

**DATE:** March 16, 2016  
**TO:** PHCD BOARD OF DIRECTORS  
**FROM:** Cheryl Fama, Ashley McDevitt, Joel Roos, Prakash Pinto, and Candace Hathaway  
**RE:** Peninsula Wellness Community Master Plan

**OVERVIEW:**

The EIR Scoping Session was held at a noticed hearing before the Burlingame Planning Commission on February 8, 2016. The hearing represented the official kick off of the EIR and entitlements. Pursuant to the Scoping Session, the month of February was spent launching the EIR.

The team held a community meeting at the District Office on March 12, 2016. Further detail on the meeting is noted below.

The team will present the project to the Planning Commission and City Council at the joint session to be held on March 19, 2016.

The months of March and April will be spent developing the EIR with the publication of the Administrative Draft EIR scheduled for the end May of 2016.

**EIR DEVELOPMENT AND DESIGN GUIDELINES:**

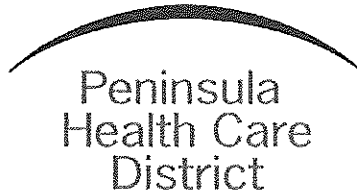
Pursuant to the Scoping Session and the Notice of preparation, two letters were received from interested parties, the Native American Heritage Commission and Caltrans. The letters which are standard forms were sent to the City of Burlingame. The City in turn forwarded the letters to the District. The letters put the project proponent on notice that their respective concerns (Native American Heritage Commission – Cultural Resources and Caltrans-Traffic and Circulation) are to be evaluated in the EIR. The letters are available for review at the District office

**Transportation and Traffic:**

Fehr & Peers is completing the Transportation Impact Analysis (TIA) which is to include a parking demand study. Fehr & Peers will be meeting with the PWC team on March 22 to discuss Transportation Demand Management measures (TDM). The intent of the TDM measures is to reduce vehicle trips through the encouragement of the use of mass transit, vehicle sharing, and bicycling, for example. The implementation of TDM measures should result in a reduction of on-site parking.

**Environmental-Soils:**

A Phase I environmental report was completed by SOMA Environmental Engineering dated March 3, 2016. A binder containing the Phase I report is available for review at the District



Office. The binder contains 435 pages of documentation including both historical topographic and aerial photo documentation starting in 1943. The Phase I Executive Summary is attached. The conclusion of the Phase I was:

*Based on above evidence, in our professional opinion, there is minimal risk of environmental impact to soil or groundwater resulting from current or historical identified uses of the subject property. Within the scope of this investigation, SOMA discovered no evidence of recognized environmental conditions or significant environmental concerns (above the normal property usage) in connection with the subject property. A Phase II investigation is not recommended in connection with this property at this time.*

**Geotechnical Investigation:**

The geotechnical borings of the site are to take place on March 23, 2016. The borings are being done for the EIR. The borings and subsequent geotechnical report which will be published in late April will state the feasibility of building upon the site. Further, the geotechnical report will be a critical document for any end user of the site to review.

**Other:**

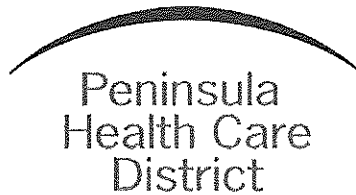
- The March 12 Outreach Meeting focused on Zoning, Building Heights and Ground Floor Character of the PWC master plan design guidelines.
- Pinto and Partners is developing additional visuals in preparation for the March 19 Joint City Council/Planning Commission meeting.
- Continued development of Design Guidelines will be taking place throughout March, April and May.
- The team is scheduling a meeting with the PUC staff for the week of March 21. The objective of the meeting is to present the edible garden concept and to discuss building around and about the Hetch Hetchy pipes.

**OUTREACH:**

On Saturday, March 12, the District hosted a neighborhood dialogue to discuss design guidelines for the architecture and landscaping of the Peninsula Wellness Community. Fewer people attended than the Team had hoped. None the less, the level of discussion among those who attended was very good.

The topics discussed included:

- The scale of the project along Trousdale Drive and Marco Polo Way



- The appearance and character of the building ground floors, landscape and open spaces along Trousdale Drive and Marco Polo Way
- Pedestrian access to and through the site, vehicular access, and parking

Until Friday, March 31 the Team will be gathering additional input and suggestions at a drop-in “Comment Gallery” at the District office. In it, neighbors will be able to see the project plans, review design options, and indicate their preferences for designs that fit into the esthetics and values of the surrounding neighborhoods. Comments can also be submitted on the project’s “Community Dialogue” webpage.

We will be asking for community feedback on draft Design Guidelines on April 6 and expect to share a final draft with our neighbors on April 30.

### **BUDGET:**

The budget for Phase III was submitted to the Board for approval in September 2015. The Phase III work advanced in late September pursuant to authorization to move forward with the EIR consultant.

As of January 31, 2015, \$327,225 of the \$1,142,477 budget has been expended. This represents 29% of the budget.

You will find attached the contingency usage log “Proposed Changes to Line Items” dated March 16, 2016. Each month the cash flow is updated and modifications to the projected line items are made, as needed. The contingency usage log is set up to weigh the percentage of the project expended to date versus the contingency usage. As you will see from this chart, 17% of the contingency has been used to date. This is in balance with the expenditures to date which is 29% of the budget. It should be noted that the contingency usage was reduced this last month (that is the contingency amount increased) because the geotechnical contract was brought in under budget. As such, the \$6,800 reduction in the geotechnical line item flowed into contingency.

### **SCHEDULE:**

You will find attached the Master Schedule dated March 16, 2016.

As noted in December 2015, the schedule has been recast to include the schedule logic provided by the City and its consultant Powers & Associates. The critical path of the schedule is the CEQA approval. Local zoning approval will track concurrently with the CEQA approval.

The 45-day public circulation period is projected to be early August to mid-September and the completion of the EIR process in November and December. The Planning Commission hearing is projected to be in January of 2017 and the City Council Hearing in February of 2017.

# **Phase I Environmental Site Assessment**

**1819, 1875 Trousdale Drive  
and  
1720, 1740, 1764 Marco Polo Way  
Burlingame, California 94010**

**March 3, 2016**

**Project 1039**

**Prepared for**

**Peninsula Health Care District  
1819 Trousdale Drive  
Burlingame, CA 94010**



**ENVIRONMENTAL ENGINEERING, INC.**

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## GENERAL INFORMATION

**1819 Trousdale Drive  
Burlingame, California 94010**

**Client**

Peninsula Health Care District  
1819 Trousdale Drive  
Burlingame, CA 94010

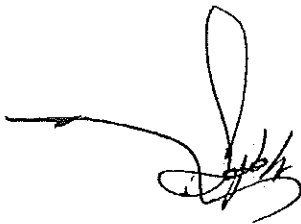
**Consultant**

SOMA Environmental Engineering  
6620 Owens Drive, Pleasanton, CA  
Phone: (925)734-6400  
Fax: (925)734-6401  
Email: [msepehr@somaenv.com](mailto:msepehr@somaenv.com)

SOMA Environmental Engineering, Inc. (SOMA) performed a Phase I Environmental Site Assessment (ESA) for the property located at **1819 Trousdale Drive, Burlingame, California** in response to a request made by the client. This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-13). It was requested for the purpose of assessing the likelihood of potential soil and groundwater contamination originating from on- or off-site sources of hazardous substances, if any. The purpose of the Phase I ESA was to classify, to the extent feasible, recognized environmental conditions in association with the property.

**Certification:**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Mansour Sepehr, Ph.D., PE - Environmental Professional/Project Manager

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**APPENDICES:**

Appendix A: Site Map

Appendix B: Site Photographs

Appendix C: Historical Research

Appendix D: Additional Documentation

## Summary of Acronyms

**HAZNET:** Facility and Manifest Data Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC.

**LUST:** The Leaking Underground Storage Tank Incident Reports

**CA FID UST:** Facility Inventory Database The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board.

**CORTESE:** This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration.

**SWEEPS UST Listing** Statewide Environmental Evaluation and Planning System.

NPL RECOVERY.....	Federal Superfund Liens
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	Resource Conservation and Recovery Act Information
ERNS.....	Emergency Response Notification System
HMIRS.....	Hazardous Materials Information Reporting System
US ENG CONTROLS.....	Engineering Controls Sites List
US INST CONTROL.....	Sites with Institutional Controls
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
US BROWNFIELDS.....	A Listing of Brownfields Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
ODI.....	Open Dump Inventory
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
US CDL.....	Clandestine Drug Labs
LUCIS.....	Land Use Control Information System
RADINFO.....	Radiation Information Database
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
RAATS.....	RCRA Administrative Action Tracking System

### STATE AND LOCAL RECORDS

CA BOND EXP. PLAN.....	Bond Expenditure Plan
SCH.....	School Property Evaluation Program
Toxic Pits.....	Toxic Pits Cleanup Act Sites
CA WDS.....	Waste Discharge System
CHMIRS.....	California Hazardous Material Incident Report System
DEED.....	Deed Restriction Listing
VCP.....	Voluntary Cleanup Program Properties
CLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
CDL.....	Clandestine Drug Labs
HAZNET.....	Facility and Manifest Data
EML.....	Emissions Inventory Data

### TRIBAL RECORDS

INDIAN RESERV.....	Indian Reservations
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land
INDIAN UST.....	Underground Storage Tanks on Indian Land

### EDR PROPRIETARY RECORDS

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
EDR Historical Cleaners.....	EDR Proprietary Historic Dry Cleaners



## **1.0 EXECUTIVE SUMMARY**

### **1.1 Property Description**

A significant large facility which will be constructed and will house the future Peninsula Health Care District (PHCD) offices is the combination of several properties with different Assessor Parcel Numbers (APNs). These properties are located on Trousdale Drive, and Marco Polo Way in Burlingame, California. Thereafter, the future PHCD construction site will be referred to as "the Site". The Site is consisted of the following properties with their associated APNs:

1. Undeveloped Land , APN: 025-123-200
2. 1819 Trousdale Drive, APN: 025-123-070
3. 1875 Trousdale Drive, APN: 025-144-070
4. 1720 Marco Polo Way APN: 025-144-050
5. 1730 Marco Polo Way APN: 025-144-190
6. 1740 Marco Polo Way APN: 025-144-170
7. 1764 Marco Polo Way APN: 025-144-080

Figure 1 in Attachment A shows the extent of the site and neighboring properties as well. Building at 1730 Marco Polo Way no longer exists as it was demolished prior to 1970. The site is about 8 acres in size and is bound from northwest to Trousdale Drive, from northeast to Mills Peninsula Health Services, from southeast to a parking lot and from southwest to Marco Polo Way. The existing structures at the Site are generally used for office spaces, mainly for medical and dental office uses, accounting and real estate and other various office uses. The above properties belong to PHCD, except the property at 1764 Marco Polo Way which belongs to Burlingame School District.

Based on the City of Burlingame zoning map, the site is located within the zoning code of TW, see Figure 2 (Appendix A). According to the City of Burlingame Zoning Map, the site is within the area where multifamily dwellings and office use including health services but not financial institutions are allowed.

### **1.1 Environmental Report Summary**

SOMA has performed an Environmental Site Assessment, in conformance with the provisions of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in this report. In an effort to minimize liability, and in the professional opinion of SOMA, an appropriate level of inquiry, consistent with good commercial and customary practice has been made into ownership and uses of the site and its vicinity. The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and further investigation may therefore be warranted to evaluate the scope and extent of potential environmental liabilities.

Below are observations (current and/or historical) in connection with the site that were made part of this Phase I report:

- The reviewed historical records extended from 1943 to 2012.
- The historical aerial photographs, reviewed during this historical site assessment, indicate that the immediate site vicinity was developed prior to 1968, with the current site structure present on the 1968 aerial photograph.
- No recognized environmental conditions were noted during the review of historical topographic maps.
- The first City Directory (directory) mention of the site was noted in 1970 the source was Haines Criss-Cross Directory. This listing indicates that initially the site was used for industrial/commercial purposes.
- The target property was listed in HAZNET databases searched by EDR.
- There are a number of hazardous waste sites in close proximity of the Site. However, due to the fact that these sites have received a regulatory closure and are generally located down-gradient of the site, their impact to the Site is highly unlikely.
- The site is not located within 100-year flood zone or in national Wetland Inventory database.
- Readily accessible areas were observed for visual or olfactory indications of contamination, mold, and for areas of water damage. No apparent evidence of contamination or water damage or visible or olfactory indications of mold were noted.
- During site inspection conducted by SOMA, it was noted that interior and exterior paint was in good condition and was not chipping or peeling.
- During our inspection of dental offices at 1740 Marco Polo Way, photo chemical wastes which are generated during developing and fixing of x-ray photos was observed. The waste is stored in a secure location so that the contracted company picks it up for proper disposal.
- Due the fact that the existing buildings were constructed in the 1960's, before demolition these buildings should be surveyed for lead and asbestos to minimize the construction workers' exposures to these chemicals.

Based on above evidence, in our professional opinion, there is minimal risk of environmental impact to soil or groundwater resulting from current or historical identified uses of the subject property. Within the scope of this investigation, SOMA discovered no evidence of recognized environmental conditions or significant environmental concerns (above the normal property usage) in connection with the subject property. A Phase II investigation is not recommended in connection with this property at this time.

Below are current and/or historical observations in connection with the site's vicinity:

- A number of off-site sources of petroleum hydrocarbon and hazardous substances were identified in the vicinity of the site.
- The most critical historical leaking underground storage tank (LUST) and hazardous material site is the former Chevron gasoline service station located at 1810 El Camino Real, however, based on its down gradient location with respect

to the subject site and fact that this property received NFA status from San Mateo County Health System, the impact of this property to the subject site is highly unlikely.

- SOMA recommends lead and asbestos survey to be performed for the site prior to any demolition work.

## 1.2 Conclusions

In an effort to minimize liability, and in the professional opinion of SOMA, an appropriate level of inquiry, consistent with good commercial and customary practice, has been made into current ownership and uses of the site and its vicinity.

Based on above findings, in our professional opinion, there is minimal potential risk of environmental impact to soil and/or groundwater from current or historical property uses based on existing site data. No environmental issues were identified by the user/client that could result in property value reduction at this time. At this time, no Phase II investigation is recommended in connection with this property.

## 2. INTRODUCTION

SOMA Environmental Engineering, Inc. (SOMA) performed a Phase I Environmental Site Assessment (ESA) for the property located at the site consisted of **1819, and 1875 Trousdale Drive, and 1720, 1730, 1740, 1764 Marco Polo Way, Burlingame, California**, in response to a request made by Peninsula Heath Care District, the client.

This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-13). The purpose of the Phase I ESA was to classify, to the extent feasible, recognized environmental conditions in association with the property.

This assessment included a site reconnaissance as well as research and interviews with the property operator/owner and checking the regulatory agencies' files. This assessment identified the likelihood of soil and groundwater contamination from potential sources of hazardous substances including petroleum products. Methodologies used in this assessment represent good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions.

### 2.1 Objective

The objectives of this ESA were to perform an ESA within the context of our contract and existing environmental regulations within the applicable jurisdiction, provide an independent and professional opinion regarding recognized environmental conditions,

PHCD - PWC

Peninsula Wellness Community, CEQA, and Design Guidelines

Budget and Cash Flow - Phase 3

Updated March 14, 2016

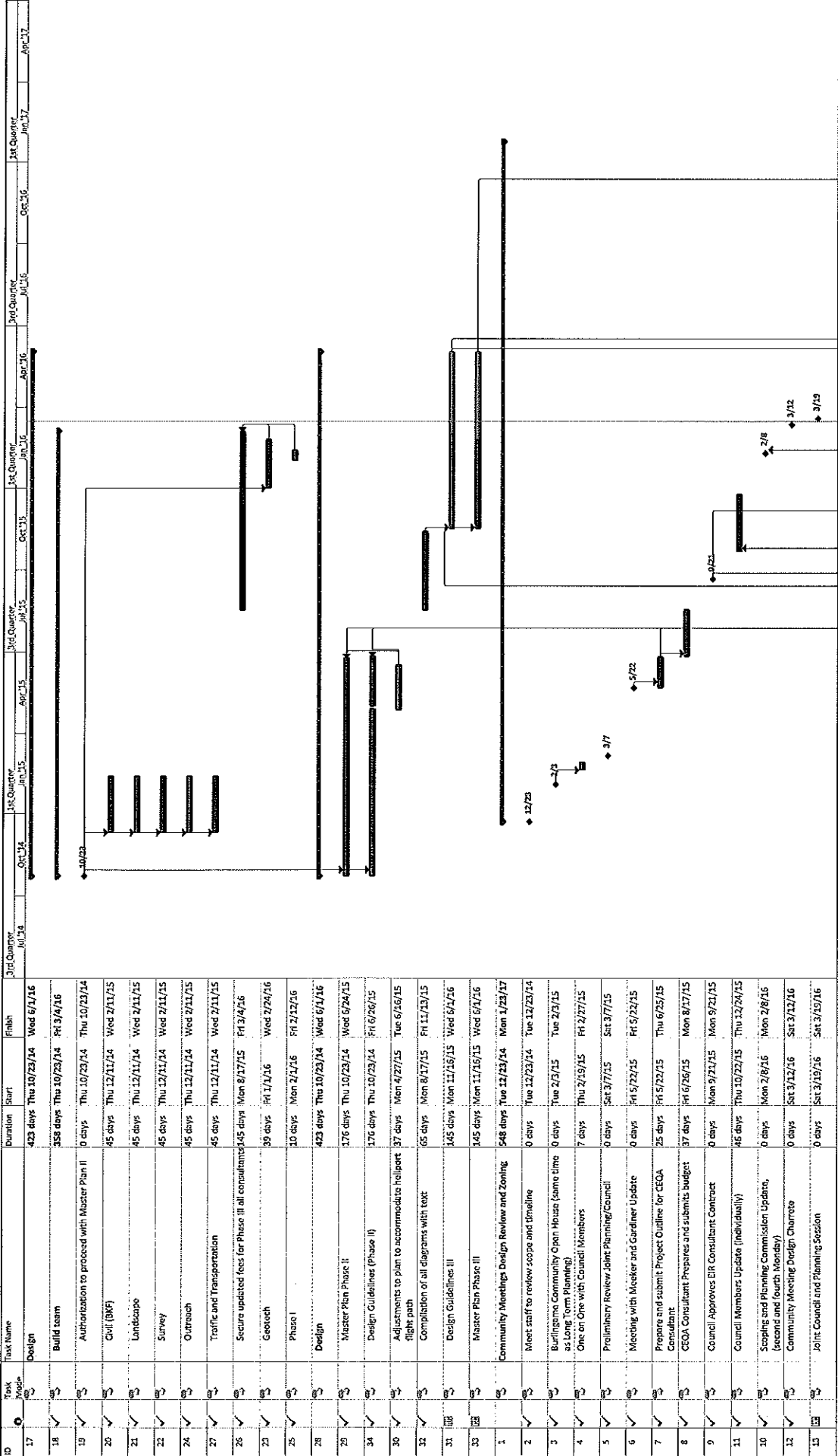
			Phase III Budget				
		Month	Base	Change Orders	Total	Paid To Date	Percentage In Place
<b>Design</b>							
	Master Plan Architect	Pinto Partners	190,000		190,000	81,399	42.8%
	Geotech	Rollo Ridley	20,000	(6,800)	13,200	-	0.0%
	Environmental Consultant (EIR)	Powers & Assoc.	197,990		197,990	98,995	50.0%
	Civil Engineer	BKF	77,000		77,000	1,258	1.6%
	Surveyor	Martin Ron	-	3,700	3,700	3,700	100.0%
	Phase I Environmental	SOMA	5,000	1,500	6,500	-	0.0%
	Traffic (sponsor advisor)	Fehr & Peers	25,000	18,560	43,560	8,817	20.2%
	Landscape	Toni Bava	55,000		55,000	-	0.0%
	Arborist		-	-	-	-	
			-		-	-	
			-		-	-	
<b>Fees</b>							
	Environmental CEQA Planning-City (35% of ESA)	City of Burlingame	69,297	5,065	74,362	74,362	100.0%
	Zoning	City of Burlingame	40,000		40,000	-	0.0%
	Design Review	City of Burlingame	50,000		50,000	-	0.0%
	Tentative and Final Maps	City of Burlingame	25,000		25,000	-	0.0%
<b>Legal</b>							
	Land Use	Carr McLennan	45,000		45,000	-	0.0%
	Contracts	Siegel	9,000	(9,000)	-	-	
			-		-	-	
			-		-	-	
<b>Project Management</b>							
	Project Management	Roos/PUDC	93,500		93,500	19,625	21.0%
	Outreach/Political	Hatheway	93,500		93,500	35,201	37.6%
	Financial Analyst	Musbach	15,000		15,000	-	0.0%
			-		-	-	
<b>Reimbursable</b>							
	General reimbursable		41,250		41,250	3,868	9.4%
	Models and renderings		15,000		15,000	-	0.0%
<b>Contingency</b>		7.50%	75,940	(13,025)	62,915	-	0.0%
		<b>Grand Total</b>	<b>1,142,477</b>	<b>-</b>	<b>1,142,477</b>	<b>327,225</b>	<b>28.6%</b>

PHCD - PWC  
 Peninsula Wellness Community, CEQA, and Design Guidelines  
 Proposed Changes to Line Items  
 16-Mar-16

Category	Vendor	Comments	Date	Change	Running Balance	Starting Contingency
Surveyor	Martin Ron	Hold over cost from Phase I	2/15/2016	3,700.00	72,240.44	75,940.44
Traffic (sponsor advisor)	Fehr & Peers	Higher than anticipated fee. Note, a portion of \$40,000 contingency within the Powers Associates fee will cover this	2/16/2016	18,560.00	53,680.44	
Environmental CEQA Planning-City (35% of ESA)	City of Burlingame	Due to inclusion of contingency of \$40,000 in Powers, the City Override increased	2/17/2016	5,065.00	48,615.44	
Contracts	Siegel	No need for Siegel's contract review for EIR work	2/18/2016	(9,000.00)	57,615.44	
Phase I Environmental	SOMA	1500 above estimate 6500 total	2/18/2016	1,500.00	56,115.44	
Geotech	Rollo Ridley	proposal was 6,800 under proposed budget	3/1/2016	(6,800.00)	62,915.44	
Total Proposed Changes				13,025.00	17%	

Paid to Date	294,686.30
Ratio of Paid to Date	26%
Contingency to Date	13,025.00
Ratio of Contingency	17%

Pohiwasu Wellness Community Master Plan  
 Draft Project Schedule  
 Wed 3/16/16



ID	Task Name	Start	Finish	Duration
17	Design	Thu 10/23/14	Wed 6/1/16	423 days
18	Build team	Thu 10/23/14	Fri 3/4/16	358 days
19	Authorization to proceed with Master Plan II	Thu 10/23/14	Thu 10/23/14	0 days
20	Civil (BKF)	Thu 12/11/14	Wed 2/11/15	45 days
21	Landscapes	Thu 12/11/14	Wed 2/11/15	45 days
22	Survey	Thu 12/11/14	Wed 2/11/15	45 days
24	Outreach	Thu 12/11/14	Wed 2/11/15	45 days
27	Traffic and Transportation	Thu 12/11/14	Wed 2/11/15	45 days
26	Secure updated fees for Phase III all consultants	Mon 8/17/15	Fri 3/4/16	145 days
23	Geotech	Fri 1/1/16	Wed 2/24/16	39 days
25	Phase I	Mon 2/1/16	Fri 2/12/16	10 days
28	Design	Thu 10/23/14	Wed 6/1/16	423 days
29	Master Plan Phase I	Thu 10/23/14	Wed 6/24/15	176 days
34	Design Guidelines (Phase II)	Thu 10/23/14	Fri 6/26/15	176 days
30	Adjustments to plan to accommodate holiday flight path	Mon 4/27/15	Tue 6/16/15	37 days
32	Compilation of all diagrams with text	Mon 8/17/15	Fri 11/13/15	65 days
31	Design Guidelines II	Mon 11/16/15	Wed 6/1/16	145 days
33	Master Plan Phase II	Mon 11/16/15	Wed 6/1/16	145 days
1	Community Meetings Design Review and Zoning	Tue 12/23/14	Mon 1/23/17	548 days
2	Meet staff to review scope and timeline	Tue 12/23/14	Tue 12/23/14	0 days
3	Burlingtona Community Open House (same time as Long Term Planning)	Tue 2/3/15	Tue 2/3/15	0 days
4	One on One with Council Members	Thu 2/19/15	Fri 2/27/15	7 days
5	Preliminary Review Joint Planning Council	Sat 3/7/15	Sat 3/7/15	0 days
6	Meeting with Meeker and Gardiner Update	Fri 5/22/15	Fri 5/22/15	0 days
7	Prepare and submit Project Outline for CEQA Consultant	Fri 5/22/15	Thu 6/25/15	25 days
8	CEQA Consultant prepares and submits budget	Fri 6/26/15	Mon 8/17/15	37 days
9	Council Approves EIR Consultant Contract	Mon 9/21/15	Mon 9/21/15	0 days
11	Council Members Update (individually)	Thu 10/22/15	Thu 12/24/15	45 days
10	Scoping and Planning Commission Update (second and fourth Monday)	Mon 2/8/16	Mon 2/8/16	0 days
12	Community Meeting Design Charretre	Sat 3/12/16	Sat 3/12/16	0 days
13	Joint Council and Planning Session	Sat 3/19/16	Sat 3/19/16	0 days



