

Turnstone Consulting

FIRM PROFILE

Turnstone Consulting is an innovative, woman-owned consulting firm with a breadth of knowledge and experience in all aspects of environmental planning and review.

Turnstone Consulting was established to provide planning and environmental consulting services for land and infrastructure development projects. We take a strategic approach to the incorporation of environmental principles into the project design process. We emphasize the integration of the formal environmental review process with plan development.

Our services include:

- Management and preparation of the full range of environmental review documents: EISs, EAs, EIRs, Negative Declarations, Categorical Exemptions and technical studies.
- Identification of environmental constraints and opportunities and integration of environmental principles into development projects as part of the development team.
- Peer review of environmental and planning documents for agencies and attorneys.

Turnstone Consulting is committed to excellence in planning and to objective, thorough analysis. We prepare full disclosure documents that communicate clearly to the public and inform the decision-making process. We work collaboratively as part of the planning, design, and legal team.

The Principals of Turnstone Consulting, Nancy Cunningham Clark and Barbara W. Sahn, each bring more than 20 years of experience in the field from differing, complementary viewpoints. Nancy Cunningham Clark served for 17 years at ESA where she was Vice President and variously held the positions of Director of the Transportation Department, Director of Strategic Projects, and head of the Physical Sciences Division. Ms. Clark was EIP Associates Regional Vice President for the San Francisco Bay Region for six years, and managed the San Francisco office. She has specialized in programmatic environmental review for large, complex development projects, overseeing large teams of technical specialists. Barbara W. Sahn, formerly Director of Environmental Planning at EIP Associates, served for eleven years as the Environmental Review Officer for the City and County of San Francisco, managing and directing CEQA and NEPA documentation for all public and private development and planning projects in San Francisco. Due to her experience in the public sector, Ms. Sahn has a comprehensive understanding of the environmental review process from the agency's point of view.

Turnstone Consulting

Barbara W. Sahn
Principal

Experience: Over 20 years of experience preparing and reviewing technical environmental analyses pursuant to the California Environmental Quality Act and the National Environmental Policy Act and assisting developers in permit processing. San Francisco Environmental Review Officer for 11 years, managing and directing CEQA and NEPA documentation for all public and private development and planning projects, including General Plan Amendments and zoning ordinances, Redevelopment Plans, office buildings, mixed use complexes, medical facilities, and sewer/water facilities.

Education: A.B. Smith College, biological sciences; J.D. University of Santa Clara School of Law

Memberships: Member, State Bar of California (*Note: Ms. Sahn does not provide legal services*)
Environmental Law Section, State Bar of California

Representative Projects

EIRs and Related CEQA Documents on Redevelopment Plans and General Plan Amendments

West Patterson Projects Revised EIR – Patterson, CA 2002 Project Director for Revised EIR on West Patterson projects. The document is a completely revised and rewritten EIR for the West Patterson Business Park Master Development Plan, analyzed at a program level; the proposed Keystone-Pacific Business Park in the Business Plan area, analyzed at a development-project level; and the Patterson Gardens residential/commercial mixed use development project adjacent to Business Plan area, analyzed at a development project level. The West Patterson projects include development in the western portion of Patterson's Sphere of Influence, development on adjacent property in Stanislaus County, expansion of existing roadways, development of additional water supplies, and expansion of wastewater collection facilities and the existing wastewater treatment plant and percolation ponds. Key issues include traffic, loss of agricultural land, air quality, water supply, biological resources, and wastewater treatment capacity. The Revised Draft EIR was prepared for the City of Patterson, in consultation with Stanislaus County Community Planning staff.

Mare Island Specific Plan Subsequent EIR – Vallejo, CA (in preparation) Project Manager for Subsequent EIR on amended Specific Plan for former military base at Mare Island. SEIR will be based on a 1998 joint EIS/EIR prepared for the Base Reuse Plan, and will address a limited number of topics related to potential new significant impacts that could result from proposed changes in the development program. An Initial Study will explain how most topics require no additional environmental review and will permit the SEIR to focus on traffic, historic architectural resources, air quality, and noise.

Mission Bay Subsequent EIR – San Francisco, CA 1998 EIR on Mission Bay North and South Redevelopment Plans assessing development by Catellus Development Corporation of a 300-acre area on the San Francisco Bay shoreline. Task Leader for detailed analysis of transportation, air quality, noise and vibration, contaminated soils, and community services for development program on 300+ acres along the San Francisco Bay shoreline.

University of California San Francisco Mission Bay Housing EIR – San Francisco, CA 2001 Provided peer review for Catellus Development Corporation of hazards and transportation sections of Administrative Draft SEIR for new housing proposed to be developed on the new UCSF site within Mission Bay.

San Francisco Giants Ballpark at China Basin EIR – San Francisco, CA 1997 EIR addressing the ballpark and amendments to the Rincon Point / South Beach Redevelopment Plan. Task Leader for analyses of transportation impacts, including detailed mitigation program to encourage transit use and discourage automobile use to the ballpark; noise impacts, including crowd and concert noise; air quality; and contaminated soils.

Addendum to Giants Ballpark EIR for Passenger Vessel Terminal – San Francisco, CA 1997 Coordinated preparation of background memorandum supporting determination that construction of a ferry terminal adjacent to the Giants Ballpark would have no new significant impacts not already addressed in the Ballpark EIR. Prepared draft Addendum for use by Planning Department staff.

Yerba Buena Center Redevelopment Plan Final EIR, Subsequent EIR, and Addenda Nos. 1, 2, and 3 – San Francisco, CA 1978 to 1997 – Directed preparation of original EIR on adoption of redevelopment plan for a 9-block area centrally located in San Francisco's downtown area. Directed preparation of SEIR on amendments to the adopted Redevelopment Plan for YBC, and prepared Addenda to that EIR for minor changes in various development projects within the Redevelopment Area. Key issues included land use and urban design, transportation, air quality, historic preservation and archaeological resources, and shadows on public open space.

Institutional Projects

San Francisco Clean Water Program – San Francisco, CA 1978 - 1996 As Environmental Review Coordinator for the Clean Water Program, and later as Environmental Review Officer for the City and County of San Francisco, prepared and managed preparation of 5 mitigated negative declarations and 9 EIRs for the San Francisco Clean Water Program over about 15 years, including a new wastewater treatment plant and an upgraded plant, three pump stations, an ocean outfall, and several transport/storage facilities to transport, treat and discharge about 85 million gallons per day of sewage and up to 1 billion gallons per day of combined rainwater runoff and sanitary sewage.

Kaiser Medical Center Expansion – Roseville, CA (in preparation) Project Manager for EIR on expansion of hospital and medical office building facilities, a parking garage, and a helicopter landing site, at the existing Kaiser Medical Center in Roseville. Key issues include traffic and circulation, hydrology and drainage, utilities expansion, and air quality.

Vallejo Springstowne Library Negative Declaration – Vallejo, CA 2002 Project Manager for a negative declaration for a new, 36,000-sq.-ft. branch library in the Springstowne area of Vallejo, to replace the existing 3,000-square-foot facility. The new library is proposed to be located in a vacant storefront of an existing shopping center. Key issues include land use, traffic and parking, and visibility.

NEPA and Joint NEPA/CEQA Documents

Letterman Complex Supplemental EIS – Presidio of San Francisco 2000 Supervised air quality and noise analyses for six alternative development programs for the Letterman Complex in the Presidio of San Francisco, working with Presidio Trust staff.

Passenger Vessel Terminal at Giants Ballpark – San Francisco, CA 1998 Prepared Documented Categorical Exclusion for a new ferry terminal adjacent to new ballpark for San Francisco Giants baseball team. Prepared for Federal Transit Administration with Port of San Francisco.

Alternatives to Replacement of the Embarcadero Freeway and Terminal Separator Structure EIS/EIR – San Francisco, CA 1996 Directed preparation of EIS/EIR on mid-Embarcadero Roadway reconfiguration replacing freeway and freeway ramps demolished following Loma Prieta earthquake, prepared by City and County of San Francisco jointly with Caltrans and Federal Highway Administration. Key issues included transportation, land use and use of public park property, noise, and air quality.

New Federal Office Building at 10th & Market Streets EIS – San Francisco, CA 1996 Provided direction to U.S. General Services Administration on behalf of City and County of San Francisco for EIS on new high-rise

federal office building in downtown San Francisco. Key issues included wind, transportation, visual, and shadows. An alternative location at 7th and Mission Streets was analyzed and was ultimately selected.

Development Projects

21st & Broadway Office Project – Oakland, CA 2001 Project Director for mitigated negative declaration on demolition of Bermuda Building and construction of new, 230,000-sq.-ft. office building with parking in downtown Oakland. Key issues included traffic and parking, visual, construction noise and historic preservation. Negative Declaration completed on fast track to accommodate developer schedule.

2000 Larkspur Landing Circle – Larkspur, CA 2002 (in preparation) Project Manager for EIR on mixed use office, hotel and residential project adjacent to Larkspur Landing Shopping Center on former wastewater treatment plant site. Key issues include traffic, parking, visual, biology and plans/policies.

2000 Broadway Office Building – Oakland, CA 2001 Project Director for mitigated negative declaration on construction of new, 300,000-sq.-ft. office building with subsurface parking in downtown Oakland. Key issues included traffic, parking, visual and construction noise.

300 Spear Street Mixed Use Project – San Francisco, CA 2002 Project Director for EIR on mixed residential, retail and office project in San Francisco's Rincon Hill area. Key issues include urban design/visual effects of proposed increase in height limit, transportation, and wind effects.

650 Eddy Street Residential Development – San Francisco, CA 2002 Project Director for mitigated negative declaration and Addendum to negative declaration for 8-story 87-unit residential project in San Francisco's North of Market Special Use District. Key issues included transportation and urban design.

First & Howard Streets Office Project – San Francisco, CA 2000 Project Manager for EIR on 4-building office complex located at the corner of First and Howard Streets in downtown San Francisco, adjacent to Fremont Street off-ramp from Bay Bridge and I-80. Key issues included transportation, air quality, historic preservation and contaminated soils.

San Quentin Shoreline Repairs – Marin County, CA 2000 Project Manager for mitigated negative declaration, Mitigation Monitoring Plan, and permit assistance for the California Department of General Services for a new, 15-foot retaining wall along San Francisco Bay shoreline at San Quentin State Prison. Key issues included biological resources, wave erosion, geotechnical, water quality, visual effects from water locations, construction traffic and construction noise. Also prepared application for Corps of Engineers permit and preliminary Environmental Assessment for Corps use.

Recent Professional Activities

Instructor, Environmental Review and EIR Basics, University of California Berkeley Extension, 1998 - 2002.

Instructor, Spring 2000 CEQA Workshop, Association of Environmental Professionals, Sacramento and Oakland, February 2000.

Instructor, 1999 CEQA Workshop, Association of Environmental Professionals, Oakland, Sacramento, and Fresno, February 1999.

Professional Awards

American Planning Association, *National Current Topic Award, Environmental Planning*, Mission Bay Final Environmental Impact Report, 1993.

American Planning Association, Northern California Section, *Honorable Mention, Focused Topic, Highlights & Conclusions: FEIR Summary*, 1992.

Turnstone Consulting

Nancy Cunningham Clark
Principal

Experience: Over 20 years of experience in all aspects of environmental consulting and management of large, complex projects and program EIRs in California. Specializes in developing flexible, responsive strategies for CEQA and NEPA compliance to meet client objectives. Provides management and quality control for controversial mixed use projects, directing interdisciplinary teams of over forty staff members and a dozen subcontractors in diverse areas of specialization such as traffic engineering, archaeology, architecture, hazardous wastes, and economic market forecasting. Managed assessments of redevelopment plans, city general plans and general plan amendments, and institutional master plans. Reviewed hospitals and medical campuses, sports arenas, industrial, transportation, airport and parking facilities, and commercial and housing developments. Before forming Turnstone Consulting, was Vice President at ESA for 17 years, then San Francisco Regional Vice President at EIP for 6 years.

Education: Rice University, B.A., History and Political Science (cum laude); University of California at Berkeley, B.S., Conservation of Natural Resources (with highest honors)

Memberships: Lambda Alpha International Honorary Land Economics Society, Golden Gate Chapter, elected to membership 1995
Also: Urban Land Institute, California Redevelopment Association, Association of Environmental Professionals, American Planning Association

Representative Projects

Large Development and Redevelopment

Mission Bay San Francisco. Developed the scope and served as Project Director for EIR and focused SEIR on 300-acre shoreline brown-fields redevelopment project with about 15 million square feet of hotel, residential, office, research and development, and UCSF research campus uses. Project proposed major infrastructure additions such as new street grid and atypical sewer system. The EIR had extensive cumulative impact analysis of wastewater and runoff from other major Bayside projects, and reviewed complicated public health issues related to decades of prior industrial use.

San Francisco Giants Ballpark at China Basin. Project Director for EIR on 42,000-seat Pacific Bell Park. Involved multidisciplinary evaluation of high-density waterfront site that was known to be contaminated. Sited adjacent to massive Mission Bay, project had complex game-day and cumulative traffic, parking, and transit issues. The transit-intensive project generated active public involvement and required extensive coordination with San Francisco Planning Department, the Redevelopment Agency, Port, state and local agencies, project planning consultant, project sponsor, and legal team.

Yerba Buena Center. Project Manager for Supplemental EIR, Subsequent EIR, and various Initial Studies and EIR addenda on 86-acre mixed use redevelopment project in downtown San Francisco involving Moscone Convention Center and expansion, four hotels, Sony Metreon theaters, residential, retail and office uses, and open space. Project director for the recent amendment of the YBC Redevelopment Project and expansion of the Plan Area to allow redevelopment of the historic post-earthquake Emporium Building on Market Street. The project would provide new retail space for Bloomingdale's, and entertainment and hotel uses, retain and restore the

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historic Market Street façade of the Emporium, and restore and move the dome. It would demolish and replace ten other structures on the site and realign Jessie Street.

Other Redevelopment. Managed EIRs on numerous mixed use Redevelopment Projects in Los Angeles, Oakland, San Francisco, Santa Rosa, San Mateo, and Foster City.

Institutional, Medical, Research and Education

California Pacific Medical Center Master Plan EIR. Project manager for three-campus master plan and construction project that will build out over ten years. The EIR evaluates relocation and rebuilding at three operating medical centers located in residential neighborhoods. Functions will be reorganized and consolidated into an acute care center with two hospitals, an ambulatory care center, and a long-term care center.

Kaiser Vallejo Medical Center Hospital Replacement Project. Project manager for expanded Categorical Exemption; noise, shadow, visual, and transportation studies. Project involves demolition of the hospital at the Kaiser Vallejo Medical Center and replacement with a new hospital that conforms with the seismic standards set forth in Senate Bill 1953; also new administrative and clinic facilities, a central utility plant, and a 1,000-space garage.

University of California San Francisco Long Range Development Plan EIR. Project Director for EIR analyzing nine existing campus locations and three sites for a new research campus. The Mission Bay site was ultimately chosen for the 3.2-million-gsf research campus.

University of California San Francisco, LRDP Amendment SEIR Review. Project manager for review of EIR adding housing to Mission Bay Research campus. The UCSF SEIR required coordination with the Program SEIR for Mission Bay.

San Francisco Conservatory of Music at 50 Oak Street EIR. Project manager for relocation and expansion of educational institution and performance space. Key issues are historic preservation of an architecturally significant building and transportation.

Kaiser San Francisco Geary Campus Master Plan Development EIR. Program EIR for the 15-year, multi-phase 2-million-gsf, 5-building project at the San Francisco Kaiser Foundation Hospital Geary Campus. The site covered four blocks in three jurisdictions. One block slated for a Medical Office Building was rezoned for medical use by voter initiative and has special controls. Other property is under the jurisdiction of the Planning Department and some sites are within the Western Addition Redevelopment Area.

Other Project Experience

Oversaw environmental review for over thirty major office projects for developers such as Tishman Speyer, Maguire Thomas, Hines Interests, Trammell Crow, Barker, Catellus, Union Property Capital, Campus Properties, Universal Paragon (Tuntex), Wilson Cornerstone, and Wilson Equity Office.

Managed environmental review documents for many hotel projects across California, including Hilton, Marriott, Marriott Courtyard, Ramada, Hotel Nikko, ANA, Travelodge, Kimpton, and Disney.

Currently managing EIRs on several residential projects.

Publications and Professional Activities

Participant and author of paper, *Environmental Analysis of Large Urban Projects in the United States, A Practitioner's View*, Institute for Public Information, presented in China, Tokyo, Beijing, Kunming, Guangzhou, November 1993 – September 1995.

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Participant, ULI Policy Forum on Alternatives to the Environmental Impact Report, Urban Land Institute, San Francisco, June 1993.

Program Participant, New York City Environmental Quality Review (CEQR) Generic / Programmatic Impact Analysis Workshop. New York Department of City Planning and Environmental Protection, New York, January 1990.

Professional Awards

American Planning Association, *National Current Topic Award, Environmental Planning*, Mission Bay Final Environmental Impact Report, 1993.

American Planning Association, Northern California Section, *Honorable Mention, Focused Topic*, Highlights & Conclusions: FEIR Summary, 1992.

Association of Environmental Professionals, *Outstanding Environmental Document*, Mission Bay Draft Environmental Impact Report, 1989.