City will require response for the cultural resources letter report. The estimated schedule for completion of the draft cultural resources letter report is 6 to 8 weeks from Notice to Proceed (NTP).

**Task 6.2.1 Assumptions:**

- There is no federal nexus that would require compliance with Section 106 of the NHPA
- Direct fees for the SCIC records search will not exceed \$1,000
- No more than 20 Native American contacts will require contact to inform the cultural resources inventory
- AB 52 formal consultation or other tribal outreach, if required, will be conducted by the City
- Pedestrian surveys are only required for the newly disturbed areas which is estimated to be 9.56 acres
- Dudek assumes that the pedestrian survey will be negative for archaeological resources and no archaeological resource evaluations will be conducted, nor will any artifacts be collected during the survey
- Dudek assumes that the survey will require one qualified archaeologist and one Kumeyaay Native American monitor working one half day to complete
- No more than two rounds of comments from the City will require response for the cultural resources letter report

**Task 6.2.1 Deliverables:**

- Electronic copy (pdf) of the Cultural Resources Letter Report

*Cost for Task 6.2.1*

**\$9,890.00**

**Task 6.2.2 Biological Resources Technical Report**

**Biological Reconnaissance Survey**

Prior to conducting field surveys, Dudek will review available biological resource databases and plans, including the California Natural Diversity Database (CNDDDB), the City of Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan, U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and San Diego Geographic Information Source (SanGIS) databases to identify special-status species known or with potential to occur within the project study area. Dudek will also identify the limits of the City’s Multi-Habitat Planning Area (MHPA) and determine whether the project is considered adjacent to the MHPA.

Dudek will conduct a general biological reconnaissance survey to establish baseline biological conditions and map vegetation communities and any special-status species observed. Vegetation communities within the approximately 10-acre area and a 100-foot buffer (Biological Study Area) will be mapped and identified. Vegetation mapping will be conducted using a 1"=100' scale topographic and aerial photographic field map based on the Holland (1986) classification system as modified by Oberbauer et al. (2008).

This scope assumes one person-days to complete vegetation mapping and that a golf cart will be available for use during the reconnaissance-level survey.

**Biological Resources Technical Report**

Dudek will prepare a Biological Resources Technical Report (BTR) for the project to address the CEQA significance criteria for biological resources. The BTR will describe the project and Biological Study Area, summarize survey methods and results, and analyze the potential significance of project impacts with associated avoidance and mitigation measures, as applicable.

The BTR will document survey methodology consistent with appropriate reconnaissance-level practices. Vegetation communities and special-status botanical and wildlife resources will be described in terms of regional significance and potential presence on the site, including estimates of observed special-status species population size and condition where applicable. Each mapped vegetation community will be described using both literature sources (e.g., Holland 1986; Oberbauer et al. 2008) and project-specific field data, including dominant species composition, general location, and habitat quality or disturbance level.

All botanical and wildlife resources observed or with potential to occur on the site will be evaluated. Species with reasonable potential to constrain the project will be fully analyzed. A table summarizing special-status species with no reasonable potential to occur or constrain the project will be included for completeness but not discussed further.

Graphics will be prepared showing vegetation communities, locations of special-status species observations, and project impact areas. A complete species list of all plant and wildlife species observed will be included as an appendix to the report.

The BTR will include an impact analysis based on one iteration of the project footprint, including assessment of impact significance and identification of applicable project design features, avoidance, minimization, and mitigation measures. Proposed compensatory mitigation will be discussed in the context of regional planning efforts and applicable state and federal regulations. Figures will illustrate the Biological Study Area, vegetation communities, special-status species locations, and proposed project impacts.

A draft BTR will be provided to the City for review prior to finalization.

**Task 6.2.2 Assumptions:**

- Dudek will receive one round of consolidated comments from the City
- Focused, protocol-level surveys are not included
- An aquatic resources delineation is not included
- Agency coordination is not included in this scope of work
- The entire site is assumed to be safely accessible to field personnel
- A complete project description will be provided with sufficient detail to analyze biological impacts
- GIS shapefiles of all permanent and temporary project impacts will be provided
- No substantial changes to the project description will occur after initiation of BTR preparation
- One person-day is assumed to be needed to complete vegetation mapping
- A golf cart will be available for use during the reconnaissance-level survey

**Task 6.2.2 Deliverables:**

- Draft version of the BTR (Microsoft Word and PDF files)
- Compiled final PDF version of the BTR

*Cost for Task 6.2.2*

**\$16,705.00**

**Task 6.2.3 Noise Study**

Dudek understands that the City has requested the preparation of a concise noise technical study to support the Project, which currently contemplates a Preferred Plan (from two previously considered Alternatives) having an anticipated feature set of distinct recreational facilities. The Project is on the site of the existing Rohr Park, bound by Willow Street to the west, Bonita Road to the south, and Sweetwater Road to the north. Nearest apparent offsite noise-sensitive receivers (NSR) include multiple places of worship and residential neighborhoods, such as Bonita to the south. The noise analysis

scope of work, intending to prepare a deliverable that may be referenced by or reproduced into the MND and external to this proposed task set is as follows:

1. Info Review and Data Request – Dudek will review available preliminary project design information provided by the Client (or an authorized third party). We will also review land use or zoning maps, relevant regulations, ordinances, noise element policies, etc. to identify any recent updates that may affect noise and/or vibration impact assessment. As needed, we will prepare and submit a detailed data request for identifying information needs, and a list of proposed assumptions for client review and approval (or revision), the response to which should facilitate noise and vibration level prediction.
2. Evaluate the Existing Environmental Settings – We will estimate the existing (a.k.a., baseline or pre-project) outdoor ambient sound environment in the vicinities of up to six (6) offsite nearest NSR using a method at Dudek discretion (e.g., based upon Federal Transit Administration [FTA] guidance with respect to population density and/or proximity to surface transportation routes). If the Client desires measured sound levels to support these estimates, please refer to Optional Task 8 that follows this proposed Scope of Work.
3. Predict Construction Noise and Vibration – We will predict project construction noise at the nearest offsite representative NSR with a Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) emulator. Prediction output will be tabulated for up to two sample facilities or features for the aforementioned Preferred Plan and compared with relevant City standards or those of other agencies (e.g., FTA). We will also predict ground-borne vibration propagation from project site construction activities at the same nearest NSRs (up to six from Task 2) using expressions per FTA and/or California Department of Transportation (Caltrans) guidance.
4. Predict Offsite Roadway Traffic Noise – Using traffic volume data (not vehicle miles travelled [VMT]) from the Client or as available from other sources, we will assess changes to offsite roadway traffic noise resulting from Project installation with FHWA RD-77-108 or an alternate method at Dudek discretion for up to four scenarios – existing, existing + project, cumulative (i.e., project full build-out year), and cumulative + project along up to four distinct roadway segments. A set of predictions will be prepared for the Preferred Plan. Traffic noise changes attributed to Project construction trips (i.e., cars, haul trucks, delivery vehicles) on the anticipated major travel route will be evaluated with a comparable technique at Dudek discretion.
5. Predict Onsite Stationary Operations Noise Emission – For a concept plan associated with the Preferred Plan, and up to two corresponding modeled scenarios (e.g., daytime and nighttime operations), we will predict noise emission to the offsite community from onsite major project outdoor-exposed stationary noise sources (i.e., HVAC systems, low-speed vehicle movements on parking lots, speech and/or music from sports or other outdoor gatherings) using an ISO 9613-2 based prediction model, with tabulated results.
6. Draft Deliverable – Summarized results and findings from performance of Tasks 2 through 5 will be compiled into a concise draft noise report (or technical memorandum) with accompanying technical attachments (e.g., model input detail) for submission to the Client.
7. Response to Comments – By way of edits to the draft noise report of Task 6, Dudek will respond to a single round of comments from the City (or client).

**Task 6.2.3 Assumptions:**

- Any work not disclosed herein would be considered Additional Services and may be estimated upon request. By way of examples, the following are Optional Tasks not included in this scope and estimate for Client consideration:
- Short-term Attended Baseline SPL Survey: With short-duration (i.e., up to 15 minutes each) sound pressure level (SPL) measurements performed with a portable American National Standards Institute (ANSI) Type 1 or 2 attended sound level meter (SLM) during daytime hours in a single field visit (including round-trip travel to and from a nearby Dudek office) by an attending Dudek field investigator, we will conduct a brief field survey to empirically quantify baseline outdoor ambient sound levels at up to a total of six (6) sample onsite and offsite locations representing the closest NSR to the project site. If elected, summarized SPL data and documented observations (of witnessed or perceived acoustical contributors to the measured environment) will inform and be compiled into an appendix to the draft report or memorandum of Item 6.

- Long-term Unattended Baseline SPL Survey: A visiting Dudek field investigator will deploy up to a total of three (3) ANSI Type 2 unattended SLM at fixed onsite or offsite positions; then, retrieve the SLMs after SPL data has been measured and stored to onboard memory, at successive one-minute (or other specified time period) intervals for over a minimum of twenty-five (25) consecutive hours. Summarized SPL data and documented observations (of witnessed or perceived acoustical contributors to the measured environment after deployment and/or before retrieval) will inform and be compiled into an appendix to the draft report or memorandum of Item 6.
- Anticipated Meeting Participation: As needed, a Dudek acoustician will join up to three, one-hour virtual meetings to discuss the noise study proposed herein.
- In an effort to recognize cost efficiencies and conserve resources, all deliverable(s) will be submitted in electronic format only. Therefore, no print production costs are included in the cost estimates. While Dudek may include manufacturer sketches or other information to illustrate noise reduction concepts, no shop/production drawing preparation is included in the proposed scope of work
- Although Dudek will check weather forecasts ahead of any field visit, Dudek is not responsible for unfavorable weather or other conditions outside of Dudek control that may delay or suspend collection of usable sound level data and thereby incur additional labor and/or other direct costs

**Task 6.2.3 Deliverables:**

- Electronic copies (word and pdf) of the Noise Report or Technical Memorandum

*Cost for Task 6.2.3*

**\$10,000.00**

**Task 6.2.4 Transportation Analysis**

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Dudek’s in-house transportation planners will prepare a CEQA level transportation analysis for the Project. The 59.9-acre Rohr Park and the 133.5-acre Chula Vista Municipal Golf Course are contiguous open spaces that are accessible via multiple driveways along Sweetwater Road in the City of Chula Vista. The Master Plan has selected the Preferred Plan alternative which would include improved trail network, addition of active recreational facilities such as amphitheater, pickleball courts, tennis courts, replacement of playground amenities, replacement of Rohr Manor with a recreation center and dog park improvements. The project would not add new access driveways or modify the circulation system in the vicinity of the existing park.

The technical memorandum will address the Project’s impacts using the vehicle miles traveled (VMT) metric per Senate Bill 743 (SB 743). Project is consistent with the City’s General Plan as well as the Parks and Recreation Master Plan. Per City’s Traffic Study Guidelines (TSG) (Adopted June 10, 2020, Revised January 2022), the park is categorized as a community-purpose facility that serves the community and produces low VMT and can potentially divert existing trips from established local facilities. Based on City’s VMT screening criteria in the TSG, the Project would screen out and not require a detailed VMT analysis. The Project’s impacts can be presumed to be less than significant and no mitigation measures would be required.

Dudek will prepare a technical memorandum to address the Transportation CEQA Appendix G Checklist in the Projects’ CEQA document. This includes the project’s consistency with applicable plans and policies related to circulation, consistency with Section 15034 (b), evaluation of hazards due to geometric design features and adequacy of emergency access. Dudek will also qualitatively analyze the transit, pedestrian, and bicycle facilities that serve the Project site and evaluate whether the project decreases the performance or safety of such facilities. This scope assumes one round of review of the transportation memorandum by the City. Dudek will incorporate City’s comments and prepare a final memorandum. The main findings of the transportation analysis will be incorporated in the Project’s MND document.

**Task 6.2.4 Assumptions:**

- This scope does not include preparation of a Local Mobility Analysis (LMA) for non-CEQA based on levels of service (LOS) metric. Should the City Traffic Engineer require additional non-CEQA

analyses or other technical analyses for traffic, Dudek will prepare a separate scope of work and request a budget augment

- It is assumed that the Project would screen out and not require a detailed VMT analysis. However, if a detailed VMT is required, the VMT analysis has been included as an optional task with a separate estimate
- One round of review of the Transportation Technical Memorandum by the City is assumed

**Task 6.2.4 Deliverables:**

- Electronic copies (word and PDF) of the Transportation Technical Memorandum

*Cost for Task 6.2.4*

**\$8,760.00**

**TASK 6.3 PREPARE IS/MND**

Dudek will prepare an IS Checklist and MND in accordance with CEQA and in coordination with the City’s Environmental Review Coordinator (ERC). This tasks includes the preparation of an IS and MND (administrative draft, screencheck draft, public review draft, and final MND) based on the Master Plan, information from the City provided for the project description in Task 1, and the technical studies in Task 2. It is assumed that the Project Description prepared in Task 1 would remain stable through Task 3. If Project Description changes occur, the scope and budget would be revisited accordingly. Dudek will distribute electronic copies of the IS and MND deliverables to the City, including a Microsoft Word file for easy review and editing.

**Task 6.3.1 IS Checklist**

Dudek will prepare an IS Checklist in accordance with CEQA. The IS Checklist will be provided to the City for review and comment. Dudek will address the City’s comments and revise the IS Checklist for inclusion in the Draft MND. Per the City of Chula Vista Environmental Review Public Notice guidelines, a Notice of IS would need to be circulated to property owners within a 500-foot radius of the Project site. It is assumed City staff will compile the mailing list and prepare and mail the required noticing. If the City would like Dudek support in completing noticing requirements, this scope and estimate can be revisited accordingly.

**Task 6.3.1 Assumptions:**

- No hard copies of the IS Checklist will be provided
- One round of review and comment on the IS Checklist by the City
- Noticing and distribution fees are not included in this scope
- The project description developed under Task 1 will not significantly change

**Task 6.3.1 Deliverables:**

- Electronic copies (word and pdf) of the IS Checklist

*Cost for Task 6.3.1*

**\$5,380.00**

**Task 6.3.2 Administrative Draft MND**

Dudek will prepare the Administrative Draft MND in close cooperation with the City ERC and in accordance with CEQA. The Administrative Draft MND will include environmental analysis based on the Project Description prepared under Task 1 and the results of the technical studies prepared under Task 2. The document will identify potentially significant environmental effects and, in consultation with the City, Dudek will identify feasible measures to mitigate those effects to a less than significant level. The Administrative Draft MND will be provided to the City for review.

**Task 6.3.2 Assumptions:**

- No hard copies of the Administrative Draft MND will be provided
- One round of City review and comment
- The project is subject to CEQA requirements and additional City-specific requirements are not included in this scope

**Task 6.3.2 Deliverables:**

- Electronic copies (word and pdf) of Administrative Draft MND

*Cost for Task 6.3.2*

**\$9,120.00**

**Task 6.3.3 Screencheck Draft and Public Review Draft MND**

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Upon receiving comments from the City on the Administrative Draft MND, Dudek will address the comments and revise the document to prepare the Screencheck Draft MND for review by the City. Comments on the Screencheck Draft MND are anticipated to be minor and are not anticipated to require significant updates or revisions to the analysis. Any significant changes required by this round of comments may require an update to this scope and estimate.

Dudek will address minor comments from the City on the Screencheck Draft MND and revise the document to prepare the Public Review Draft MND. In addition to preparing the Public Review Draft MND, Dudek will prepare the Notice of Completion and Notice of Availability. Electronic versions of the Public Review Draft MND, Notice of Completion, and Notice of Availability will be submitted to the City to post online to initiate the public review period. If a Responsible Agency or Trustee Agency is involved, Dudek will file the Public Review Draft MND with the State Clearinghouse to initiate the associated 30-day public review period per the City of Chula Vista Environmental Review Public Notice guidelines. Notice of MND availability will either need to be sent to property owners within a 500-foot radius of the Project site or published in a newspaper of general circulation in the area affected by the Project. It is assumed City staff will compile the mailing list or contact the newspaper, and prepare and mail the required noticing. If the City would like Dudek support in completing noticing requirements, this scope and estimate can be revisited accordingly.

**Task 6.3.3 Assumptions:**

- No hard copies of the Screencheck Draft of Public Review Draft MND will be provided
- One round of City review and comment on the Screencheck Draft MND
- Comments on the Screencheck Draft MND will be minor and do not require significant updates or revisions to the analysis
- Filing, noticing, and distribution fees are not included in this scope
- Filing with State Clearinghouse is assumed to be required

**Task 6.3.3 Deliverables:**

- Electronic copies (word and pdf) of Screencheck Draft MND
- Electronic copies (word and pdf) of Public Review Draft MND, Notice of Completion, and Notice of Availability

*Cost for Task 6.3.3*

**\$6,260.00**

**Task 6.3.4 Final MND**

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Following conclusion of the public review period on the Public Review Draft MND, Dudek will address public comments, providing response to comments and revision to the Draft MND text if necessary. Dudek will catalog, bracket and categorize all comments on the Draft MND and prepare responses to comments for inclusion in the Final MND based on coordination with the City. This scope and estimate assumes up to 15 individual public comment letters on the Draft MND, with up to 40 individual comments total. A single comment letter may contain multiple individual comments. If comments raise new issues or require additional surveys or technical studies be conducted to complete an adequate response, Dudek will discuss options with the City and revisit the scope as necessary.

In coordination with the City’s ERC, Dudek will prepare the Mitigation Monitoring and Reporting Plan (MMRP) for inclusion in the Final MND. The MMRP will include an overview of the mitigation measures, responsible party, and implementation timeline. Mitigation measures in the MMRP will account for comments received on the Draft MND as appropriate. The MMRP will be designed to ensure that all potentially significant impacts have the appropriate mitigation measures in place and that potential impacts remain at levels below significance.

Based on the comments received, Dudek will prepare the Final MND for City review. The Final MND will include comment letters and responses, MMRP, preface, and a discussion of any minor edits made to the draft MND as a result of comments, if applicable. Upon final approval by the City, Dudek will provide the Final MND for certification and provide electronic copies of the Final MND. Dudek will prepare and file the Notice of Determination.

**Task 6.3.4 Assumptions:**

- No hard copies of the Final MND will be provided
- Up to 15 individual comment letters, with up to 40 individual comments total, will be received during public review

- One round of City review and comment on the responses to comments and Final MND
- Filing and distribution fees are not included in this scope

**Task 6.3.4 Deliverables:**

- Electronic copies (word and pdf) of the Final MND
- Electronic copies (word and pdf) of the Notice of Determination

*Cost for Task 6.3.4*

**\$12,250.00**

**TASK 6.4 PROJECT MANAGEMENT AND MEETINGS**

This task includes project management and administrative time for the Project, including attendance of meetings, coordination with the City, and attendance of hearings. The Dudek Project Manager will oversee internal staff, manage document review, review monthly invoices and prepare required invoice documentation. An average of one hour per week, for up to 20 weeks, of project management time is assumed. The Dudek Project Manager will attend up to three, one-hour meetings with the City, one Planning Commission hearing, and one City Council hearing.

**Task 6.4 Assumptions:**

- Virtual attendance of the Project Manager at up to three, one-hour meetings with the City
- Up to one hour of project management time per week (up to 20 hours)
- In-person attendance of the Project Manager at one Planning Commission hearing and one City Council hearing (up to 4 hours each)

**Task 6.4 Deliverables:**

- Attendance of meetings and hearings as described above

*Cost for Task 6.4*

**\$7,750.00**

**TOTAL COST (NOT INCLUDING OPTIONAL TASKS)**

**\$89,115.00**

**OPTIONAL TASK 6.5 VEHICLES MILES TRAVELED ANALYSIS**

If the project does not screen out, an optional task to conduct a detailed VMT analysis is also provided. Dudek will submit a Project Information Form (PIF) to the City’s Traffic Engineer for approval and include it as an attachment to the technical memorandum.

Dudek will review methodologies used for analyzing similar land uses and select the most appropriate methodology and metric for a detailed VMT analysis. The project site is within Census Tract 32.07 and the SANDAG Travel Demand model or a custom methodology may be used to determine if the project would result in an increase in total VMT in the region. Appropriate significance threshold from the City’s TSG will be used to determine if the project would result in a VMT impact. If required, Dudek will identify project design features and mitigation measures to reduce project’s VMT. The results of the VMT analysis and mitigation measures, if any, will be documented in a technical memorandum. This scope assumes one round of review from the City.

**Optional Task 6.5 Assumptions:**

- One round of review of the VMT Technical Memorandum by the City is assumed

**Optional Task 6.5 Deliverables:**

- Electronic copies (word and pdf) of the VMT Technical Memorandum

*Cost for Optional Task 6.5*

**\$25,400.00**

**OPTIONAL TASK 6.6 BUILT ENVIRONMENT TECHNICAL REPORT**

Preliminary research identified three historic-age properties (45 years of age or older) that require consideration for potential impacts to historical resources under CEQA: the Chula Vista Golf Course (1961) and Rohr Park (1966), which are within the boundaries of the master plan area; and the Optimist Club at 4370 Sweetwater Road (c. 1953), which is

outside but directly adjacent to the Master Plan area. Due to the proximity of the historic-age Optimist Club to the Master Plan area, potential impacts on this resource from proposed improvements in the area would need to be considered. Dudek recommends evaluating the Optimist Club as part of this scope to determine whether or not this property requires consideration as a historical resource under CEQA. The evaluation would streamline the planning process for future development within the master plan area by eliminating the need re-evaluate the resource’s potential for historical significance. Rohr Park also includes Rohr Manor (1938) and an Adobe House (c. 1938), which appear to have been previously evaluated for historical significance and are consequently not included in this scope of work.

For scoping purposes, Dudek assumes that these three properties will require recordation and significance evaluations under NRHP, CRHR and applicable local criteria in the Built Environment Technical Report. Dudek assumes the following tasks will be necessary to complete the technical report in accordance with CEQA guidelines:

- A. Records Search Review
- B. Interested Parties Outreach
- C. Area of Potential Impacts Map
- D. Field Survey
- E. Background Property Specific Research (no more than three properties: the Chula Vista Golf Course, Rohr Park, and the Optimist Club)
- F. Prepare California Department of Parks and Recreation (DPR) 523 form sets for no more than three properties.
- G. Prepare and Finalize Technical Report (including historic context development)

The analysis conducted in this technical report will be used in the development of the Cultural Resources section of the environmental document. Relevant data from the technical report will be used to support the findings in the environmental document. The technical report will be included as an appendix to the environmental document. Dudek assumes that no buildings or structures in the API will be found to be historical resources under CEQA and the likely CEQA finding for historical resources will be No Impact. Should this assumption change over the course of the Project Dudek an augmentation to this scope and cost will be required.

**Optional Task 6.6 Assumptions:**

- Rohr Manor appears to have been previously evaluated for historical significance and found not eligible. Dudek assumes that this previous evaluation will be sufficient for compliance under CEQA. Should this assumption change after reviewing the previous documentation, a budget augment will be required to evaluate the property and/or update the previous documentation for compliance under CEQA
- Dudek assumes that the Adobe House located adjacent to the Rohr Manor was also previously evaluated. If this property has not been previously evaluated or if the documentation is not sufficient for compliance under CEQA, a budget augment will be required to evaluate the property and/or update the previous documentation for compliance under CEQA
- The City of Chula Vista will provide the previous documentation prepared for Rohr Manor and the Adobe House, which may include but may not be limited to historical resource evaluation report(s) and structural assessment report(s)
- The Area of Potential Impacts will be limited to the boundaries of the master plan area and the immediately adjacent Optimist Club at 4370 Sweetwater Road. No additional adjacent historic-age properties will require inventory and evaluation
- The records search request is covered under the cultural/archaeology scope of work
- No more than three properties will require evaluations
- No more than two (one draft and one final) versions of the technical report and DPR form sets will be prepared
- Fieldwork will be limited to one architectural historian working no more than 10-hours (which includes travel and photo processing time)
- No more than two (one draft and one final) versions of the API map will be prepared
- Comments from the CEQA lead agency and/or the client will be editorial in nature and not require additional field survey or background research
- Client will coordinate access to the properties, as needed

- Meetings with the client or CEQA lead agency will not be necessary for this task
- An impact assessment will not be required and development or implementation of mitigation will not be necessary

**Optional Task 6.6 Deliverables:**

- Electronic copy (pdf) of the Built Environment Technical Report

*Cost for Optional Task 6.6*

**\$21,768.00**

## Task 7 Chula Vista Municipal Golf Course Analysis

### TASK 7.1 PRELIMINARY HYDROLOGY AND HYDRAULIC ANALYSES

Dudek will perform preliminary hydrology and hydraulic analyses of the Sweetwater River reach within Rohr Park to provide the City a screen-level understanding of issues and identify potential solutions to support the Master Plan. The onset of the task will include existing data review including available hydrology and/ or hydraulic studies related to this reach of the Sweetwater River and existing as-built data for structures (i.e., bridges, culverts, storm drain outlets, etc.) within and tributary to the project area. This will be followed by field-reconnaissance site visit with Dudek restoration specialists, Dudek engineers, and City staff to walk the site and discuss current conditions and known issues.

For hydrology, Dudek will utilize the current Flood Emergency Management Agency (FEMA) Flood Insurance Study (FIS) flow data of the Sweetwater River. Available FIS flow rate data correspond to the 10-, 50-, 100-, and 500-year storm events. Dudek will perform a log-log interpolation/ extrapolation of FEMA FIS flows for the 2-, 5-, and 25-year storm events. Dudek will use the calculated 2-, 5-, and 25-year estimated flow data and FEMA FIS 10-, 50-, and 100-year flow data for use in the hydraulic analysis.

Dudek will delineate drainage areas corresponding to the proposed pedestrian bridges over tributary drainages. Dudek will use an area-weighted relationship to estimate the approximate flows from these tributaries for use in the hydraulic model. An area-weighted flow will be estimated for the tributaries, and this flow will be removed from the mainstem Sweetwater River flow (FEMA FIS flow) in the hydraulic analysis.

Dudek will develop a hydraulic model using the US Army Corps of Engineers (USACE) Hydrologic Engineering Center’s River Analysis System (HEC-RAS) program to analyze existing and conceptual proposed conditions. Dudek will use the hydrologic data determined via the hydrology calculations as steady-state model inflows for a two-dimensional (2D) analysis. The modeling domain will extend sufficiently upstream and downstream to ensure boundary conditions do not impact results within the project area, estimated at 1,000 feet upstream the Central Avenue bridge and 1,000 feet downstream the Willow Street bridge. The existing conditions model geometry will reference publicly available terrain data. The proposed conditions may use some conceptual terrain modifications applied within the HEC-RAS software. We anticipate proposed conditions will primarily correspond to vegetation management within the park.

Dudek will summarize the assumptions, methodologies, calculations, and model outputs in the H&H Technical Memorandum. The technical memorandum will include discussion of potential solutions based on modeling results.

**Assumptions:**

- The City will provide available structure data (as-built drawings) and existing studies related to hydrology and/or hydraulics within the park.
- The site visit assumes two Dudek restoration specialists and two engineers.
- Detailed hydrology calculations per the San Diego County Hydrology Manual are excluded. FEMA FIS flow data and estimated flow data per log-log and power-fit evaluation are assumed sufficient for preliminary modeling.
- Approximate tributary delineations will be performed using GIS methods.

- The bridges at Central Ave and Bridge at Willow St will be included in the hydraulic analysis. Detailed bridge hydraulics are not needed for existing and proposed pedestrian bridges. These will not be included in the hydraulic analysis.
- FEMA coordination or preparation of FEMA documentation (i.e., No-rise Certification, CLOMR, LOMR) are excluded.
- Proposed detailed grading or formal construction documents are excluded from this task.
- The City of Chula Vista staff will review the technical memorandum. There will be a single round of comments. All comments will be compiled into a single document.

**Deliverables/Assumptions:**

- Hydraulic model files (electronic files)
- Draft and Final H&H Technical Memorandum (electronic files)

*Cost for Task 7.1*

**\$37,067.00**

**TASK 7.2 GOLF MANAGEMENT & MAINTENANCE**

Dudek will compile the results of the hydraulic modeling along with the input from the City and the Golf Course Management staff to evaluate the flooding issues and operational concerns. This information will be compiled to come up with solutions, ranked as opportunities, for potential remodel of golf fairways, standardized maintenance routines or enhancement of the storm conveyance methods to better protect the improvements from damage and/or speed up the repair times from seasonal storms.

Dudek understands the importance of having the interruption of the golf operations kept to a minimum and will work with the city and its staff to develop a roadmap of opportunities to meet its budget, timing and operational abilities. The purpose of this task will be to come up with alternative ways to control the storm water coming onto the property, conveying it properly through the course and then safely discharging it offsite with the goal of minimal interruption of the operations or public safety.

**Assumptions:**

- The City of Chula Vista will provide full access to the golf facilities
- One meeting each with the appropriate golf management and maintenance personnel to understand their experiences and assess their abilities
- All conclusions will be summarized with preliminary timelines and budget ranges only, no cost estimates are included in this task

**Deliverables/Assumptions:**

- Summary of opportunities and improvements
- Schedule of recommended annual maintenance programs
- Recommended on-site operational procedures before and after seasonal events

*Cost for Task 7.2*

**\$14,380.00**

**Task 8 Master Plan Coordination**

Understanding that supplemental time will be required to complete the additional requested services, the Dudek project team will continue to provide ongoing project coordination in the form of six monthly meetings to ensure seamless

integration and coordination into the current master planning process. This task includes scope for up to six additional monthly meetings and ongoing project management and coordination, including scheduling staff, reviewing project billing, budgets, and schedules, and email/phone communication beyond the indicated meetings. It also includes additional time to integrate data collected in the CEQA technical studies and golf course task into the master plan.

**TASK 8.1**

**Deliverables/Assumptions:**

- Meeting agendas and minutes for coordination meetings
- Up to 6 additional monthly meetings with up to three (3) Dudek team members
- Continued project management and coordination

## Cost Summary

Table 1 presents our estimated costs to complete the tasks outlined in the Scope of Work. See attached Work Breakdown Structure for detailed hours and costs for tasks and subtasks.

Task	Budget
Task 6 CEQA Documentation (without optional tasks)	\$89,115
Task 7 Chula Vista Municipal Golf Course Analysis	\$51,447
Task 8 Master Plan Coordination	\$7,190
<b>TOTAL (without optional tasks):</b>	<b>\$147,753</b>
Optional CEQA Technical Studies	\$47,168
<b>Total (with optional tasks)</b>	<b>\$194,920</b>

