

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into this ____ day of _____ 202_, between the CITY OF PLEASANTON, a municipal corporation (“City”), and FirstCarbon Solutions, a (California corporation) whose address is 1350 Treat Boulevard, Suite 380, Walnut Creek, and telephone number is (415) 713-5223, (“Consultant”).

RECITALS

A. Consultant is qualified to and experienced in providing on-call environmental review services on an as-needed basis for purposes specified in this Agreement.

B. City finds it necessary and advisable to use the services of the Consultant for the purposes provided in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and conditions in this Agreement, City and Consultant agree as follows:

1. **Consultant’s Services**. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services and furnish the materials, reports and drawings related to the preparation of environmental review documents pursuant to California Environmental Quality Act (CEQA) and its Guidelines, as hereinafter set forth:

- a. Consultant shall perform all work described in the Scope of Work which will be submitted prior to authorization to proceed on individual projects.
- b. Consultant shall meet with staff of the City, other pertinent agencies, and/ or landowners as necessary to complete the scope of work outlined in Section 1 (a) above.
- c. The City reserves the right to select other consultants for services based on City needs.

2. **City Services**. In order to assist Consultant in this work, City shall provide, if necessary, relevant application materials and related reports, any existing plans of the area on file, necessary direction, and review of consultant-submitted draft materials within a reasonable time. Other City services shall be as mutually agreed to by the City and consultant as part of an authorized Scope of Work.

3. **Staff**. The Project Manager for Consultant shall be Abe Leider, who may not be replaced without written consent of City.

4. **Sufficiency of Consultant’s Work**. All reports, documents, drawings, plans and specifications prepared for City shall be adequate and sufficient to meet the purposes for which they are prepared.

5. **Ownership of Work**. All final reports, documents, drawings, plans and specifications, maps, designs, work data, and all other documents completed by Consultant in the performance of this Agreement shall become the property of City.

6. **Terms.** The term of the agreement shall commence on the date written above and shall expire on June 30, 2024, with up to two additional one-year extensions. Work authorizations issued by the City prior to the expiration of the term of this Agreement may be completed by Consultant after the term of this Agreement.

7. **Compensation.** For the as-needed services to be rendered, City shall pay consultant on time-and-materials based on the rate schedule per Exhibit A, which is attached and incorporated into this Agreement. Exhibit A may be amended on an annual basis at the start of the new fiscal year (July 1, 2021, July 1, 2022, and July 1, 2023). Individual projects covered by this contract shall require separate proposals and shall not exceed the cost estimate submitted. Partial payment shall be made on a monthly basis in proportion to the percentage of work completed, upon receipt of Consultant's invoice.

a. Invoices submitted to City for payment must contain a brief description of work performed, percentage of work completed, percentage of contract time used, percentage of contract amount expended and City reference numbers: Account No., Contract No., and Project No. Payment shall be made within thirty (30) days of receipt of Consultant's invoice.

b. Upon completion of work and acceptance by City, Consultant shall have ninety (90) days in which to submit final invoicing for payment. An extension may be granted by City upon receiving a written request thirty (30) days in advance of said time limitation. The City shall have no obligation or liability to pay any invoice for work performed which the Consultant fails or neglects to submit within ninety (90) days, or any extension thereof granted by the City, after the work is accepted by the City.

8. **Changes.** City may request changes in the scope of services to be provided by Consultant. Any changes and related fees shall be mutually agreed upon between the parties and subject to a written amendment to this Agreement.

9. **Consultant's Status.** In performing the obligations set forth in this Agreement, Consultant shall have the status of an independent contractor and Consultant shall not be considered to be an employee of the City for any purpose. All persons working for or under the direction of Consultant are its agents and employees and are not agents or employees of City.

10. **Termination for Convenience of City.** The City may terminate this Agreement at any time by mailing a notice in writing to Consultant. The Agreement shall then be deemed terminated, and no further work shall be performed by Consultant. If the Agreement is so terminated, the Consultant shall be paid for that percentage of the work actually completed at the time the notice of termination is received.

11. **Non-Assignability.** The Consultant shall not assign, sublet, or transfer this Agreement or any interest or obligation in the Agreement without the prior written consent of the City, and then only upon such terms and conditions as City may set forth in writing. Consultant shall be solely responsible for reimbursing subcontractors.

12. **Indemnity and Hold Harmless.** Consultant shall defend, indemnify, and hold harmless, the City and its officers, agents and employees from and against all claims, losses, damage, injury, and liability for damages arising from, or alleged to have arisen from, errors, omissions, negligent or wrongful acts of the Consultant in the performance of its services under this

Agreement, regardless of whether the City has reviewed or approved the work or services which has given rise to the claim, loss, damage, injury or liability for damages. This indemnification shall extend for a reasonable period of time after completion of the project as well as during the period of actual performance of services under this Agreement. The City's acceptance of the insurance certificates required under this Agreement does not relieve the Consultant from its obligation under this paragraph.

13. **Insurance**. During the term of this Agreement, Consultant shall maintain in full force and effect, at its own cost and expense, insurance coverages with insurers with an A.M. Best's rating of no less than A:VII. Contractor shall have the obligation to furnish City, as additional insured, the minimum coverages identified below, or such greater or broader coverage for City, if available in the Contractor's policies:

a. **General Liability and Bodily Injury Insurance**. Commercial general liability insurance with limits of at least \$2,000,000 combined limit for bodily injury and property damage that provides that the City, its officers, employees and agents are named as additional insureds under the policy as evidenced by an additional insured endorsement satisfactory to the City Attorney. The policy shall state in writing either on the Certificate of Insurance or attached rider that this insurance will operate as primary insurance for work performed by Consultant and its subconsultants, and that no other insurance effected by City or other named insured will be called on to cover a loss.

b. **Automobile Liability Insurance**. Automobile liability insurance with limits not less than \$2,000,000 per person/per occurrence.

c. **Workers' Compensation Insurance**. Workers' Compensation Insurance for all of Consultant's employees, in strict compliance with State laws, including a waiver of subrogation and Employer's Liability Insurance with limits of at least \$1,000,000.

i. **Professional Liability Insurance**. Professional liability insurance in the amount of \$2,000,000.

ii. **Certificate of Insurance**. Consultant shall file a certificate of insurance with the City prior to the City's execution of this Agreement, and prior to engaging in any operation or activity set forth in this Agreement. The Certificate of Insurance shall provide in writing that the insurance afforded by this Certificate shall not be suspended, voided, canceled, reduced in coverage or in limits without providing notice to the City in accordance with California Insurance Code section 677.2 which requires the notice of cancellation to: 1) include the effective date of the cancellation; 2) include the reasons for the cancellation; and 3) be given at least 30 days prior to the effective date of the cancellation, except that in the case of cancellation for nonpayment of premiums or for fraud, the notice shall be given no less than 10 days prior to the effective date of the cancellation. Notice shall be sent by certified mail, return receipt requested. In addition, the insured shall provide thirty (30) days prior written notice to the City of any cancellation, suspension, reduction of coverage or in limits, or voiding of the insurance coverage required by this agreement. The City reserves the right to require complete certified copies of policies.

e. **Waiver of Subrogation**. The insurer agrees to waive all rights of subrogation against the City, its officers, employees and agents.

f. **Defense Costs.** Coverage shall be provided on a “pay on behalf of” basis, with defense costs payable in addition to policy limits. There shall be no cross liability exclusions.

g. **Subcontractors.** Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited naming additional insureds.

14. **Notices.** All notices herein required shall be in writing and shall be sent by certified or registered mail, postage prepaid, addressed as follows:

To Consultant: Mary Bean, AICP
FirstCarbon Solutions
1350 Treat Boulevard
Suite 380
Walnut Creek, CA 94597

To City: Ellen Clark
Director of Community Development
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

15. **Conformance to Applicable Laws.** Consultant shall comply with all applicable Federal, State, and Municipal laws, rules, and ordinances. Consultant shall not discriminate in the employment of persons or in the provision of services under this Agreement on the basis of any legally protected classification, including race, color, national origin, ancestry, sex or religion of such person.

16. **Licenses, Certifications and Permits.** Prior to the City’s execution of this Agreement and prior to the Consultant’s engaging in any operation or activity set forth in this Agreement, Consultant shall obtain a City of Pleasanton business license, which must be kept in effect during the term of this Agreement. Consultant covenants that it has obtained all certificates, licenses, permits and the like required to perform the services under this Agreement.

17. **Records and Audits.** Consultant shall maintain all records regarding this Agreement and the services performed for a period of three years from the date that final payment is made. At any time during normal business hours, the records shall be made available to the City to inspect and audit.

18. **Confidentiality.** Consultant shall exercise reasonable precautions to prevent the unauthorized disclosure and use of City reports, information or conclusions.

19. **Conflicts of Interest.** Consultant covenants that other than this Agreement, Consultant has no financial interest with any official, employee or other representative of the City. Consultant and its principals do not have any financial interest in real property, sources of income or investment that would be affected in any manner of degree by the performance of Consultant’s services under this Agreement. If such an interest arises, Consultant will immediately notify the City.

20. **Waiver.** In the event either City or Consultant at any time waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or of any other covenant, condition or obligation.

21. **Governing Law.** California law shall govern any legal action pursuant to this Agreement with venue in the applicable court or forum for Alameda County.

22. **No Personal Liability.** No official or employee of City shall be personally liable to Consultant in the event of any default or breach by the City or for any amount due Consultant.

23. **Exhibits.** All exhibits referred to herein are attached hereto and are by this reference incorporated herein.

24. **Counterparts and Electronic Signatures.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

25. **Scope of Agreement.** This writing constitutes the entire Agreement between the parties. Any modification to the Agreement shall be in writing and signed by both parties.

THIS AGREEMENT executed the date and year first above written.

CITY OF PLEASANTON

CONSULTANT

Nelson Fialho, City Manager

By: _____
Signature

ATTEST:

Print name

Karen Diaz, City Clerk

Its: _____
Title

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

Rev. 8/20

Statement of Qualifications for On-Call Environmental Review/CEQA Consulting Services

Prepared for:
City of Pleasanton
Community Development Department
2148.0025.Q

October 23, 2020



Table of Contents

Cover Letter 1

Project Description and Approach 3

 General Approach 3

 Sample Scopes of Work..... 6

Consultant Description of Qualifications 9

 Firm Overviews 9

 Key Personnel..... 10

 Relevant Project Experience 13

Cost 15

 FirstCarbon Solutions 15

 WRECO 17

Conflict of Interest 17

References 17

Professional Services Contract and Insurance Requirements 18

Business License 18

Appendix A: Resumes

COVER LETTER

October 23, 2020

Melinda Denis, Planning and Permit Center Manager
Attn: Jenny Soo, Associate Planner
City of Pleasanton
Community Development Department
200 Old Bernal Avenue
Pleasanton, CA 94566

Subject: Statement of Qualifications for On-Call Environmental Review/CEQA Consulting Services

Dear Ms. Denis:

The City of Pleasanton (City) maintains a small-town feel with an outlying rural atmosphere while providing high quality business park development and suburban neighborhoods. The residents are highly engaged and desire to preserve a sense of open space and the City's rural character in concert with development. Currently, the City is seeking on-call environmental/California Environmental Quality Act (CEQA) consultants to support the Community Development Department with the review of development applications and City-initiated planning projects over the next three years.

FCS International, Inc. (California Corporation No. 1162594), doing business as FirstCarbon Solutions (FCS), has more than 37 years of experience in providing environmental consulting services to support various projects for municipalities, public agencies, and private developers throughout California. FCS is interested in providing on-call consulting services, including the preparation and/or peer review of CEQA documents and technical studies, for future projects in the City. The following attributes make FCS the most qualified firm to perform the requested services on behalf of the City:

- **We have experience in providing environmental services for various projects in the City of Pleasanton.** FCS has provided on-call CEQA documentation services for projects within the City for more than 15 years. In that time, we have completed or are currently completing 23 projects in the City, including, the preparation of Environmental Impact Reports (EIRs) for the **Spotorno Residential Subdivision Project**, the **East Pleasanton Specific Plan**, **Hidden Canyon Residences and Preserve Project**; CEQA Documentation for the **Stoneridge Mall Apartments Project**; Addenda or Expanded Initial Studies for the Housing Element Supplemental EIR for the **Vintage Property** and the **Anton Hacienda Project**; and Addenda to the Housing Element and Climate Action Plan (CAP) General Plan Amendment (GPA) and Rezonings Supplemental EIR for the **Irby Ranch Project** and the **Summer Hill Homes Project**; Addendum to the Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR and Supplemental EIR for the **CarMax Auto Superstore Project**; and Addendum to the General Plan Supplemental EIR for the **Commons at Gateway Project**. Backed by our long history of working with the City, FCS is intimately familiar with Pleasanton's local goals, policies, programs, environmental concerns, and review processes that inform CEQA analyses. FCS also has ample experience in addressing community concerns by assisting the City in preparing presentations and attending public hearings, providing input on staff reports, and preparing responses to comments on CEQA documents.
- **We currently have on-call contracts with Bay Area cities.** FCS currently has 94 active on-call contracts, 40 of which are in the Northern California. FCS's unique understanding of the region and its resources is exemplified by our longstanding relationship with several Bay Area municipalities, including the cities of Dublin, Fremont, Hayward, Alameda, Berkeley, Hercules, Richmond, San

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Inland Empire
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San Bernardino, CA 92408

Sacramento Valley
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Rocklin, CA 95765

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Lehi, UT 84043

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Shelton, CT 06484

New York
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Deposit, NY 13754
56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE

Ramon, Burlingame, East Palo Alto, Millbrae, South San Francisco, Milpitas, San José, Rohnert Park, and Santa Rosa; the City and County of San Francisco; the towns of Tiburon and Windsor; and the counties of Contra Costa County, Solano, and Sonoma. We have proven expertise in managing multiple on-call contracts. FCS's consistent performance is exemplified by the long-term relationships we enjoy with these municipal clients, as many of our contracts are in their fourth or fifth renewal period. All of these contracts involve CEQA analysis and documentation services that are similar in scope and complexity to those contemplated by the City.

- **We provide a breadth of services.** FCS brings a wealth of expertise in CEQA documentations, as well as environmental and regulatory compliance, planning and entitlement, air quality and greenhouse gas (GHG) emissions, biological and cultural resources management, noise management, restoration planning and monitoring, and energy, sustainability, and carbon management services. With a wide range of service areas, FCS can provide the City with the innovative, comprehensive solutions that best address the City's unique needs and challenges.
- **We have a highly experienced team.** The FCS team has a depth of experience in providing environmental consulting services for numerous Bay Area projects. FCS's Project Director, **Mary Bean**, has more than 24 years of relevant experience and has directed more than 600 projects across Northern California. FCS's Project Managers, **Elizabeth G. Johnson**, **Lisa Davison, MS**, **Janna Waligorski, MA**, **Liza Baskir**, and **Cecilia K. So**, bring a combined 66 years of experience. Our Project Managers will be supported by technical leadership and staff who are highly qualified individuals with demonstrated responsiveness, technical capabilities, qualifications, and education required to meet the City's needs. To supplement our team, we have teamed with **WRECO** to provide hydrology technical expertise if/when relevant and necessary to meet the City's project and technical needs. Our depth of technical staff in all disciplines ensures the successful and seamless completion of project deliverables and environmental documents that are legally defensible and technically sound.

FCS is on the forefront of developing procedures to help clients effectively process environmental documentation in a COVID-19 world. FCS has rapidly coordinated with industry professionals to develop best practices for working with municipalities amid COVID-19 restrictions. To ensure business continuity and consistent delivery of products and services, FCS will implement these measures, including conducting virtual scoping meetings, reaching out to non-State agency contacts to confirm online access of the environmental document, considering extending the review periods and holding remote public hearings, and clearly facilitating the comment process. Furthermore, our in-house Legal Counsel will work actively with our Project Manager to anticipate issues and create solutions tailored to your needs. For more information on FCS's efforts to provide environmental planning services to clients, please visit our blog at <https://www.firstcarbonsolutions.com/blog/>.

Thank you for the opportunity to submit this Statement of Qualifications (SOQ). My signature below certifies that I am authorized to negotiate and contractually bind the firm to the terms of this Request for Qualifications (RFQ). If you have any questions or would like to discuss your specific needs in more detail, please contact our Project Director, Mary Bean, at 415.713.5223, which will be her primary contact number for the duration of the pandemic, or via mbean@fcs-intl.com.

Sincerely,



C. Patrick Schultz, Senior Vice President and Chief Operations Officer

FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

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San Bernardino, CA 92408

Sacramento Valley
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Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-44
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE

PROJECT DESCRIPTION AND APPROACH

The City of Pleasanton is seeking environmental consultants to provide on-call environmental review and CEQA documentation services for the review of development applications and to support City-sponsored planning efforts and projects. These services may include the preparation of CEQA-related documentation (including, but not limited to, EIRs, Initial Studies, Mitigated Negative Declarations [MNDs], Negative Declarations [NDs], Notices of Exemption [NOE], and Mitigation Monitoring and Reporting Programs/Plans [MMRPs]), addenda, and technical studies (aesthetics, noise, air quality, biological, cultural, and hydrological studies), as well as the peer review of applicant-provided studies.

General Approach

FCS's goal is to provide cost-effective, technically sound, and legally defensible environmental consulting and documentation services to our clients. To this end, we emphasize frequent, informal communication with the City and prepare concise verbal and written summaries of project information that can be readily shared with project participants and City staff. Our firm's management style of "No Surprises" means that as soon as we encounter a challenge or constraint, we will immediately notify the City and be prepared to provide proven, short- and/or long-term strategies for remedying any situation we encounter, including emergencies and delays. Our project management philosophy revolves around effective communication and problem-solving. The repeat business we receive from our clients is a result of our focused customer service philosophy.

To effectively manage the CEQA process, FCS will work with City staff in balancing the collection of detailed environmental data necessary to comply with CEQA while confirming the applicability and need for any additional State and federal regulatory permits and/or more focused site analysis (e.g., protocol-level surveys, jurisdictional wetland delineations). Our approach facilitates the development of a comprehensive impact analysis while simultaneously identifying the need for any future permit-level analysis and specific mitigation requirements, which streamlines the environmental compliance process and saves on costs. As part of developing a project-specific work plan, FCS seeks to utilize existing technical studies wherever possible before identifying new studies that are needed to characterize existing conditions, as required under CEQA. Such studies provide the foundation for evaluating the significance of project impacts and identifying suitable mitigation measures.

FCS encourages our clients to integrate environmental considerations early in the project planning process. The requirements of CEQA should be considered early enough for agencies to take into account environmental opportunities and constraints in the project design. Our experience has shown that by proactively incorporating environmental and permitting considerations into the project at the earliest feasible time (i.e., conceptualization, design, and planning phases), project proponents can reduce and, in some instances, eliminate the need for additional regulatory permits that can add months or even years to project completion schedules and substantially increase project costs. Our approach also prevents "scope creep," which often occurs when project designs change after technical studies have been completed. FCS is also unique in that we employ an in-house legal counsel who assists our management team in preparing legally defensible documents that can withstand public scrutiny and potential legal challenge. Each of these attributes is essential to FCS's success.

Developing Project Description and Context

One of the most important factors in preparing a legally defensible environmental document is having a complete and accurate understanding of the proposed project/action prior to initiating environmental analyses or review. Taking the time to fully describe "the whole of an action" can result in significant time and cost savings for our clients. Further, initiating technical studies or environmental analyses at the appropriate time eliminates the need to duplicate/redo field efforts or technical analyses due to new or changed project circumstances. FCS will assist the City in defining the precise location and boundaries of all of the components, facilities, and associated infrastructure required to construct and operate a proposed project. FCS will also assist the City in identifying opportunities to keep projects moving forward despite uncertainties. For example, if a specific utility alignment is not yet known, the FCS team can evaluate a much larger area in the field to provide for flexibility in the project design while allowing the environmental studies to proceed.

Conducting Preliminary Environmental Compliance Review

FCS's proposed approach to preparing environmental documentation is a reflection of our cumulative experience dealing with the preparation of documentation for every type of project. After conducting a preliminary environmental compliance review to determine whether a project is subject to CEQA, FCS then considers whether a Statutory or Categorical Exemption may apply, and we evaluate whether a project is eligible to utilize or "stack" one or more of the applicable CEQA streamlining provisions.

For example, actions that are consistent with zoning (but that still require discretionary approvals) may utilize the streamlined review/CEQA exemption under Public Resources Code Section 21083.3 and CEQA Guidelines 15183, which state that a certified EIR for a planning or zoning action may be used to eliminate, or to reduce the scope of, environmental review for later development projects that are consistent with the planning or zoning action. Section 21083.3 applies when a parcel has been zoned, or designated in a community plan, to accommodate a particular density of development, and an EIR was certified for that planning or zoning action. Section 21083.3 also applies when an EIR was certified for a general plan and a development project is consistent with the general plan.

Similarly, CEQA Section 15332 provides for an exemption from review under CEQA for projects characterized as infill development and that meet the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and/or (e) the site can be adequately served by all required utilities and public services. During the project initiation stage, FCS will meet with City staff to discuss the project specifics and to confirm whether any unusual circumstance would disqualify a project from consideration under CEQA Section 15332.

CEQA does not have any specific procedures for when it is determined that an exemption applies, so the City would follow their usual procedures for determining a CEQA Exemption is applicable. If a project appears to meet all criteria, FCS can prepare a simple NOE for the City's review, or we can prepare supporting technical studies that affirm the applicability of the exemption. While there is no requirement that a lead agency must respond to comments on an exemption finding, it is good practice to do so and one that FCS recommends. Once the action is approved, the NOE should be filed with the County to start the 35-day statute of limitations.

Preparing Initial Studies

When it is determined a project/activity is subject to CEQA and no Statutory or Categorical Exemption applies, FCS may recommend to the City to prepare an Initial Study to determine whether an EIR needs to be prepared or an ND or MND and/or a Finding of No Significant Impact (FONSI) is the appropriate level of documentation. In certain instances, we know early on that a proposed project/action will have the potential to significantly impact the environment and that preparation of an EIR will be required. In these cases, depending upon the project circumstances, FCS can either bypass the preparation of an Initial Study and immediately proceed with preparing the EIR or we can determine that is still beneficial to prepare an Initial Study in order to focus an EIR on only potentially significant effects.

Preparing Environmental Impact Reports

When there is substantial evidence a proposed project/action may have significant impacts on the environment, FCS provides the technical capabilities and expertise necessary to assist our clients in preparing an EIR, including, but not limited to, defining the project description; identifying project stakeholders and creating/maintaining a mailing list; preparing the Notice of Preparation (NOP) and providing a 30-day review; conducting public scoping; preparing supporting technical reports and an Administrative Draft EIR for internal Review; preparing and circulating the Public Draft EIR for a 45-day review period; drafting responses to comments received in response to the Draft EIR; preparing a Final EIR, including responses to comments, an MMRP, and circulating the document for (typically) a 10-day review period; and preparing Findings and, if necessary, Overriding Considerations to support a lead agency's final decision on the project.

Preparing Technical Studies

Depending on the project, there may be a need to initiate technical studies to support the environmental analyses and/or engineering feasibility studies. As demonstrated in the Relevant Project Experience section of this SOQ, FCS has extensive experience in conducting initial site assessments and preparing air quality/GHG assessments, noise assessments, health risk assessments (HRAs), biological resources assessments, cultural/historical resources assessments, and other technical reports as required. Our teaming partner, **WRECO**, also has ample experience in providing hydrology services to municipalities throughout the Bay Area. For each project that we undertake for the City, FCS will manage our team of technical specialists and provide any billing detail and reporting to the City on behalf of our teaming partners.

Handling Public Input Processes and the Presentation and Dissemination of Public Information for Review/Comment

FCS will help the City ensure that responses to comments received on the environmental documents are complete and adequate for purposes of CEQA. We can assist the City in preparing robust community outreach plans that include ongoing public engagement opportunities, or we can simply attend public hearings either answer questions on the City's behalf or present our findings to the decision-making body. Should any additional/new public comments or general opposition be raised at these meetings and hearings, FCS's management team can assist the City in appropriately responding to these comments.

Community Outreach

Public agencies are placing a greater emphasis on public outreach and public participation as regulatory agencies and the public are increasingly demanding greater access to information about development and environmental review process. When implemented correctly, public outreach and participation can enhance a local agency's reputation in the community and with elected officials and regulators. By contrast, a poorly developed and executed outreach plan can transform a simple project into a public relations and litigation crisis.

FCS is well versed in strategic communication and public affairs, having worked on a number of high-profile projects in California. FCS focuses on helping the lead agency to successfully navigate through the complex public participation and outreach process and working with the lead agency to develop the appropriate course of action. FCS's Project Managers have extensive background in managing environmental issues in the media and among decision-makers. They also know how to communicate complicated scientific information in ways that are easily understood by the general public.

Ensuring Compliance with Processing and Legal Requirements

FCS regularly prepares CEQA documentation for highly controversial projects and we have established an excellent record of legal defensibility for environmental documents we prepare. We exercise particular care to ensure that FCS's environmental documents contain thorough environmental analyses and explicitly document all data sources. This approach reduces the potential for successful legal challenge and assists lead agencies in preparing the administrative record. FCS's staff is experienced in conducting environmental documentation for controversial projects, and we have developed research and documentation techniques that minimize avenues for legal challenge. FCS's in-house legal counsel regularly monitor CEQA court decisions and CEQA Amendments to keep FCS Managers abreast of legal precedents and compliance issues. FCS Project Managers are well versed in the various processing requirements that apply to specific types of environmental documentation, including minimum circulation periods, distribution and noticing requirements, and processing timelines. FCS also adheres to a rigorous quality assurance/quality control (QA/QC) process that is described in greater detail below.

Managing Quality Control

FCS's system of quality control involves every step in the preparation of technical studies and environmental documents. The first step in our process involves ensuring consistency among technical studies and related deliverables. Upon project initiation, all team members are provided with a copy of the agreed-upon scope of work, allowing every individual involved with the project to have the same understanding of the required work products, the content of the work products, and the prevailing schedule/budget constraints. FCS also strives to develop the CEQA project description as early in the process as possible and to secure approval by the applicant and lead agency prior to initiating the bulk of the technical analyses. This allows us to provide a consistent project description and supporting project graphics in all of our technical work products.

During the environmental compliance process, FCS’s management team coordinates all activities related to QA/QC, including multiple reviews of project documents to ensure legal defensibility, technical accuracy, and objectivity. In addition, FCS’s Project Directors commit to not only reviewing the “final product” but also to conducting a thorough review of all technical data and studies used to support our documents’ findings and conclusions. This ensures that all of FCS’s findings are accurate and properly incorporated. Prior to submitting documents to outside parties (applicants, lead agencies, clients, etc.), FCS’s environmental documents also undergo a legal sufficiency review that is conducted by our in-house legal counsel. This additional step helps ensure that FCS’s documents are legally defensible and reflect leading-edge environmental documentation standards and compliance practices.

Conducting Peer Reviews

Not only does FCS extensively peer review every document as part of our QA/QC program, but FCS’s staff of professionals have peer reviewed a variety of documents prepared by other firms as well. Reports and documents are reviewed for purposes of CEQA, consistency, accuracy, and concurrence with findings and/or conclusions. Based on our review, either the report is accepted as technically accurate, or potential gaps are identified and recommendations are made to conduct surveys to update or supplement the report, or to request additional information to further support the conclusions in the report.

Adhering to Project Scopes and Budgets

FCS uses Deltek Vision Financial Management software for all of our project data recording and analyses. This networked system is user-friendly and allows our project management staff to access up-to-date information regarding all project phases. The immediate availability of accurate project data allows for maximum project budget control down to the individual task level. The Vision system is Windows-based and, therefore, downloads easily to other Microsoft Windows applications, including the Microsoft Project scheduling software that FCS uses for project tracking and timeline control. FCS projects are easily accessed, tracked, and updated via download from our accounting to scheduling systems. FCS Project Managers have been thoroughly trained in the use of these systems and has access to their project data through the Vision interface.

Sample Scopes of Work

Environmental Impact Reports with Technical Studies

The following table outlines our anticipated scope of work in the preparation of EIRs and how FCS would staff each step, as necessary. FCS can typically complete an EIR within 8 to 12 months under an expedited schedule and within 12 to 18 months under a ‘normal’ preparation schedule.

Task	Staffing
<p>1. Preparation of Scope of Work. Upon receipt of a task request, the FCS Project Manager, with support from the FCS Project Director, would coordinate with the City representative to obtain sufficient project information to define the nature, scale, and context of the project. The FCS Project Manager would then coordinate with FCS technical specialists and subconsultants to identify the environmental approach and develop a tailored scope of work, schedule, and fee estimate for the project.</p>	<p>Project Director Project Manager Technical Specialists Subconsultants</p>
<p>2. Project Initiation and Preparation of Project Description. Upon approval of the Scope of Work, the FCS Project Manager would coordinate a kick-off meeting and work with the City representative to obtain any additional information to define the precise location and boundaries of all of the components, facilities, and associated infrastructure required to construct and operate a proposed project, and define and describe “the whole of the action” pursuant to regulatory requirements. At the kick-off meeting, the FCS Project Manager would also coordinate with the City representative to confirm the project schedule, identify key milestones, and establish roles, responsibilities, and City expectations.</p>	<p>Project Director Project Manager</p>

Task	Staffing
<p>3. Internal Kick-off Meeting and Preparation of Technical Studies. The FCS Project Manager would hold an internal kick-off meeting to share project information and convey the project schedule and expectations. FCS would then provide the City with a Request for Information (RFI) to gather all project data and, upon receipt of that information, prepare the technical studies.</p>	<p>Project Director Project Manager Technical Specialists Subconsultants</p>
<p>4. Scoping and Noticing. FCS would prepare an NOP in accordance with CEQA Guidelines Section 15082. The NOP would identify the project location, provide a summary of the project characteristics, and list probable environmental effects, supported by tables and color graphics. Following release of the NOP, FCS representatives would attend the public scoping meeting. All public comments received at the scoping meeting would be noted in the Draft EIR.</p>	<p>Project Director Project Manager</p>
<p>5. Preparation of Draft EIR. FCS would prepare the Draft EIR in accordance with the applicable requirements contained in CEQA Guidelines Sections 15120 through 15132. For an EIR, FCS typically prepares and Administrative Draft EIR, Screencheck Draft EIR (which is a track change version of the document), and a Draft EIR. Upon receipt of comments from the City on any draft deliverables, the FCS Project Manager would coordinate with the City to ensure that comments are fully resolved prior to resubmittal of a revised document. If needed, a comment resolution meeting or conference call would be scheduled with the City and technical specialists to further inform comment resolution. The Draft EIR would then be released for a 45-day public review period. FCS would provide the Governor’s Office of Planning and Research (OPR) State Clearinghouse with an electronic copy of the document (and appendices) and required notices and forms via CEQAnet to begin the public review period.</p>	<p>Project Director Project Manager Technical Specialists Publications Team</p>
<p>6. Preparation of Final EIR. FCS would prepare the Final EIR in accordance with the applicable requirements contained in CEQA Guidelines Sections 15088 and 15089, which would provide written responses to public comments on the Draft EIR and contain an Errata to document minor changes to the Draft EIR text. To enhance readability and avoid redundancy, FCS would use Master Responses to address frequent and reoccurring comments on the Draft EIR. FCS would prepare an Administrative Final EIR, Screencheck Final EIR, and a Final EIR. Upon receipt of comments from the City on any draft deliverables, the FCS Project Manager would coordinate with the City to ensure that comments are fully resolved prior to resubmittal of a revised document. If needed, a comment resolution meeting or conference call would be scheduled with the City and technical specialists to further inform comment resolution. FCS would then provide the Final EIR to the City.</p>	<p>Project Director Project Manager Technical Specialists Publications Team</p>
<p>7. Preparation of Findings of Facts/Statement of Overriding Considerations and MMRP. FCS would prepare Findings of Facts/Statement of Overriding Considerations (pursuant to CEQA Guidelines Sections 15091 and 15093) and an MMRP (pursuant to CEQA Guidelines Section 15097). A Statement of Overriding Considerations would only be necessary if the EIR determined a project would result in a significant and unavoidable impact. The MMRP would contain all mitigation measures identified in the Draft EIR. This comprehensive MMRP would provide City staff with a single source of reference to the full range of mitigation measures to be implemented. For each measure or group of similar measures, the agency responsible for ensuring proper implementation would be identified, along with the timing and method of verification.</p>	<p>Project Manager In-house Legal Counsel Technical Specialists</p>
<p>8. Preparation of Notices and Attendance at Public Hearings. In coordination with the City representative, FCS would also provide support for public notice, outreach, and meetings, including meeting notice preparation, and public hearing support.</p>	<p>Project Director Project Manager</p>

Initial Studies/Mitigated Negative Declarations

The following table outlines our anticipated scope of work in the preparation of Initial Studies/Mitigated Negative Declarations (IS/MNDs) and how FCS would staff each step, as necessary. FCS can complete a typical IS/MND within 6 to 8 months, although under an expedited schedule we have completed “fast-track” IS/MNDs within 3 months.

Task	Staffing
<p>1. Preparation of Scope of Work. Upon receipt of a task request, the FCS Project Manager, with support from the FCS Project Director, would coordinate with the City representative to obtain sufficient project information to define the nature, scale, and context of the project. The FCS Project Manager would then coordinate with FCS technical specialists and subconsultants to identify the environmental approach and develop a tailored scope of work, schedule, and fee estimate for the project.</p>	<p>Project Director Project Manager Technical Specialists Subconsultants</p>
<p>2. Project Initiation and Preparation of Project Description. Upon approval of the Scope of Work, the FCS Project Manager would coordinate a kick-off meeting and work with the City representative to obtain any additional information to define the precise location and boundaries of all of the components, facilities, and associated infrastructure required to construct and operate a proposed project, and define and describe “the whole of the action” pursuant to regulatory requirements. At the kick-off meeting, the FCS Project Manager would also coordinate with the City representative to confirm the project schedule, identify key milestones, and establish roles, responsibilities, and City expectations.</p>	<p>Project Director Project Manager</p>
<p>3. Internal Kick-off Meeting and Preparation of Technical Studies. The FCS Project Manager would hold an internal kick-off meeting to share project information and convey the project schedule and expectations. FCS would then provide the City with an RFI to gather all project data and, upon receipt of that information, prepare the technical studies.</p>	<p>Project Director Project Manager Technical Specialists Subconsultants</p>
<p>4. Preparation of Draft IS/MND. FCS would draft the IS/MND. For an IS/MND, FCS typically prepares an Administrative Draft IS/MND, Screencheck Draft IS/MND, and a Draft IS/MND. Upon receipt of comments from the City on any draft deliverables, the FCS Project Manager would coordinate with the City to ensure that comments are fully resolved prior to resubmittal of a revised document. If needed, a comment resolution meeting or conference call would be scheduled with the City and technical specialists to further inform comment resolution. The Draft IS/MND would then be released for a 30-day public review period (or 20-day public review period if not submitted to the State Clearinghouse). FCS would provide the State Clearinghouse with an electronic copy of the document (and appendices) and required notices and forms via CEQAnet to begin the public review period.</p>	<p>Project Director Project Manager Technical Specialists Publications Team</p>
<p>5. Preparation of Final IS/MND. Though preparation of a Final IS/MND is not required by CEQA, FCS recommends that public agencies prepare this document and distribute it to agencies, organizations, and individuals who submitted comments on the Draft IS/MND. FCS would prepare the Final IS/MND, which would provide written responses to public comments on the Draft IS/MND. FCS would prepare an Administrative Final IS/MND and Final IS/MND. Upon receipt of comments from the City on the Administrative Final IS/MND, the FCS Project Manager would coordinate with the City to ensure that comments are fully resolved prior to resubmittal of a revised document. If needed, a comment resolution meeting or conference call would be scheduled with the City and technical specialists to further inform comment resolution. FCS would then provide the Final EIR to the City.</p>	<p>Project Director Project Manager Technical Specialists Publications Team</p>
<p>6. Preparation of MMRP. The MMRP would contain all mitigation measures identified in the Draft IS/MND. This comprehensive MMRP would provide City staff with a single source of reference to the full range of mitigation measures to be implemented. For each measure or group of similar measures, the agency responsible for ensuring proper implementation would be identified, along with the timing and method of verification.</p>	<p>Project Manager</p>

Task	Staffing
<p>7. Preparation of Notices and Attendance at Public Hearings. In coordination with the City representative, FCS would also provide support for public notice, outreach, and meetings, including meeting notice preparation, and public hearing support.</p>	<p>Project Director Project Manager</p>

CONSULTANT DESCRIPTION OF QUALIFICATIONS

Firm Overviews

FirstCarbon Solutions

Founded and incorporated in 1982 (California Corporation No. 1162594), FCS International, Inc., doing business as FirstCarbon Solutions (FCS), has provided hundreds of local government, State and federal agencies, and private development clients with contract environmental consulting services. We have prepared a full range of environmental analysis documents for a variety of projects, including residential subdivisions, planned communities, mixed-use, industrial, commercial, retail, golf courses, transportation facilities, schools, theaters, landfills, dams, reservoirs, cemeteries, churches, correctional facilities, and waste treatment facilities. In addition to environmental planning services, we also provide air quality and GHG analysis, noise analysis, and biological, cultural and archaeological, historic, visualization/Geographic Information Systems (GIS), and sustainability planning services. FCS serves clients in the Western United States with a staff of more than 100 professionals from offices located in Walnut Creek, Sacramento, Fresno, Irvine (HQ), and San Bernardino.

Below are FCS’s broad-based environmental services that are relevant to the needs of the City:

- Air Quality and GHG Emissions Analyses
- Archaeological Surveys, Testing, and Salvage
- Biological Surveys and Assessments
- CEQA/National Environmental Policy Act Documentation (NEPA)
- CAPs
- Cultural Resources Evaluations (Section 106)
- Development Applications and Entitlements Processing/Review
- Due Diligence-level Site Assessments
- Energy Analyses
- Expert Witness Testimony, Peer Review, and Consensus Building
- Fugitive Dust Control and Construction Mitigation Plans
- GIS System Mapping and Analyses
- Habitat Characterizations, Mapping, and Impact Analyses
- Hazardous Materials Risk Analyses
- HRAs
- Historic Property Survey Reports
- Historic Resources Compliance Reports
- Legislative and Policy Analyses
- MMRPs
- Municipal Ordinance Updates
- Native American Consultation
- Noise and Vibration Analyses
- Opportunities and Constraints Analyses
- Paleontological Surveys and Salvage
- Permit Processing (Clean Water Act [CWA] 404, CWA 401, Fish and Game Code 1600, Endangered Species Act Section 7)
- Phase I Environmental Site Assessments (ESA)
- Public Outreach Programs (Websites, Microsites, Scoping Meetings, Public Noticing, Mailing Lists, Public Hearings)
- Regulatory Compliance Assistance
- Renewable Energy Site Assessments
- Special-status Species Surveys
- Specific Plans
- Site-specific Community Planning
- Sustainable Community Analyses
- Visual Simulations/Visualization Services
- Wetlands Delineation and Permitting
- Zoning Compliance and Permits

WRECO

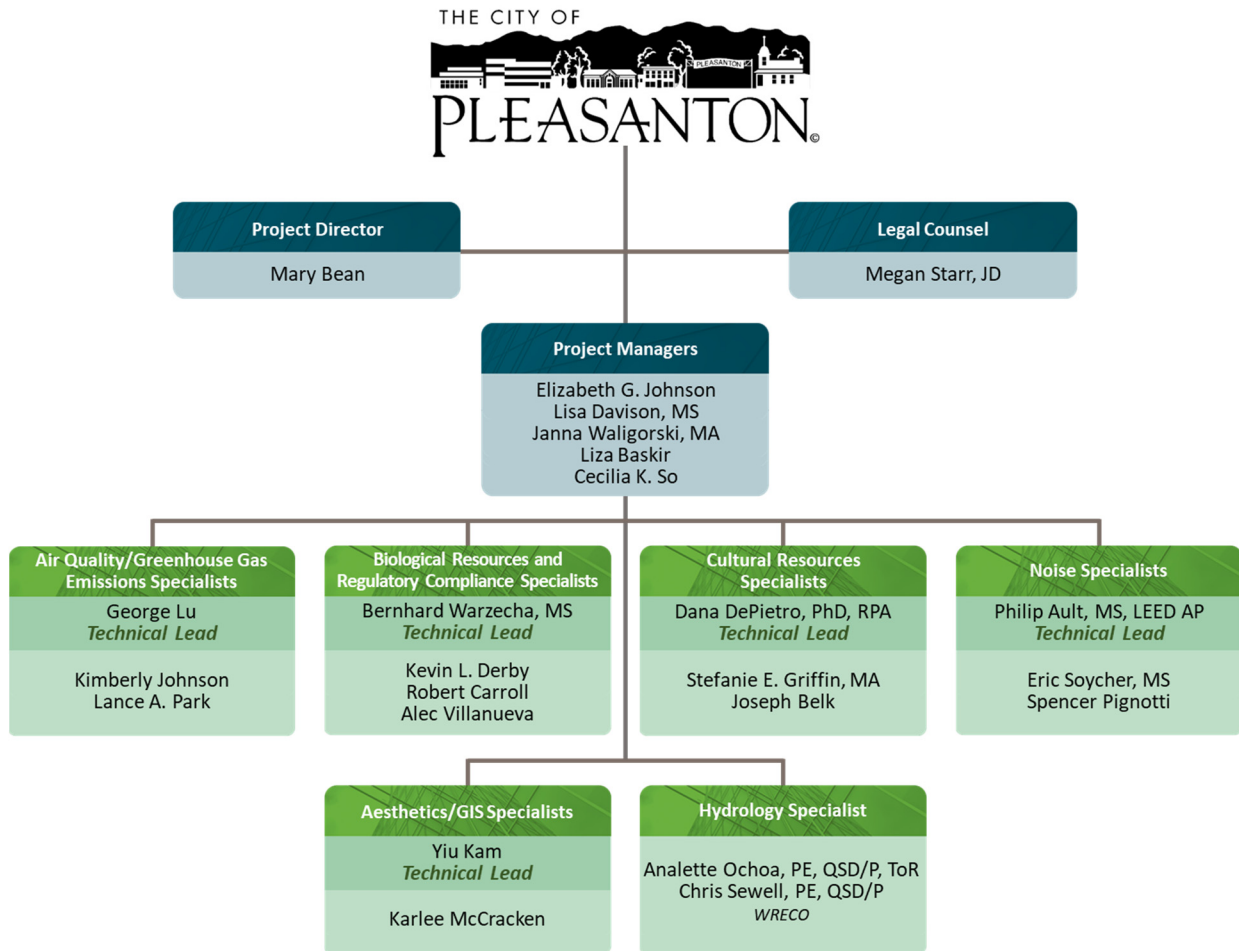
WRECO is a certified Disadvantaged Business Enterprise (30066), Small Business, Minority-owned Business Enterprise, and California Green Business that provides cost-effective, innovative, and sustainable solutions in water resources,

environmental compliance (biology and permitting), and civil and geotechnical engineering services. WRECO is composed of exceptional licensed hydrologists, biologists, civil engineers, hydraulic engineers, geotechnical engineers, geologists, environmental scientists, qualified Stormwater Pollution Prevention Plan developers and practitioners, California Stormwater Quality Association-qualified National Pollutant Discharge Elimination System Construction General Permit Trainers of Record, Computer-aided Design technicians, and marketing, administrative, and accounting professionals. WRECO’s well-qualified staff will ensure the City’s projects are of the highest quality while meeting the City’s schedule and budget.

WRECO has worked as subconsultant to FCS and provided hydrology services for the **Hidden Canyon Residences and Preserve Project EIR** in the City of Pleasanton and the **Trellis Residential Project EIR** in the City of Walnut Creek. WRECO is also FCS’s subconsultant in a **four-year on-call environmental services contract with Contra Costa County**.

Key Personnel

Our proposed management structure is illustrated in the organization chart below, followed by qualifications of our team. Resumes of all key personnel are included in Appendix A of this SOQ.



Mary Bean, Project Director, has more than 24 years of experience managing the preparation of CEQA and NEPA documents in both the public and private sectors. She is knowledgeable about a broad range of environmental topics, backed by her experience in the field, research, technical writing, and planning. She specializes in leading interdisciplinary teams in the preparation of technical studies that support environmental clearance at the local, State, and national levels. Her depth of experience allows her to effectively strategize with clients about the most efficient approach to environmental review. In her 8 years with FCS, Ms. Bean has successfully led FCS’s services on more than 600 projects. She also manages 38

of our on-call contracts, including contracts with the cities of Dublin, Fremont, Hayward, Alameda, Berkeley, Hercules, and Richmond; and Contra Costa County.

Elizabeth G. Johnson, Project Manager, offers more than 30 years of experience in transportation planning, inter-agency coordination, community outreach, grant management, and consensus building, which she mastered through working as a community volunteer and working with government agencies and the private sector. Ms. Johnson is also experienced in planning for land reuse and redevelopment and for housing. She is well versed in managing processes to ensure adherence to federal laws, such as the National Historic Preservation Act (NHPA) Section 106, Endangered Species Act Section 7, and NEPA. Furthermore, she is proficient in the provisions of the CEQA and other State regulations.

Lisa Davison, MS, Project Manager, has more than 13 years of experience in the preparation of environmental documentations that meet CEQA and NEPA regulations for a variety of projects, including mixed-use development, residential projects, assisted living/memory care facilities, gas stations, hillside development, industrial/commercial projects, urban infill development, annexation projects, and water and wastewater infrastructure projects. As a Senior Project Manager, she interfaces with clients and makes public presentations to agency decision-making bodies, oversees impact analysis and report preparation related to CEQA/NEPA and related technical studies, manages project schedule and budget, and mentors junior staff. She is familiar with the Land Evaluation and Site Assessment model and has the capacity and knowledge to resolve difficult technical issues, including growth analysis impacts, the conversion of farmland, and hazardous wildlife attractors near airports. Ms. Davison has also assisted local jurisdictions with formal tribal consultation in accordance with Assembly Bill 52 and Senate Bill (SB) 18.

Janna Waligorski, MA, Project Manager, with more than 11 years of experience, manages the preparation of CEQA and NEPA documentation, and has extensive experience preparing a wide range of planning and environmental impact analysis documents for jurisdictions throughout California. She has actively overseen the compilation and completion of EIRs, IS/MNDs, Environmental Assessments (EAs), Addendums, and MMRPs. She has completed CEQA and/or NEPA documentation for mixed-use, residential, commercial, retail, transportation, industrial, recreational, and institutional projects, with extensive work on constraints analyses, land use compatibility, transportation and circulation issues, farmland conversion, and visual impacts (aesthetics). Ms. Waligorski also offers experience in GIS and graphic applications, which allows her to understand and articulate complex spatial concepts.

Liza Baskir, Project Manager, has more than 7 years of professional experience and more than 4 years of experience in managing the preparation of CEQA and NEPA documents, including EIRs, IS/MNDs, Addenda, EAs, and Categorical Exemptions and Categorical Exclusions. She has completed CEQA and/or NEPA documentation for materials recovery facilities, mixed-use developments, residential, commercial, retail, transportation, industrial, recreational, and institutional projects. She has expertise in aesthetics, land use and planning and land use compatibility, transportation and circulation, utilities and services systems, and alternatives analysis, as well as in evaluating large public infrastructure projects. Ms. Baskir has been with FCS for almost four years.

Cecilia K. So, Project Manager, has more than 5 years of experience and manages the preparation of CEQA documentation for municipalities and private clients throughout California. She is proficient in the provisions of CEQA and other State regulations and has actively overseen the compilation and completion of EIRs, Addenda, IS/MNDs, and MMRPs for mixed-use, residential, commercial, retail, transportation, industrial, and institutional projects. Ms. So specializes in transportation analysis and has performed traffic studies for various types of planned development projects, including residential, commercial, and warehousing uses. She is familiar with the analysis techniques of the Highway Capacity Manual 2010 and Intersection Capacity Utilization and is knowledgeable in using Synchro, Vistro, and HCS 2010.

Megan Starr, JD, Legal Counsel, is a licensed Attorney with more than 20 years of experience in providing support and direction to multiple stakeholders on large projects involving State and federal environmental laws, including CEQA, the Endangered Species Act, the Migratory Bird Treaty Act, the NHPA, the Clean Air Act, and the CWA. She has represented a wide variety of public agencies, including cities, counties, school districts, community services districts, transportation agencies, and water districts, on issues related to environmental and land use planning. Ms. Starr has also assisted in the preparation of numerous environmental documentations, including EIRs/Environmental Impact Statements, Multiple Species Habitat Conservation Plans, Categorical Exclusions, FONSI, NDs, and MMRPs. In addition to providing legal counsel

services, Ms. Starr has served as a CEQA Guidelines Project Manager and has prepared and distributed customized CEQA Guidelines and related forms for more than 60 different public agencies.

George Lu, Air Quality/Greenhouse Gas Emissions Technical Lead, has more than 14 years of experience in air quality and climate change analysis. He prepares air quality and GHG environmental setting sections and impact assessments for a variety of development projects. Mr. Lu's work experience includes the preparation of technical studies and related sections of CEQA and NEPA documents for commercial, industrial, residential, mixed-use, recreational, educational, and other development projects. He has performed air quality and GHG analyses using a wide range of models, including the California Air Resources Board (CARB)-approved models EMFAC2014, CalEEMod Version 2013.2.2, and OFFROAD, which are used to estimate operational, construction, and vehicular emissions. In addition, he has experience with dispersion modeling for air quality impacts using CalRoads View, CAL3QHCR, CALINE4, and SCREEN3. Mr. Lu has developed and quantified emissions and prepared analyses for HRAs for development projects. With respect to GHG analyses, Mr. Lu has developed numerous project-, city-, and county-level GHG emissions inventories. He is familiar with the most current GHG quantification and analysis methods and guidance from local air districts, the CARB, and the US Environmental Protection Agency. In addition, Mr. Lu has experience working on all aspects of CAP, from the emissions inventory and strategy and measure development to public outreach and education. Mr. Lu will be supported by **Kimberly Johnson** and **Lance A. Park**, who have a combined 8 years of experience, for the preparation and/or peer review of air quality analyses as part of this on-call contract.

Bernhard Warzecha, MS, Biological Resources and Regulatory Compliance Technical Lead, is a biologist, ecologist, and Certified Wetland Delineator with more than 10 years of relevant professional experience. He is well versed in communicating permitting, management, conservation, restoration, and mitigation issues verbally and through formal documentation. His experience includes preparation of Resource Management Plans, Restoration Plans, Mitigation Plans, Grazing Management Plans, Species and Habitat Monitoring Plans, CEQA Biological Resources Sections, Biological Assessments following the US Fish and Wildlife Service (USFWS) and National Marine Fisheries Service requirements, CWA Jurisdictional Delineations, US Army Corps of Engineers (USACE) nationwide permits, California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreements, Bay Conservation and Development Commission permit applications, and Regional Water Quality Control Board (RWQCB) permit applications. He also has extensive field experience handling, surveying, and monitoring special-status plant and animal species, such as salt marsh harvest mouse (*Reithrodontomys raviventris*), California tiger salamander (*Ambystoma californiense*), California red-legged frog, burrowing owl (*Athene cunicularia*), Ridgway's rail (*Rallus obsoletus*), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), vernal pool fairy shrimp (*Branchinecta lynchi*), conservancy fairy shrimp (*Branchinecta conservatio*), vernal pool tadpole shrimp (*Lepidurus packardii*), Lange's metalmark butterfly (*Apodemia morno langei*), succulent owl's clover (*Castilleja campestris ssp. succulenta*), Colusa grass (*Neostapfia colusana*), Marin dwarf flax (*Hesperolinon congestum*), San Joaquin Valley Orcutt grass (*Orcuttia inaequalis*), Contra Costa goldfields (*Lasthenia conjugens*), and other rare plants. Moreover, Mr. Warzecha has experience in data management, quantitative data analysis, inferential statistics, quantitative modeling, and GIS. He will be supported by **Kevin L. Derby**, **Robert Carroll**, and **Alec Villanueva**, who have a combined 39 years of experience, for the preparation and/or peer review of biological studies, as needed for future projects.

Dana DePietro, PhD, RPA, Cultural Resources Technical Lead, is a Registered Professional Archaeologist (License No. 13517) who meets the Secretary of the Interior's Standards for historic preservation programs in archaeology. Dr. DePietro has more than 16 years of experience in all aspects of cultural resources management, including prehistoric and historic archaeology, paleontology, materials conservation, history of art and architecture, and community engagement. He has experience in compliance with NEPA, CEQA, the NHPA, and the Archaeological Resources Protection Act. Dr. DePietro has completed cultural resource projects that have involved agency, client, Native American, and subcontractor coordination; treatment plans and research design development; archival research; field reconnaissance; site testing; data recovery excavation; construction monitoring; site recordation; site protection/preservation; mapping/cartography; spatial analysis/GIS; laboratory analysis; materials conservation; artifact curation and exhibition; and report production. He has completed projects in California within the jurisdiction of the Bureau of Land Management and other federal agencies requiring compliance with Section 106 of the NHPA. He has also completed projects throughout California under CEQA for State and local governments and municipalities, including the California Department of Transportation, and has worked with clients to ensure deliverables meet and exceed the standards set by the California Office of Historic Preservation. Dr. DePietro will be supported by **Stefanie E. Griffin, MA** and **Joseph Belk**, who have a combined 31 years of experience, for the preparation and/or peer review of cultural resource evaluations, as needed for future projects.

Philip Ault, MS, LEED AP, Noise Technical Lead, has more than 14 years of experience in Noise and Air Quality Environmental Impact Analysis. He is proficient with the use of the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD-77-108), SOUND32 noise model, FHWA TNM 2.5, and SoundPLAN 8.1 (a 3-D noise mapping computer modeling program). He oversees conducts field noise measurements with the Larson Davis LxT, 720, 820, and 824 models and the Extech 407780 model sound level meters in compliance with FHWA, Federal Transit Administration, and Housing and Urban Development standards. Mr. Ault prepares stand-alone Noise and Air Quality Studies, as well as studies in compliance with CEQA and NEPA requirements. He has prepared CEQA analyses for programmatic documents, including General Plans, General Plan updates, and Specific Plans, and he provides peer review and expert testimony noise services. Mr. Ault has conducted extensive research in environmental and energy topics, including energy-efficient project design, sizing of wind and solar photovoltaic hybrid generator systems, and project GHG emission impacts related to global climate change. He will be supported by **Eric Soycher, MS** and **Spencer Pignotti**, who have a combined 13 years of experience, for the preparation and/or peer review of noise analyses, as needed for future projects.

Yiu Kam, Aesthetics/GIS Technical Lead, is a multi-disciplinary Designer specializing in developing meaningful and compelling visual tools for stakeholder and community consideration and collaboration. With more than 13 years of graphics expertise in the urban planning, long range planning, and environmental planning fields, Mr. Kam keenly understands the power of effective visual communication to educate, inform, and inspire an audience. He specializes in creating visual simulations and renderings for development projects undergoing CEQA review, with special consideration of viewshed corridors and compatibility with surrounding land uses. His workflow, developed over the years, ensures the geographically accurate and photorealistic depiction of a project's buildings, landscaping, and grading within an existing environment. Mr. Kam also has award-winning graphic communications experience in developing creative campaigns for various projects that encompass the disciplines of graphic design, project and event branding and art direction, informational animation videos, social media, and web design/user interface. He will be supported by **Karlee McCracken**, who has more than 18 years of experience for the preparation and/or peer review of aesthetics analyses under this on-call contract.

Analette Ochoa, PE, QSD/P, ToR, Hydrology Specialist, has 27 years of experience in hydraulics, stormwater management, and green infrastructure. She ensures our environmental technical reports comply with CEQA/NEPA standards. Additionally, Ms. Ochoa has prepared and/or overseen hundreds of water quality and hydraulic/hydrologic studies for local municipalities throughout California. Ms. Ochoa's project experience within the City of Pleasanton includes the Interstate 680 Northbound Express Lane Project and the State Route 84 Expressway Widening Project. Ms. Ochoa also has extensive experience throughout Alameda County.

Chris Sewell, PE, QSD/P, Hydrology Specialist, has 24 years of experience in a number of projects involving drainage, water supply issues, and hydraulic modeling of rivers and floodplains. He has a wide range of field experience in environmental, and hydraulic and hydrologic projects. His typical projects include floodplain analysis and delineation, drainage design, bridge hydraulics, scour analyses, wetland mitigation, water quality assessment, and water rate measurement and availability. His experience in the City of Pleasanton includes the Vineyard Avenue Realignment Project and the Alamo Canal Regional Trail Interstate 580 Undercrossing Project. Mr. Sewell also has extensive project experience working in/with other cities throughout Alameda County.

Relevant Project Experience

In the last three years, FCS has completed more than 100 CEQA documents for projects within the Bay Area. Below, we provide FCS's representative projects that are similar in nature to the City's anticipated projects under this on-call contract.

Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA

FCS prepared a Subsequent EIR, technical studies/analyses, and related documents for a 39-lot residential subdivision in the Happy Valley area of Pleasanton. The Subsequent EIR evaluated the development of 39 single-family residential lots on the 31-acre Spotorno Flat portion of the site, including the permanent preservation of a large amount of open space. The Draft Subsequent EIR was released for public review in July 2018. Several public comments were received on the Draft Subsequent EIR, which included concerns related to a lack of pedestrian and bicycle infrastructure. Pursuant to the City's recently adopted Trails Master Plan, the applicant was required to develop a trail along Alisal Street. This trail had not been evaluated as part of the Subsequent Draft EIR. FCS biologists and cultural resources specialists evaluated the proposed trail

alignment to evaluate potential environmental impacts and determined the proposed alignment would impact two areas of potential jurisdiction subject to regulation by the USACE and the RWQCB. Subsequently, the City and applicant revised the trail alignment to avoid these two areas.

The original applicant has decided to not move forward with the project, and the Spotornos are proposing to develop a 22-unit development on the site. Based on a preliminary review of the available documents related to the proposed project, the proposed project appears to be consistent with the development anticipated and analyzed in the Happy Valley Specific Plan EIR and the Pleasanton General Plan 2005–2025 EIR (General Plan EIR). FCS will be preparing a Consistency Checklist pursuant to the 15182 and 15183 CEQA streamlining provisions, which will include an evaluation of Alisal Trail.

Kaiser Dublin Medical Center EIR, City of Dublin, CA

FCS completed a project-level EIR for the development of an approximately 1.2-million-square-foot medical center on 58 acres in eastern Dublin. The proposed medical center included a 950,000-square-foot medical campus and a 250,000-square-foot commercial component. The project would be constructed in three phases over 24 years. The EIR addressed maximum potential development to ensure all future development options were covered by CEQA. The EIR also provided updated transportation analysis in compliance with the forthcoming CEQA amendments resulting from SB 743. FCS completed the Final EIR, inclusive of responses to comments made by agencies and the public on the project. FCS's analysis was thorough and generated very little public comment. No public speakers attended the Planning Commission or City Council hearings and the project was approved unanimously in September 2016.

IKEA Retail Center Supplemental EIR, City of Dublin, CA

FCS prepared a comprehensive project-level Supplemental EIR and associated technical studies for the large-scale IKEA Retail Center Project in the City of Dublin. The proposed project would construct a 399,499-square-foot commercial retail center on a 27.45-acre site. The commercial retail center would be anchored by a 377,479-square-foot IKEA store and a 32,800-square-foot hotel or 16,400 square feet of retail use, with additional uses including an 8,000-square-foot restaurant, a 3,600-square-foot retail use, and a second 8,000-square-foot restaurant or retail use. FCS compared the site's use as envisioned in the 1993 East Dublin Specific Plan (EDSP) and GPA EIR to that of the proposed project and provided a careful assessment of traffic impacts associated with the array of proposed uses. In order to expedite the schedule, the team also identified mitigation measures to substantially mitigate project-specific impacts, such as ensuring adequate vehicular and circulation on local streets and to and from Interstate 580 (I-580). Fehr & Peers provided traffic study services. Through tiering from the certified EDSP and GPA EIR, the Supplemental EIR facilitated the City's review and adoption of the site rezoning, design review, and other associated entitlements for the project. The project was approved by the City council in November 2018.

Initial Study and Addendum to the Fallon Sports Park Master Plan MND, City of Dublin, CA

FCS prepared an Addendum to the 2005 Fallon Sports Park Master Plan MND. The Final Master Plan contemplated a "park facility developed to accommodate the majority of competition ball fields in the City" and envisioned five baseball fields (one lighted), four soccer fields (two lighted), four softball fields (two lighted), four tennis courts (two lighted), four basketball courts, up to six bocce courts, four sand volleyball courts, a BMX course, children's play area, a one mile-long jogging/walking loop, activity area (children's play area, picnic plaza, and restrooms), concessions, scoreboards, parking lots with a total of 459 spaces, and lighting. The Master Plan envisioned buildout occurring over two phases: Phase One, Upper Terrace, and Phase Two, Lower Terrace. In February 2012, the City Council adopted a Master Plan Update that deleted the sand volleyball courts and added soccer field lighting and the temporary relocation of an existing City preschool to the site. The City processed an Addendum that covered these changes to the Master Plan. The City intends to complete the Upper Terrace Phase, which consists of the two remaining baseball fields, cricket pitch, batting cages, sand volleyball courts, and the activity area. Based on the description of the Upper Terrace Phase, FCS determined that there would not be any new or substantially greater impacts disclosed per CEQA Guidelines Section 21166. Thus, FCS prepared an Addendum to the 2005 MND to satisfy CEQA requirements and demonstrate that the proposed changes in the Upper Terrace Phase would not result in new or substantially greater impacts than previously analyzed in the 2005 MND. The City Council approved the Addendum during the City Council hearing on June 16, 2020.

Lassen Road Residential Development Project IS/MND, City of Livermore, CA

FCS prepared an IS/MND and peer reviewed the applicant-prepared technical studies for an undeveloped, 35.2-acre project site in the City of Livermore. The applicant (LD-Fund III Livermore Land LLC c/o Westgate Ventures) has proposed to amend the existing General Plan and Zoning designations and develop approximately 186 dwelling units on the project site. Residential development would occupy approximately 12 acres of the eastern portion of the site and the remaining acreage would remain undeveloped and preserved as open space. The Arroyo Seco enters the project site from a culvert under Interstate 580 (I-580) and meanders to the west across the southwestern portion of the project site. FCS peer reviewed the air quality, cultural resources, biological resources, geotechnical, lead-aerially deposited evaluation, noise, Phase I ESA, Traffic Impact Analysis, and wetland delineation.

Chang Property Subdivision IS/MND, Technical Studies, Planning, and Local Agency Formation Commission Application Services, City of San Ramon, CA

FCS prepared an IS/MND and associated technical studies (Air Quality and GHG Emissions Analysis, Biological Resources Assessment, Cultural Resources Assessment, Noise Analysis, and Transportation Analysis) for a proposed 43-lot subdivision in the City of San Ramon. The 195-acre project site is located at the northwest quadrant of the intersection of Bollinger Canyon Road/Crow Canyon Road in unincorporated Contra Costa County, adjacent to the San Ramon City limits. The project applicant proposed to develop 43 single-family detached, large lot residences on approximately 16 acres that lie within the City’s Urban Growth Boundary. The remaining 157 acres would be permanently preserved as open space. The City Council adopted the ISMND and approved the project in October 2017.

FCS also prepared the Local Agency Formation Commission (LAFCO) annexation materials for the City and applicant, and processed the annexation through LAFCO. LAFCO approved the annexation on September 12, 2018.

CityWalk Master Plan EIR, City of San Ramon, CA

FCS prepared an EIR and a fiscal impact analysis and provided planning services for the CityWalk Master Plan. The 134.98-acre planning area is located in the Bishop Ranch Business Park and encompasses the Bishop Ranch 1A, Bishop Ranch 3A, and Bishop Ranch 2600 complexes. The 2007 City Center Subsequent EIR encompassed the Bishop Ranch 1A and Bishop Ranch 3A sites. The applicant (Sunset Development) is proposing a Master Plan to guide the mixed-use development of residential and commercial uses within the planning area, including up to 4,500 dwelling units, a 169-key hotel, 170,000 square feet of commercial, and several new parking structures. The hotel and commercial uses were previously evaluated in the 2007 City Center SEIR and are being carried forward into the Master Plan. The CityWalk Master Plan Final EIR was certified by the Planning Commission on August 4, 2020. On August 14, 2020, an appeal was filed based on concerns about CEQA compliance, public participation, COVID-19 considerations, traffic, affordable housing, future drought, schools, and other quality of life issues. On September 8, 2020, City Council denied the appeal, upheld the Planning Commission’s decision, and recertified the Final EIR.

COST

Compensation is based on the following fee schedule and charges.

FirstCarbon Solutions

FCS Personnel	Hourly Labor Rate (\$)	FCS Personnel	Hourly Labor Rate (\$)
Director I/Product Development Director	\$250	Environmental/Technical/Regulatory Analyst II	\$80
Associate Director/Senior Team Leader II/Senior Program Leader II	\$220	Environmental/Technical/Regulatory Analyst I	\$70
Legal Counsel	\$190	Publications Coordinator/Technical Editor	\$100
Senior Team Leader I/Senior Program Leader I	\$210	Senior Graphic Designer/GIS Manager	\$140

FCS Personnel	Hourly Labor Rate (\$)	FCS Personnel	Hourly Labor Rate (\$)
Senior Project Manager III/Senior Scientist III/Senior Regulatory Scientist III	\$190	GIS/CADD Specialist II	\$125
Senior Project Manager II/Senior Scientist II/Senior Regulatory Scientist II	\$180	GIS/CADD Specialist I	\$100
Senior Project Manager I/Senior Scientist I/Senior Regulatory Scientist I	\$160	Graphic Designer	\$90
Project Manager III/Scientist III/Regulatory Scientist III	\$150	Word Processor	\$95
Project Manager II/Scientist II/Regulatory Scientist II	\$140	Reprographics Manager	\$80
Project Manager I/Scientist I/Regulatory Scientist I	\$130	Reprographics Assistant	\$75
Assistant Project Manager II/Assistant Regulatory Scientist II	\$120	Administrative Assistant/Accounting/Clerical	\$70
Assistant Project Manager I/Assistant Regulatory Scientist I	\$110	Intern	\$65
Environmental/Technical/Regulatory Analyst III	\$95	—	

Other Labor Rates

Labor rates for expert testimony, litigation support, and depositions/court appearances will be billed at a minimum of two times the above rates. If additional services are authorized during the performance of a contract, compensation will be based on the fee schedule in effect at the time the services are authorized.

Overtime rates for hourly staff are billed at time and a half. If an hourly employee works more than 10 hours a day, overtime rates are billed at two times the posted rates.

Direct Expenses

Direct costs and out-of-pocket expenses are billed as follows:

1. Out-of-pocket expenses, including, but not limited to, travel, messenger service, reprographics, lodging, meals, blueprint, reproduction, and photographic services: Cost, as charged to FCS, plus a 10 percent administrative fee.
2. Subcontractors’ fees: Cost, as charged to FCS, plus a 10 percent administrative fee.
3. Passenger cars: \$0.575 per mile.
4. Four-wheel-drive vehicles: \$75.00 per day (\$0.575 per mile).
5. Reprographic/Printing Services
 - Black & White prints (8.5 x 11–11 x 17) \$0.06 to \$0.12/page
 - Color prints (8.5 x 11–11 x 17) \$0.75 to \$1.25/page
 - See Reprographics Fee Schedule for additional services/charges (provided upon request).
6. Records checks: Fees vary by facility and project.
7. Museum curation: Fees vary by city and project.
8. Cultural resources storage/curation of fossil and artifact collections: Cost, as charged to FCS.
9. Per Diem: Fees charged at the USA Federal (GSA) Rate. Lodging surcharge may apply in high-rate areas.

10. USFWS/CDFW impacts or mitigation fees: Cost, as charged to FCS.

Terms

Compensation and direct expenses are invoiced monthly and payable upon receipt or as codified in project-specific contract.

WRECO

Classification	Hourly Rate (\$)	Classification	Hourly Rate (\$)
Principal Professional	\$250–300	Staff Professional I	\$55–75
Supervising Professional II	\$210–250	Senior Technician II	\$105–130
Supervising Professional I	\$170–210	Senior Technician I	\$80–105
Senior Professional III	\$155–195	Technician II	\$65–80
Senior Professional II	\$130–155	Technician I	\$50–65
Senior Professional I	\$105–130	Senior Project Coordinator/Technical Editor II	\$90–120
Associate Professional II	\$105–120	Senior Project Coordinator/Technical Editor I	\$80–90
Associate Professional I	\$90–105	Project Coordinator/Technical Editor II	\$65–80
Staff Professional II	\$75–90	Project Coordinator/Technical Editor I	\$55–65

- Expenses are invoiced at 110 percent of cost.
- Unless expressly provided for within the contract, rates in all contracts are subject to an annual adjustment of a 4 percent escalation rate on January 1, 2021 and annually thereafter.
- Rates for deposition and trial time are 1.5 times those shown above.
- Regular Mileage is per IRS rate (currently at \$0.575 per mile) or as otherwise specified in the contract.

CONFLICT OF INTEREST

FCS’s ability to execute multiple projects simultaneously without compromising our quality standards makes us uniquely qualified to provide environmental review/CEQA documentation services to the City. We are currently working on projects within and for the City of Pleasanton; however, we do not expect these projects to represent a conflict of interest. If any are perceived as such, FCS will work with the City to identify and resolve any conflict of interest situations. FCS is currently providing CEQA services on the following projects within the City:

- Stoneridge Mall Apartments Project CEQA Documentation for the City of Pleasanton
- Hidden Canyon Residences and Preserve Project EIR for the City of Pleasanton
- Spotorno Ranch Project Subsequent EIR for the City of Pleasanton
- Blessing Drive Residence Visual Simulations for Branagh Development, Inc.

REFERENCES

We encourage the City to contact our references to receive a firsthand account of our project performance and standards of quality.

Project Name	Client	Contact
Spotorno Ranch Project Subsequent EIR	City of Pleasanton	Ellen Clark, Planning Manager; 925.931.5606; eclark@cityofpleasantonca.gov
Kaiser Dublin Medical Center EIR	City of Dublin	Jeff Baker, Community Development Director; 925.833.6610; jeff.baker@dublin.ca.gov

Project Name	Client	Contact
IKEA Retail Center Supplemental EIR	City of Dublin	Jeff Baker, Community Development Director; 925.833.6610; jeff.baker@dublin.ca.gov
Initial Study and Addendum to the Fallon Sports Park Master Plan MND	City of Dublin	Alex Rosemary, Parks and Facilities Development Coordinator; 925.833.6630; rosemary.alex@dublin.ca.gov
Lassen Road GPA IS/MND	City of Livermore	Andy Ross, Senior Planner; 925.960.4475; aaross@cityoflivermore.net
Chang Property Subdivision IS/MND, Technical Studies, Planning, and LAFCO Application Services	City of San Ramon	Debbie Chamberlain, Community Development Director; 925.973.2566; dchamberlain@sanramon.ca.gov
CityWalk Master Plan EIR	City of San Ramon	Lauren Barr, Planning Services Manager; 925.973.2567; lbarr@sanramon.ca.gov

PROFESSIONAL SERVICES CONTRACT AND INSURANCE REQUIREMENTS

FCS has reviewed the City’s Professional Services Agreement and has no objections to its terms and provisions. FCS can meet all of the requirements provided in the City’s Professional Service Agreement, including the insurance requirements that are set forth in the City’s RFQ.

Type of Insurance	City’s Insurance Requirements	FCS’s Insurance Coverage
General Liability and Bodily Injury Insurance	\$2,000,000	\$2,000,000 per aggregate \$1,000,000 per occurrence
Automobile Liability Insurance	\$2,000,000	\$5,000,000
Workers’ Compensation Insurance	\$1,000,000	\$1,000,000
Professional Liability Insurance	\$2,000,000	\$2,000,000 per claim \$2,000,000 per aggregate

BUSINESS LICENSE

We confirm that FCS has a City of Pleasanton Business License Number (11125).

**Appendix A:
Resumes**

MARY BEAN—PROJECT DIRECTOR

Education

- Bachelor's Degree, Environmental Studies and Planning, University of California, Santa Barbara, CA, 1988

Professional Affiliations

- Association of Environmental Professionals (AEP)
- American Planning Association
- Urban Land Institute (ULI)
- Women's Transportation Seminar

Mary Bean has more than 24 years of experience managing the preparation of CEQA and NEPA documents in both the public and private sectors. She is knowledgeable about a broad range of environmental topics, backed by her experience in the field, research, technical writing, and planning. She specializes in leading interdisciplinary teams in the preparation of technical studies that support environmental clearance at the local, State, and national levels. Her depth of experience allows her to effectively strategize with clients about the most efficient approach to environmental review. In her 8 years with FCS, Ms. Bean has successfully led FCS's services on more than 600 projects. She also manages 38 of our on-call contracts, including contracts with the cities of Dublin, Fremont, Hayward, Alameda, Berkeley, Hercules, and Richmond; and Contra Costa County.

RELATED EXPERIENCE AND CLIENT SUMMARY

Relevant Project Experience

- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- Kaiser Dublin Medical Center EIR, City of Dublin, CA
- IKEA Retail Center Supplemental EIR, City of Dublin, CA
- Initial Study and Addendum to the Fallon Sports Park Master Plan Mitigated Negative Declaration (MND), City of Dublin, CA
- Lassen Road General Plan Amendment (GPA) IS/MND, City of Livermore, CA
- Chang Property Subdivision IS/MND, Technical Studies, Planning, and Local Agency Formation Commission (LAFCO) Application Services, City of San Ramon, CA
- CityWalk Master Plan EIR, City of San Ramon, CA

Projects in and around the City of Pleasanton

- East Pleasanton Specific Plan EIR, City of Pleasanton, CA
- CarMax Auto Mall Addendum, City of Pleasanton, CA
- Prologis Warehouse Planned Development and Site Plan Design Review IS/MND, City of Livermore, CA
- Warm Springs/South Fremont Community Plan EIR, City of Fremont, CA
- Fairmont Terrace Park Master Plan IS/MND, Hayward Area Recreation and Park District (HARD), City of Hayward, CA
- San Lorenzo Community Park Master Plan Project IS/MND for HARD, City of Hayward, CA
- Ruschin Drive Residential IS/MND, City of Newark, CA

MARY BEAN—PROJECT DIRECTOR

- Alameda Fire Station No. 3 IS/MND, City of Alameda, CA
- Todd Shipyard Crane Demolition EIR, City of Alameda, CA
- Arcadia Park Redevelopment EIR, City of Oakland, CA
- Housewives Marketplace Residential Project EIR, City of Oakland, CA
- 12th Street Reconstruction Project EIR, City of Oakland, CA
- Pedestrian Improvement Projects, City of Oakland, CA
- Silverado Recycling Center Noise Study, City of Oakland, CA

On-Call Services Contract Management Experience

- On-Call Planning and CEQA Services for the City of Dublin Community Development Department, 2016–2021
- On-Call Land Use and Development Related Consultant Services for the City of Fremont Community Development Department, 2016–2024
- Environmental Consulting Services for the City of Hayward, 2016–2021
- On-Call Consulting for Environmental Review Services for the City of Alameda Planning, Building, and Transportation Department, 2020–2021
- On-Call Landscape Architectural Services for the City of Berkeley, 2016–2019
- As-needed Professional Services for the City of Hercules, 2018–2021
- On-Call Professional Environmental Consulting Services including CEQA and NEPA (PLN-021919-CEQA) for the City of Richmond Planning Department, 2019–2022
- Retainer Contract for Staff Assistant (RFQ No. 1705-222) for the Contra Costa County Department of Conservation and Development, 2017–2020
- On-Call Environmental Services for the Contra Costa County Public Works Department, 2018–2021
- Planning, Economic, and Building and Safety Consulting Services for the City of San Ramon Community Development Department, 2015–2022
- Project CEQA/NEPA Environmental Clearance Preparation and Support Services for Capital Improvement Projects for the City of Milpitas Engineering Department, 2016–2019
- On-Call Environmental (CEQA) Consulting Services for the City of Rohnert Park Development Services Department, 2018–2020
- On-Call for Environmental Services for the City of Burlingame Community Development Department, 2009–2029
- Master Professional Services Agreement for CEQA and NEPA Compliance Services for the City of Santa Rosa Transportation and Public Works Department, 2017–2020
- As-needed Environmental Consulting (CEQA/NEPA) Services for the Solano County Department of General Services Capital Projects Management Division, 2008–2021
- Environmental Analysis (CEQA) Services and Planning Assistance for the City of Tracy, 2020–2024
- On-Call Engineering Services (including Environmental) for the City of East Palo Alto Department of Public Works, 2017–2022
- On-Call Planning, Urban Design, Environmental Analysis, Transportation Planning, and Landscape Architecture for the City of South San Francisco Planning Division, 2019–2021
- List of City-approved Environmental Consultants for Private Projects (RFQ No. 19-01-02) for the City of San José Department of Planning, Building, and Code Enforcement, 2019–2024
- As-needed Consultant Services for the City and County of San Francisco Planning Department, 2017–2021
- Environmental Services for the Town of Tiburon Community Development Department Planning Division, 2019–2021

ELIZABETH G. JOHNSON—PROJECT MANAGER

Education

- Master of Science, Urban Planning, Columbia University, New York, NY, 1985
- Bachelor of Science, Political Science and Sociology, Northern Michigan University, Marquette, MI, 1983

Elizabeth G. Johnson offers more than 30 years of experience in transportation planning, inter-agency coordination, community outreach, grant management, and consensus building, which she mastered through working as a community volunteer and working with government agencies and the private sector. Ms. Johnson is also experienced in planning for land reuse and redevelopment and for housing. She is well versed in managing processes to ensure adherence to federal laws, such as the National Historic Preservation Act (NHPA) Section 106, Endangered Species Act (ESA) Section 7, and NEPA. Furthermore, she is proficient in the provisions of the CEQA and other State regulations.

RELATED EXPERIENCE AND CLIENT SUMMARY

Relevant Project Experience

- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- Kaiser Dublin Medical Center EIR, City of Dublin, CA
- CityWalk Master Plan EIR, City of San Ramon, CA

Projects around the City of Pleasanton

- Initial Study Checklist/Addendum for NewPark Mall Project, City of Newark, CA
- Alameda Reuse and Redevelopment Authority and Development Services Department, City of Alameda, CA
- Bay Trail Plan, Association of Bay Area Governments, City of Oakland, CA

Other Projects in the Bay Area

- Maffeo Subdivision IS/MND, City of Brentwood, CA
- Sciortino Ranch EIR Addendum, City of Brentwood, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- CarMax Auto Superstore Project EIR, City of Pleasant Hill, CA
- Trellis Residential Project EIR, City of Walnut Creek, CA
- 619–625 California Drive IS/MND Project, City of Burlingame, CA
- 1509 El Camino Real Residential Condominiums IS/MND, City of Burlingame, CA
- Montgomery 7 Project IS/MND, City of San José, CA
- Blanchard Road Industrial Project EIR, City of San José, CA
- 970 McLaughlin Avenue Due Diligence Memorandum, Technical Studies, and IS/MND, City of San José, CA
- Ogden Environmental and Energy Services, San Francisco, CA
- New Science Building IS/MND for the Solano Community College District, Fairfield, CA
- New Science Building and Gas Line Project Archaeological Monitoring Services for the Solano Community College District, Fairfield, CA

ELIZABETH G. JOHNSON—PROJECT MANAGER

- Library/Learning Resource Center Building Replacement Project IS/MND for the Solano Community College District, Fairfield, CA
- CEQA Services for Clover Springs Open Space Preserve Project, City of Cloverdale, CA
- Farmstand Subdivision Project IS/MND, City of Healdsburg, CA
- 110 Dry Creek Road Mixed-use Project IS/MND, City of Healdsburg, CA
- CEQA for Healdsburg Growth Management Ordinance Ballot Measure, City of Healdsburg, CA
- Two Campus Projects Archaeological Testing and Monitoring Services for the Solano Community College District, Fairfield, CA

On-Call Services Contract Management Experience

Ms. Johnson has managed the following multi-year on-call environmental services contracts on behalf of State or local agencies:

- On-Call Environmental Services for the Contra Costa County Public Works Department, 2018–2021
- On-Call for Environmental Services for the City of Burlingame Community Development Department, 2009–2029
- On-Call Engineering Services (including Environmental) for the City of East Palo Alto Department of Public Works, 2017–2022

Other Projects in Northern California

- Tracy Village Development Project EIR, City of Tracy, CA
- Merced Gateway Master Plan Project EIR, City of Merced, CA
- Fay Major Subdivision Project on Southside Road CEQA Services, San Benito County, CA
- Quay Valley New Community Plan EIR, Kings County, CA

Community Volunteer Experience (2007–Present)

- Circulation Commission, City of Lafayette, CA
- Charter and Communications Committee, City of Lafayette, CA
- Open Space Committee, City of Lafayette, CA

Publications

Base Closures and Historic Preservation: A Guide for Community Preservation, an informational booklet. Washington, D.C.: National Trust for Historic Preservation, 1996.

“Reuse potential for historic resources on closing bases throughout US.” in *Base Reuse Report*, Citygate Associates, Sacramento, CA. February 1996.

“The Use of Historic Preservation Incentives to fund the Rehabilitation of Low-Income Housing.” Master’s Thesis, Columbia University, 1985.

LISA DAVISON, MS—PROJECT MANAGER

Education

- Master of Science, Environmental Studies, San José State University, CA, 2002
- Bachelor of Arts, Business Economics, University of California, Santa Barbara, CA, 1994

Professional Affiliations

- AEP

Lisa Davison, MS, has more than 13 years of experience in the preparation of environmental documentations that meet CEQA and NEPA regulations for a variety of projects, including mixed-use development, residential projects, assisted living/memory care facilities, gas stations, hillside development, industrial/commercial projects, urban infill development, annexation projects, and water and wastewater infrastructure projects. As a Senior Project Manager, she interfaces with clients and makes public presentations to agency decision-making bodies, oversees impact analysis and report preparation related to CEQA/NEPA and related technical studies, manages project schedule and budget, and mentors junior staff. She is familiar with the Land Evaluation and Site Assessment model and has the capacity and knowledge to resolve difficult technical issues, including growth analysis impacts, the conversion of farmland, and hazardous wildlife attractors near airports. Ms. Davison has also assisted local jurisdictions with formal tribal consultation in accordance with Assembly Bill 52 and SB 18.

RELATED EXPERIENCE AND CLIENT SUMMARY

Relevant Project Experience

- CityWalk Master Plan EIR, City of San Ramon, CA

Projects in the Bay Area

- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- General Plan 2040 Comprehensive Zoning Code Update and EIR, City of South San Francisco, CA
- The Kelsey Ayer Station Project Initial Study and SB 35 Ministerial Approval, City of San José, CA
- Sausalito Comprehensive General Plan Update and EIR, City of Sausalito, CA
- Burbank Avenue Subdivision Project CEQA Exemption Consistency Memorandum, City of Santa Rosa, CA
- Department of Water Resources (DWR) South Bay Aqueduct Improvement and Enlargement Project EIR, Alameda and Santa Clara Counties, CA
- East Bay Municipal Utility District Claremont Corridor Seismic Improvements Project EIR, Alameda and Contra Costa Counties, CA
- Addendum to Antioch General Plan Update EIR, City of Antioch, CA
- Church of the Valley Memory Care and Education Facilities Project IS/MND, City of San Ramon, CA
- San Ramon Apartments Mixed-use IS/MND, City of San Ramon, CA
- Emergency Water Supply and Storage Project EIR, City of Palo Alto, CA
- Saratoga General Plan Update EIR, City of Saratoga, CA
- San José Carmax Auto Dealership IS/MND, City of San José, CA
- Industrial Park Transportation and Employment Center Plan IS/MND, City of Benicia, CA

LISA DAVISON, MS—PROJECT MANAGER

- Novato Sanitary District Master Plan EIR, City of Novato, CA
- Loop Gas Station IS/MND, City of Calistoga, CA
- Artesa Vineyards Erosion Control Plan Project Draft EIR, City of Napa, CA
- Culinary Institute of America at Greystone IS/MND, City of St. Helena, CA
- St. Helena Custom Crush Facility IS/MND, City of St. Helena, CA
- Las Alcobas Pedestrian Bridge IS/MND, City of St. Helena, CA
- Sonoma Valley Main Sewer Trunk Replacement Project IS/MND, Sonoma County, CA
- Sonoma Valley Recycled Water Project EIR, Sonoma County, CA
- Cotati Hotel and Market Hall IS/MND, City of Cotati, CA
- Cotati Residential Care Facility for the Elderly and Commercial Building IS/MND, City of Cotati, CA
- Kimball House Demolition Project EIR, City of Healdsburg, CA
- Haystack Mixed-use Project, City of Petaluma, CA
- Petaluma Ecumenical Properties Housing Exemption, City of Petaluma, CA

On-Call Services Contract Management Experience

Ms. Davison has managed the following multi-year on-call environmental services contracts on behalf of State or local agencies:

- On-Call Consulting for Environmental Review Services for the City of Alameda Planning, Building, and Transportation Department, 2020–2021
- As-needed Professional Services for the City of Hercules, 2018–2021
- On-Call Environmental (CEQA) Consulting Services for the City of Rohnert Park Development Services Department, 2018–2020
- Master Professional Services Agreement for CEQA and NEPA Compliance Services for the City of Santa Rosa Transportation and Public Works Department, 2017–2020
- Planning, Economic, and Building and Safety Consulting Services for the City of San Ramon Community Development Department, 2015–2022
- On-Call Planning, Urban Design, Environmental Analysis, Transportation Planning, and Landscape Architecture for the City of South San Francisco Planning Division, 2019–2021
- List of City-approved Environmental Consultants for Private Projects (RFQ No. 19-01-02) for the City of San José Department of Planning, Building, and Code Enforcement, 2019–2024
- As-needed Consultant Services for the City and County of San Francisco Planning Department, 2017–2021
- Planning Services for Sonoma County, 2015–2020
- Qualified Environmental Resources Consulting Services Consultants for Sonoma County Water Agency, 2017–2020
- On-Call Environmental Consulting Services for the Town of Windsor, 2018–2021

Publications

Davison, L. (2018, April 24). Identifying and Managing Wildfire Risk in California. Retrieved from <http://www.m-group.us/m-lab/blog/2018/4/24/identifying-and-managing-wildfire-risk-in-california-1>

Nunes, L.A. (2002, May). Evaluation of Land Conservation Measures for North Monterey County, A Thesis Presented to the Faculty of the Department of Environmental Studies, San José State University, In Partial Fulfillment of the Requirements for the Degree, Master of Science.

JANNA WALIGORSKI, MA—PROJECT MANAGER

Education

- Master of Arts, Geography, With Distinction, California State University, Chico, 2011
- Bachelor of Arts, Geography, California State University, Chico, 2004

Professional Affiliations

- California Geographical Society
- Gamma Theta Upsilon Geographic Honor Society

Janna Waligorski, MA, has more than 11 years of experience in managing the preparation of CEQA and NEPA documentation, and has extensive experience preparing a wide range of planning and environmental impact analysis documents for jurisdictions throughout California. She has actively overseen the compilation and completion of EIRs, IS/MNDs, EAs, Addenda, and Mitigation Monitoring and Reporting Programs (MMRPs). She has completed CEQA and/or NEPA documentation for mixed-use, residential, commercial, retail, transportation, industrial, recreational, and institutional projects, with extensive work on constraints analyses, land use compatibility, transportation and circulation issues, farmland conversion, and visual impacts (aesthetics). Ms. Waligorski also offers experience in Geographic Information Systems (GIS) and graphic applications, which allows her to understand and articulate complex spatial concepts.

RELATED EXPERIENCE AND CLIENT SUMMARY

Relevant Project Experience

- IKEA Retail Center Supplemental EIR, City of Dublin, CA
- Kaiser Dublin Medical Center EIR, City of Dublin, CA
- CityWalk Master Plan EIR, City of San Ramon, CA

Projects in and around the City of Pleasanton

- CarMax Auto Mall Addendum, City of Pleasanton, CA
- Summer Hill Homes CEQA Addendum, City of Pleasanton, CA
- California Center Addendum, City of Pleasanton, CA
- Irby Ranch Project CEQA Addendum, City of Pleasanton, CA
- Anton Hacienda Addendum, City of Pleasanton, CA
- Addendum to the Commons at Gateway Project, City of Pleasanton, CA
- East Pleasanton Specific Plan Draft EIR, City of Pleasanton, CA
- Vintage Addendum, City of Pleasanton, CA
- Creekside Landing Project EIR (formerly Bayside Marketplace), City of Fremont, CA
- Ruschin Drive IS/MND, City of Newark, CA
- Alameda Fire Station IS/MND, City of Alameda, CA

Other Projects in the Bay Area

- Tassajara Parks Project EIR, Contra Costa County, CA
- Mangini Residential Project IS/MND, City of Brentwood, CA
- Willow Avenue Commercial Center Project IS/MND, City of Hercules, CA

JANNA WALIGORSKI, MA—PROJECT MANAGER

- Mayhew Way Project Class 32 CEQA Exemption, City of Pleasant Hill, CA
- Richmond Riviera Addendum, City of Richmond, CA
- North Camino Ramon Specific Plan EIR, City of San Ramon, CA
- Avalon Walnut Creek Block C Environmental Checklist, Contra Costa County, CA
- 1509 El Camino Real Residential Condominiums IS/MND, City of Burlingame, CA
- Addendum to the 2006 MND for the 2090 South Delaware Street Residential Project, City of San Mateo, CA
- The Conservation Center for Wildlife Care Project Description and Technical Studies, Santa Clara County, CA
- Conservation Center for Wildlife Care Environmental and Regulatory Permitting Services, LEF, Santa Clara County, CA
- Milpitas Walmart EIR, City of Milpitas, CA
- Preston Property Residential Project EIR, City of Milpitas, CA
- Morgan Hill Southeast Quadrant Project EIR, City of Morgan Hill, CA
- William J. Carroll Government Center IS/MND, Solano County, CA
- Hawthorne Mills EIR/EIS, City of Fairfield, CA
- Florence Drive Detention Basin IS/MND, City of Vacaville, CA
- Solano 360 Specific Plans/Solano 360 Fairgrounds Development Project EIR, City of Vallejo and County of Solano, CA
- Hestan Vineyards Project IS/MND, Napa County, CA
- Napa Junction Phase III EIR, City of American Canyon, CA
- Enchanted Resorts Project EIR, City of Calistoga, CA
- St. Regis Napa Valley Project Initial Study and EIR, City of Napa, CA
- Justin-Siena High School Master Plan EIR, City of Napa, CA
- Big Ranch Road Widening Project IS/MND, City of Napa, CA
- General Plan Housing Element EIR, City of Napa, CA
- Napa Waste Enclosure Standards Project IS/ND, City of Napa, CA
- Addendum to the Napa Pipe EIR, City of Napa, CA
- Baumgardner Ranch Development Project IS/MND, City of Cloverdale, CA
- Alexander Valley Wellness Center IS/MND, City of Cloverdale, CA

On-Call Services Contract Management Experience

Ms. Waligorski has managed the following multi-year on-call environmental services contracts on behalf of State or local agencies:

- On-Call Planning and CEQA Services for the City of Dublin Community Development Department, 2016–2021
- On-Call Environmental Consulting Services for the Stanislaus County Public Works and Planning Departments, 2016–2021
- On-Call Environmental Services for the City of Woodland Community Development Department, 2018–2020
- Environmental Research and Analysis Assistance for the County of Colusa, 2017–2022
- On-Call EIR and Technical Studies for the City of Williams, 2017–2020
- On-Call Professional Services for the City of Lincoln Community Development Department, 2018–2021

LIZA BASKIR—PROJECT MANAGER

Education

- Bachelor of Arts, Environmental Studies, Minor in Anthropology, with Honors, Pitzer College, Claremont, CA, 2012
- Study Abroad, visiting student in Biotechnology, Athlone Institute of Technology, Ireland, 2011

Professional Affiliations

- Board Member, Walk Oakland Bike Oakland
- Rising Leader Co-Chair and Member, Full Circle Fund
- Member, San Francisco Bay Area Planning and Urban Research Association (SPUR)

Liza Baskir has more than 7 years of professional experience and more than 4 years of experience in managing the preparation of CEQA and NEPA documents, including EIRs, IS/MNDs, Addenda, EAs, and Categorical Exemptions and Categorical Exclusions. She has completed CEQA and/or NEPA documentation for materials recovery facilities, mixed-use developments, residential, commercial, retail, transportation, industrial, recreational, and institutional projects. She has expertise in aesthetics, land use and planning and land use compatibility, transportation and circulation, utilities and services systems, and alternatives analysis, as well as in evaluating large public infrastructure projects. Ms. Baskir has been with FCS for almost four years.

RELATED EXPERIENCE AND CLIENT SUMMARY

Relevant Project Experience

- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- Chang Property Subdivision IS/MND, Technical Studies, Planning, and LAFCO Application Services, City of San Ramon, CA
- CityWalk Master Plan EIR, City of San Ramon, CA

Projects in and around the City of Pleasanton

- Hidden Canyon Residences and Preserve Project EIR, City of Pleasanton, CA
- Beyer Ranch Winery Development IS/MND, City of Livermore, CA
- Fairmont Terrace Park Master Plan IS/MND, City of Hayward, CA
- 2305 Webster Street Project Environmental Checklist, City of Oakland, CA

Projects in the Bay Area

- Tassajara Parks Project EIR, Contra Costa County, CA
- Del Hombre Apartments Project EIR, Contra Costa County, CA
- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- The Ranch Project Recirculated EIR, City of Antioch, CA
- Brentwood Country Club Partners Site Addendum to IS/MND, City of Brentwood, CA
- Terraces of Lafayette EIR Addendum, City of Lafayette, CA
- CarMax Auto Superstore Project EIR and Technical Studies, City of Pleasant Hill, CA
- Oak Park/Monticello Mixed-use Project EIR, City of Pleasant Hill, CA

LIZA BASKIR—PROJECT MANAGER

- San Ramon Retail Strategy, City of San Ramon, CA
- The Promenade at the Preserve Residential Project IS/MND Addendum and Technical Studies, City of San Ramon, CA
- Crow Canyon Specific Plan Professional Environmental Consulting Services, City of San Ramon, CA
- Fire Station 77 Replacement IS/MND, Menlo Park Fire Protection District, City of Menlo Park, CA
- The Kelsey Ayer Station Project Initial Study and SB 35 Ministerial Approval, City of San José, CA
- Blanchard Road Industrial Project EIR, City of San José, CA
- Civic Center Project Subsequent EIR and Technical Studies, City of Napa, CA
- McKinstry Wine Train Hotel Initial Study/Addendum to the Downtown Napa Specific Plan (DNSP) Final Program EIR, City of Napa, CA
- Westin Hotel 15183 Checklist, City of Napa, CA
- Baumgardner Ranch Development Project IS/MND, City of Cloverdale, CA
- Vista Oaks Subdivision Project Initial Study and Technical Studies, City of Cloverdale, CA
- Alexander Valley Wellness Center IS/MND, City of Cloverdale, CA
- Saggio Hills Amenities Project CEQA Consistency Evaluation, City of Healdsburg, CA
- The Oaks at Foss Creek Project IS/MND, City of Healdsburg, CA
- 110 Dry Creek Road Mixed-use Project IS/MND, Healdsburg, CA
- 110 Dry Creek Road Hotel and Housing Development Project Environmental Review, Entitlement Services and Regulatory Permitting, City of Healdsburg, CA
- Stonebridge Subdivision Project IS/MND and Technical Studies, City of Santa Rosa, CA
- Elnoka Continuing Care Retirement Community Project EIR, City of Santa Rosa, CA
- Oakmont Senior Living Emerald Isle Skilled Nursing Facility Project IS/MND, City of Santa Rosa, CA
- Round Barn Village Project IS/MND, City of Santa Rosa, CA
- Solid Waste Provider Categorical Exemption, City of Santa Rosa, CA
- College Creek Apartments Consistency Checklist, City of Santa Rosa, CA
- Shiloh Mixed-use Development Project IS/MND, Town of Windsor, CA
- Revel Windsor Senior Housing Community IS/MND, Town of Windsor, CA
- Solid Waste Operations and Facilities CEQA Checklist, Town of Windsor, CA
- Solid Waste Operations Corporation Yard CEQA Checklist, Town of Windsor, CA
- Alameda Federal Center Reuse NEPA Documentation, City of Alameda, CA
- 2800 Mitchell Drive Walnut Creek Project Phase I and II Soil Report Peer Review, City of Walnut Creek, CA
- 2210 Brush Creek Road General Plan Addendum, City of Santa Rosa, CA

On-Call Services Contract Management Experience

Ms. Baskir has managed the following multi-year on-call environmental services contracts on behalf of State or local agencies:

- On-Call Professional Environmental Consulting Services including CEQA and NEPA (PLN-021919-CEQA) for the City of Richmond Planning Department, 2019–2022
- As-needed Environmental Consulting (CEQA/NEPA) Services for the Solano County Department of General Services Capital Projects Management Division, 2008–2021
- Retainer Contract for Staff Assistant (RFQ No. 1705-222) for the Contra Costa County Department of Conservation and Development, 2017–2020

CECILIA K. SO—PROJECT MANAGER

Education

- Bachelor of Arts, Social Ecology, University of California, Irvine, CA, 2011
- Associate in Arts, University Studies—Social and Behavioral, Chaffey College, Rancho Cucamonga, CA, 2009
- Associate in Arts, Liberal Arts and Sciences, Chaffey College, Rancho Cucamonga, CA, 2009

Cecilia K. So has more than 5 years of experience managing the preparation of CEQA documentation for municipalities and private clients throughout California. She is proficient in the provisions of CEQA and other State regulations and has actively overseen the compilation and completion of EIRs, Addenda, IS/MNDs, and MMRPs for mixed-use, residential, commercial, retail, transportation, industrial, and institutional projects. Ms. So specializes in transportation analysis and has performed traffic studies for various types of planned development projects, including residential, commercial, and warehousing uses. She is familiar with the analysis techniques of the Highway Capacity Manual 2010 and Intersection Capacity Utilization and is knowledgeable in using Synchro, Vistro, and HCS 2010.

RELATED EXPERIENCE AND CLIENT SUMMARY

Project in the City of Pleasanton

- Hidden Canyon Residences and Preserve Project EIR, City of Pleasanton, CA

Other Projects in the Bay Area

- The Ranch Project Recirculated EIR, City of Antioch, CA
- Napa Valley Senior Care Housing Project Planning Services and IS/MND, City of Napa, CA
- Telecommunication Facility at 923 South Fitch Mountain Road IS/MND, City of Healdsburg, CA

Other Projects in Northern California

- Sperry Avenue Commercial Park Project IS/MND and Technical Studies, City of Patterson, CA
- DNCP, FCSP, and DDC Program EIR, City of Fresno, CA
- Environmental Report for Hyperloop Transportation Technologies (HTT) Inc.—Hyperloop Research and Demonstration Center (HRDC) in Kings County, Quay Valley, CA

Projects in Southern California

- Simi Valley Site Wetlands Permitting and CEQA Documentation, City of Simi Valley, CA
- Pyramid Network Solutions Biological and Cultural Monitoring, MMRP, Fire Management Plan, Paleontological Plan, and Hazardous Materials Plan Services, Los Angeles Regional Interoperable Communication System (LA-RICS), Los Angeles County, CA
- The Juliet Residential Project IS/MND, Technical Studies, and Supplemental Environmental Analysis, City of Cerritos, CA
- 4900 Hollywood Boulevard Project IS/MND, City of Los Angeles, CA
- Environmental Peer Review Services, City of Los Angeles, CA
- 1040 North La Brea Avenue Mixed-use Development Project Categorical Exemption and Technical Memoranda/Studies, City of West Hollywood, CA

CECILIA K. SO—PROJECT MANAGER

- Anaheim Boulevard Hotel Development IS/MND and Technical Studies, City of Anaheim, CA
- Anaheim 60 Townhomes Project IS/MND Peer Review, City of Anaheim, CA
- 1700 South Lewis Street Trumark Homes Townhomes Project IS/MND and Technical Studies, City of Anaheim, CA
- Avanti Anaheim Boulevard Townhomes Project IS/MND and Technical Studies, City of Anaheim, CA
- Vanguard University Campus Master Plan IS/MND, City of Costa Mesa, CA
- 440 Fair Drive Project “Fast-Track” IS/MND, City of Costa Mesa, CA
- 2850 Mesa Verde Drive Project “Fast-Track” IS/ND, City of Costa Mesa, CA
- Permanent Bridge Shelter Facility Project IS/MND and CEQA/NEPA Compliant Technical Studies, City of Costa Mesa, CA
- Addendum to the Irvine Business Complex (IBC) Vision Plan and Mixed-use Overlay Zoning Code EIR for the 2400 Barranca Parkway Office Project, City of Irvine, CA
- Trails at Santiago Specific Plan EIR, City of Orange, CA
- The Terrace Apartments Project IS/MND and Technical Studies, City of Orange, CA
- Remington Elementary School Project IS/MND and Associated Environmental Documentation for the Santa Ana Unified School District, Santa Ana, CA
- 2129 North Main Street Hampton Hotel IS/MND and Technical Studies, City of Santa Ana, CA
- Carver Elementary School Project IS/MND, TIA, and Associated Environmental Documentation for the Santa Ana Unified School District, Santa Ana, CA
- Spurgeon Intermediate School Boundary Change Project IS/MND for the Santa Ana Unified School District, Santa Ana, CA
- 7-Eleven Convenience Store and Service Station IS/MND, City of Santa Ana, CA

On-Call Services Contract Management Experience

Ms. So has managed the following multi-year on-call environmental services contracts on behalf of State or local agencies:

- On-Call CEQA Review Services for the City of West Hollywood, 2017–2020
- Consultant Services for Preparation of CEQA-related Documents for the City of Anaheim Planning Department, 2010–2020
- Environmental Services (CEQA and Environmental Studies/Documentation) for the City of Costa Mesa Development Services Department, 2016–2020
- Qualified Environmental Consultants List for the City of Cerritos Department of Community Development, 2016–2031
- Various On-Call Professional Services for City of Commerce, 2016–2020
- Qualified Vendor List for Architect-Engineer Multiple Disciplines (RFQ NO. 080-C016923-AA) for the Orange County Public Works, 2017–2020
- On-Call Environmental Consultant Team Program for Environmental Impact Analysis for the City of Irvine, 2013–2022
- Environmental Services Consultants List for the City of La Habra Community Development Department, 2018–2023
- As-needed Environmental and Planning Services for the City of Santa Ana Planning Division, 2007–2020
- Approved On-Call Consultants Rotation List for the City of Yorba Linda, 2014–2029
- On-Call Environmental Consulting Services (DWP 14-125CA) for the City of Corona Department of Water and Power, 2014–2019

Education

- Juris Doctorate, with Honors, University of Southern California Gould School of Law, CA, 2001
- Bachelor of Arts, History, with a Comparative Degree in Law and Society, Cum Laude, Dean's List, Regents Scholar, University of California, Riverside, CA, 1998

Licenses and Certifications

- California State Bar No. 217675

Megan Starr, JD, is a licensed Attorney with more than 20 years of experience in providing support and direction to multiple stakeholders on large projects involving State and federal environmental laws, including CEQA, the ESA, the Migratory Bird Treaty Act, the NHPA, the Clean Air Act, and the Clean Water Act (CWA). She has represented a wide variety of public agencies, including cities, counties, school districts, community services districts, transportation agencies, and water districts, on issues related to environmental and land use planning. Ms. Starr has also assisted in the preparation of numerous environmental documentations, including EIRs/EISs, Multiple Species Habitat Conservation Plans (MSHCPs), Categorical Exclusions, Findings of No Significant Impact, Negative Declarations, and MMRPs. In addition to providing legal counsel services, Ms. Starr has served as a CEQA Guidelines Project Manager and has prepared and distributed customized CEQA Guidelines and related forms for more than 60 different public agencies.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- Lassen Road GPA IS/MND, City of Livermore, CA
- CityWalk Master Plan EIR, City of San Ramon, CA
- Prologis Warehouse Planned Development and Site Plan Design Review IS/MND, City of Livermore, CA
- Del Hombro Apartments Project EIR, Contra Costa County, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- The Ranch Project Recirculated EIR, City of Antioch, CA
- Terraces of Lafayette EIR Addendum, City of Lafayette, CA
- Alves Ranch EIR Addendum, City of Pittsburg, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- Blake-Griggs Multi-family Residential Facility EIR, City of Pleasant Hill, CA
- San Ramon Retail Analysis, City of San Ramon, CA
- The Promenade at the Preserve Residential Project IS/MND Addendum and Technical Studies, City of San Ramon, CA
- The Kelsey Ayer Station Project Initial Study and SB 35 Ministerial Approval, City of San José, CA

Publications

C. Lobel (Nossaman, Guthner, Knox & Elliott), M. Starr (Best Best & Krieger), and C. Calfee (Best Best & Krieger). 2006. "Legally Defensible Environmental Review Under CEQA."
http://www.nossaman.com/files/29834_10184_1.pdf

Education

- Bachelor of Science, Environmental Resources and Science, Minor in Toxicology, University of California, Davis, CA, 2005

George Lu has more than 14 years of experience in air quality and climate change analysis. He prepares air quality and GHG environmental setting sections and impact assessments for a variety of development projects. Mr. Lu's work experience includes the preparation of technical studies and related sections of CEQA and NEPA documents for commercial, industrial, residential, mixed-use, recreational, educational, and other development projects. He has performed air quality and GHG analyses using a wide range of models, including the California Air Resources Board (CARB)-approved models Emissions FACTor (EMFAC) 2014, California Emissions Estimator Model (CalEEMod) Version 2013.2.2, and OFFROAD, which are used to estimate operational, construction, and vehicular emissions. In addition, he has experience with dispersion modeling for air quality impacts using CalRoads View, CAL3QHCR, CALINE4, and SCREEN3. Mr. Lu has developed and quantified emissions and prepared analyses for health risk assessments (HRAs) for development projects. With respect to GHG analyses, Mr. Lu has developed numerous project-, city-, and county-level GHG emissions inventories. He is familiar with the most current GHG quantification and analysis methods and guidance from local air districts, the CARB, and the US Environmental Protection Agency (EPA). In addition, Mr. Lu has experience working on all aspects of climate action plans (CAPs), from the emissions inventory and strategy and measure development to public outreach and education.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Chang Property Subdivision IS/MND, Technical Studies, Planning, and LAFCO Application Services, City of San Ramon, CA
- Beyer Ranch Winery Development IS/MND, City of Livermore, CA
- First Street Corridor GPA/Auburn Grove Project IS/MND, City of Livermore, CA
- Blacow Residential Project IS/MND and Technical Studies, City of Fremont, CA
- 2305 Webster Street Project Environmental Checklist, City of Oakland, CA
- Del Hombro Apartments Project EIR, Contra Costa County, CA
- The Ranch Project Recirculated EIR, City of Antioch, CA
- Orchard & Vine Commercial Development Project IS/MND, City of Brentwood, CA
- CarMax Auto Superstore Project EIR and Technical Studies, City of Pleasant Hill, CA
- Fire Station 77 Replacement IS/MND, City of Menlo Park, CA
- San Mateo Central Park Master Plan Updated IS/MND, City of San Mateo, CA
- Mount Madonna County Park Master Plan Environmental Constraints Analysis and IS/MND, Santa Clara County, CA
- Suisun Commerce and Logistics Center Project EIR, City of Suisun City, CA
- Big Ranch Road Widening Project IS/MND, City of Napa, CA
- 110 Dry Creek Road Mixed-use Project IS/MND, Healdsburg, CA
- Burbank Avenue Subdivision Project CEQA Exemption Consistency Memorandum, City of Santa Rosa, CA
- Russian River Brewing Company IS/MND and Technical Studies, Town of Windsor, CA
- Silicon Valley 2.0 Integrated Sustainability Master Plan, Santa Clara County, CA
- Oakmont of San Rafael Senior Living Project Air Quality/GHG and HRA, San Rafael, CA

KIMBERLY JOHNSON—AIR QUALITY/GREENHOUSE GAS EMISSIONS SPECIALIST

Education

- Bachelor of Science, Environmental Sciences, California State University, Fresno, CA, 2017
- Associate of Science, Business Administration, Fresno City College, Fresno, CA, 2015

Technical Expertise

- CalEEMod
- American Meteorological Society/EPA Regulatory Model (AERMOD)
- CARB's EMFAC
- AERSCREEN
- CARB's OFFROAD2007 model
- CARB's OFFROAD2017 – ORION Database
- Compilation of Air Pollutant Emissions Factors (AP-42)
- Aeronautical Reconnaissance Coverage Geographic Information System (ArcGIS)
- Sacramento Metropolitan Air Quality Management District's Road Construction Emission Model

Kimberly Johnson is an Air Quality and GHG Emissions Scientist with more than 5 years of experience in modeling and the preparation of associated CEQA documentation for industrial, commercial, residential, mixed-use, recreational, and other development projects. Ms. Johnson has performed air quality and GHG analyses and HRAs to support CEQA documents using a wide range of models and has extensive knowledge of various quantification methods. Ms. Johnson also assists with the preparation of related compliance documentation, including Indirect Source Reviews (ISRs), GHG emissions inventories, CAPs, and dust control plans. Ms. Johnson has a thorough understanding of the air quality and GHG emission regulatory requirements of numerous air districts, including the BAAQMD, the South Coast Air Quality Management District, and the San Joaquin Valley Air Pollution Control District.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- Kaiser Dublin Medical Center EIR, City of Dublin, CA
- Lassen Road GPA IS/MND, City of Livermore, CA
- CityWalk Master Plan EIR, City of San Ramon, CA
- Indianola Subdivision Project IS/MND, City of Pleasanton, CA
- Tassajara Parks Project EIR, Contra Costa County, CA
- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- The Ranch Project Recirculated EIR, City of Antioch, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- The Kelsey Ayer Station Project Initial Study and SB 35 Ministerial Approval, City of San José, CA
- Library/Learning Resource Center Building Replacement Project IS/MND for the Solano Community College District, Fairfield, CA
- Baumgardner Ranch Development Project IS/MND, City of Cloverdale, CA
- Alexander Valley Wellness Center IS/MND, City of Cloverdale, CA
- Farmstand Subdivision Project IS/MND, City of Healdsburg, CA
- 110 Dry Creek Road Mixed-use Project IS/MND, City of Healdsburg, CA
- Stonebridge Residential Development Project IS/MND and Technical Studies, City of Santa Rosa, CA
- Storage Pro Phase 2 Project IS/MND, City of Santa Rosa, CA

LANCE A. PARK—AIR QUALITY/GREENHOUSE GAS EMISSIONS SPECIALIST

Education

- Master of Arts, International Environmental Policy, with focus in Ocean and Coastal Resource Management and specialization in International Maritime Air Pollution Regulation, Middlebury Institute of International Studies at Monterey, Monterey, CA, 2017
- NHH Graduate Summer School, “Natural Resource Policy and Management: The Norwegian Model” Graduate Summer Course, Norwegian School of Economics, Bergen, Norway, 2016
- Bachelor of Arts, International Relations, with focus in International Relations in the Middle East and International Environmental Policy and Diplomacy, California State University, Chico, CA, 2015

Trainings and Certification

- 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) Training
- AEP Advanced CEQA/NEPA Workshops

Technical Expertise

- California Air Pollution Control Officers Association CalEEMod
- CARB EMFAC
- Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM)
- FHWA Traffic Noise Model (TNM)
- Housing and Urban Development (HUD) Day/Night Noise Level (DNL)
- AutoCAD Civil 3-D

Lance A. Park is an Air Quality Specialist with more than 3 years of relevant professional experience. He specializes in preparing air quality/GHG emissions analyses, noise analyses, energy analyses, HRAs, and Phase I and II Environmental Site Assessments to support various CEQA and NEPA projects. He also works on Caltrans-regulated projects and conducts Stormwater Pollution Prevention Plan monitoring and site inspections. Mr. Park has successfully authored the Air Quality/GHG, Noise, and Energy sections of various environmental reports for more than a hundred projects. He is also well versed in project design review, environmental planning, energy efficiency, hazards and hazardous materials analyses, and GHG verification. He has also prepared emission and noise level analysis and design using various tools and programs, such as CalEEMod, EMFAC, the FHWA RCNM, the FHWA TNM, and the HUD DNL.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Lafayette Samantha Townhomes Project Class 32 Exemption Letter, City of Lafayette, CA
- Crow Canyon Specific Plan Professional Environmental Consulting Services, City of San Ramon, CA
- Richmond Country Club IS/MND and Technical Studies, City of Richmond, CA
- 166-176 E. Fremont Boulevard Housing Development Project Air Quality, GHG, and Energy, City of Sunnyvale, CA
- 1014 Chesley Avenue Self-storage Facility Consistency Checklist and Technical Studies, City of Richmond, CA
- 500 Deerwood Road Townhome Neighborhood Project Technical Analysis, City of San Ramon, CA
- Industrial Development Project Local Transportation Analysis, City of San José, CA
- Patterson Baldwin Ranch North Initial Study/Addendum and Technical Studies, City of Patterson, CA

Education

- Master of Science, Biology (Ecology, Evolution, and Conservation), San Francisco State University, San Francisco, CA, 2014
- Bachelor of Science, Biology, Freie Universitaet Berlin, Germany, 2011

Trainings, Licenses, and Certifications

- ESA 10(a)1(a) USFWS Recovery Permit for California red-legged frog (*Rana draytonii*) Permit No. TE-75187D-0
- Certified Wetland Delineator and Restoration Practitioner, Wetland Training Institute
- Advanced Wetland Delineation Training, San Francisco Bay National Estuarine Research Reserve and Estuary & Ocean Science Center, 2018
- Hydric Soils Processes Training, Association of State Wetland Managers, 2016
- California Department of Fish and Wildlife (CDFW) Scientific Collection Permit No. SCP-13280, 2015–2021
- California Rapid Assessment Method (CRAM), San Francisco Estuary Institute, 2015
- Wetland Delineation Training, Wetland Training Institute, Inc., 2014

Bernhard Warzecha, MS, is a biologist, ecologist, and Certified Wetland Delineator with more than 10 years of relevant professional experience. He is well versed in communicating permitting, management, conservation, restoration, and mitigation issues verbally and through formal documentation. His experience includes preparation of Resource Management Plans, Restoration Plans, Mitigation Plans, Grazing Management Plans, Species and Habitat Monitoring Plans, CEQA Biological Resources Sections, Biological Assessments following the USFWS and National Marine Fisheries Service requirements, CWA Jurisdictional Delineations, USACE nationwide permits, CDFW Streambed Alteration Agreements, Bay Conservation and Development Commission permit applications, and Regional Water Quality Control Board (RWQCB) permit applications. He also has extensive field experience handling, surveying, and monitoring special-status plant and animal species, such as salt marsh harvest mouse (SMHM) (*Reithrodontomys raviventris*), California tiger salamander (*Ambystoma californiense*), California red-legged frog (CRLF), burrowing owl (*Athene cunicularia*), Ridgway's rail (RIRA) (*Rallus obsoletus*), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), vernal pool fairy shrimp (*Branchinecta lynchi*), conservancy fairy shrimp (*Branchinecta conservatio*), vernal pool tadpole shrimp (*Lepidurus packardi*), Lange's metalmark butterfly (*Apodemia morno langei*), succulent owl's clover (*Castilleja campestris* ssp. *succulenta*), Colusa grass (*Neostapfia colusana*), Marin dwarf flax (*Hesperolinon congestum*), San Joaquin Valley Orcutt grass (*Orcuttia inaequalis*), Contra Costa goldfields (*Lasthenia conjugens*), and other rare plants. Moreover, Mr. Warzecha has experience in data management, quantitative data analysis, inferential statistics, quantitative modeling, and GIS.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Addendum to the Fallon Sports Park Master Plan IS/MND, City of Dublin, CA
- Hidden Canyon Residences and Preserve Project EIR, City of Pleasanton, CA
- Moreau Mixed-use Neighborhood Development Project Technical Analyses, City of Hayward, CA
- Samantha Townhomes Project Class 32 Exemption Letter, City of Lafayette, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- Crow Canyon Specific Plan Professional Environmental Consulting Services, City of San Ramon, CA

KEVIN L. DERBY—BIOLOGICAL RESOURCES AND REGULATORY COMPLIANCE SPECIALIST

Education

- Bachelor of Arts, Environmental Conservation, University of Colorado, Boulder, CO, 1996

Professional Affiliations

- Society of Wetland Scientists
- Society of Freshwater Science
- California Society for Ecological Restoration
- California Waterfowl Association
- Trout Unlimited
- CNPS

Training and Certifications

- Surface Water Ambient Monitoring Program Bioassessment Certification, in progress
- CRAM Certification for Riverine and Depressional Systems
- Advanced Wetland Delineation Training and Workshop on Wetland Restoration Design, San Francisco State University, 2008–2013
- USACE Wetland Delineation Certification Program Training Course (Richard Chinn Environmental Training), 1998

Kevin L. Derby has more than 26 years of experience working as a Senior Biologist, Ecologist, and Regulatory Specialist. His expertise includes multi-agency regulatory permitting and compliance (NEPA, CEQA, and California and federal ESAs), ecological restoration, natural resource assessments, special-status flora and fauna species surveys, fisheries biosurveys, water quality improvement, water quality and erosion/sediment control, mitigation design, construction compliance monitoring, fisheries habitat restoration, and wildlife habitat assessment. Mr. Derby has extensive experience managing large wetland delineation projects and performing regulatory permitting pursuant to the jurisdiction of the CDFW, the RWQCB, the California Coastal Commission, the USACE, and other local and regional agencies and organizations. He is well versed in CWA Sections 404 and 401 permitting, CDFW Code 1603 permitting, Food Security Act delineations for the National Resource Conservation Service, wetland mitigation design and planning, restoration success monitoring, alternatives analyses for projects with potential wetland impacts, biological assessments, construction monitoring near wetlands, and aquatic bioassessment monitoring.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Del Hombre Apartments Project EIR, Contra Costa County, CA
- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- John Muir Parkway Extension Project IS/MND and PES for NEPA Clearance, City of Brentwood, CA
- Orchard & Vine Commercial Development Project IS/MND, City of Brentwood, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- San Ramon Retail Analysis, City of San Ramon, CA
- Solano 360 Project Professional Services to Support the Development of a Preferred Development Plan and Associated Regulatory Strategies, Solano County, CA
- Suisun Commerce and Logistics Center Project EIR, City of Suisun City, CA
- Baumgardner Ranch Development Project IS/MND, City of Cloverdale, CA
- Cotati Reverb Hotel and Amphitheater Project IS/MND and Technical Studies, City of Cotati, CA

ROBERT CARROLL—BIOLOGICAL RESOURCES AND REGULATORY COMPLIANCE SPECIALIST

Education

- Bachelor of Science, Fisheries Science, Concentration in Water Resources, Cum Laude, Oregon State University, Corvallis, OR, 2016
- Bachelor of Arts, Marketing, College of Business Administration, Marquette University, Milwaukee, WI, 2007

Licenses and Certifications

- Fairy Shrimp Identification Certification, 2017
- Wetland Delineation Certification, 2018

Robert Carroll has 10 years of experience in environmental analysis, biological resources, and regulatory permitting. While working at Oregon Department of Fish and Wildlife (ODFW) Mr. Carroll conducted spawning surveys of adult salmonids in numerous streams throughout the Willamette Valley. His experience at ODFW also included spawning and rearing techniques at various ODFW run fish hatcheries for the dispersal of steelhead in lakes and rivers throughout the Corvallis watershed. Mr. Carroll also contributed to ODFW's preliminary study to document fish diversity throughout the Little Muddy Creek. As a biologist and regulatory specialist, Mr. Carroll's expertise includes multi-agency regulatory permitting and compliance (NEPA, CEQA, and California and federal ESAs), natural resource assessments, special-status flora and fauna species surveys, construction compliance monitoring, and wildlife habitat assessments. Mr. Carroll has extensive experience managing wetland delineation projects and performing regulatory permitting pursuant to the jurisdiction of CDFW, the RWQCB, the USACE, and other local and regional agencies and organizations. He is well versed in the CWA Sections 404 and 401 permitting, the CDFW Code 1603 permitting.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Spornano Ranch Project Subsequent EIR, City of Pleasanton, CA
- IKEA Retail Center Supplemental EIR, City of Dublin, CA
- Lassen Road GPA IS/MND, City of Livermore, CA
- Chang Property Subdivision IS/MND, Technical Studies, Planning and LAFCO Application Services, City of San Ramon, CA
- CityWalk Master Plan EIR, City of San Ramon, CA
- William J. Payne Sports Park Renovation Project IS/ND/MND, City of Livermore, CA
- Blacow Residential Project IS/MND and Technical Studies, City of Fremont, CA
- Mission and Mattox Project Addendum, City of Hayward, CA
- Fairmont Terrace Park Master Plan IS/MND, HARD, City of Hayward, CA
- Chick-fil-A Biological Resources Assessment, City of Livermore, CA
- Chick-fil-A Biological Resources Assessment Update, City of Livermore, CA
- Alameda Federal Center Reuse NEPA Documentation, City of Alameda, CA
- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Del Hombro Apartments Project EIR, Contra Costa County, CA
- Tassajara Parks Project EIR, Contra Costa County, CA
- The Ranch Project Recirculated EIR, City of Antioch, CA
- Willow Avenue Commercial Center Project IS/MND, City of Hercules, CA

Education

- Bachelor of Science, Environmental Science and Management, University of California, Davis, Davis, CA, 2017

Licenses and Certifications

- Wetland Delineation Certification, 2020
- California Boater Card, 2018
- River Rescue Certification, 2018
- Adult Child Infant C.A.R.E. CPR and First Aid Certification, 2018
- Wilderness First Aid Certification, 2018
- Noncommercial Pesticide Applicator License, UT, 2017

Alec Villanueva has more than 3 years of experience as a Biological Resources Specialist. He has worked with the CDFW, Pacific States Marine Fisheries Commission, and numerous departments at University of California, Davis. He is also knowledgeable of the environmental review process under CEQA and NEPA, the California Fish and Game Code, and State and federal ESAs. He has experience with drafting and reviewing reports and research papers; using the ArcGIS software, taxonomic keys to identify plant and animal species, and global positioning system (GPS) devices; collecting water quality data; and operating motorized boats, kayaks, and four-wheel-drive vehicles.

RELATED EXPERIENCE AND CLIENT SUMMARY

- CityWalk Master Plan EIR, City of San Ramon, CA
- Hidden Canyon Residences and Preserve Project EIR, City of Pleasanton, CA
- Chick-fil-A Biological Resources Assessment Update, City of Livermore, CA
- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Del Hombre Apartments Project EIR, Contra Costa County, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- CityWalk Master Plan EIR, City of San Ramon, CA
- City Center Mixed-use Master Plan EIR, City of San Ramon, CA
- South San Francisco General Plan EIR and Zoning Code Update, City of South San Francisco, CA
- Baumgardner Ranch Development Project IS/MND, City of Cloverdale, CA
- Cotati Reverb Hotel and Amphitheater Project IS/MND and Technical Studies, City of Cotati, CA
- Elnoka Continuing Care Retirement Community Project EIR, City of Santa Rosa, CA
- College Creek Apartments Consistency Checklist, City of Santa Rosa, CA
- John Muir Parkway Extension Caltrans NEPA Documentation, City of Brentwood, CA
- Charleston Road Extension Project Biological Due Diligence, City of Mountain View, CA
- Cherry Creek Village Apartments Technical Studies, City of Cloverdale, CA
- Northwest Patterson Master Plan MSR, EIR, and Technical Studies, City of Patterson, CA
- Sperry Avenue Commercial Park Project IS/MND and Technical Studies, City of Patterson, CA
- Baker Commodities Relocation Project IS/MND, City of Hanford, CA
- In-N-Out Burger IS/MND and Technical Studies, City of Yorba Linda, CA
- Addenda to the City of Menifee General Plan EIR and Cantalena Specific Plan EIR, City of Menifee, CA

DANA DEPIETRO, PHD, RPA—CULTURAL RESOURCES TECHNICAL LEAD

Education

- Doctor of Philosophy, Near Eastern Art and Archaeology, University of California, Berkeley, CA, 2012
- Master of Arts, Near Eastern Art and Archaeology, University of California, Berkeley, CA, 2005
- Bachelor of Arts, Archaeology and History (double major), University of California, San Diego, CA, 2002

License

- Registered Professional Archaeologist, License No. 13517, 2016

Dana DePietro, PhD, RPA, is a Registered Professional Archaeologist (License No. 13517) who meets the Secretary of the Interior's Standards for historic preservation programs in archaeology. Dr. DePietro has more than 16 years of experience in all aspects of cultural resources management, including prehistoric and historic archaeology, paleontology, materials conservation, history of art and architecture, and community engagement. He has experience in compliance with NEPA, CEQA, the NHPA, and the Archaeological Resources Protection Act. Dr. DePietro has completed cultural resource projects that have involved agency, client, Native American, and subcontractor coordination; treatment plans and research design development; archival research; field reconnaissance; site testing; data recovery excavation; construction monitoring; site recordation; site protection/preservation; mapping/cartography; spatial analysis/GIS; laboratory analysis; materials conservation; artifact curation and exhibition; and report production. He has completed projects in California within the jurisdiction of the Bureau of Land Management and other federal agencies requiring compliance with Section 106 of the NHPA. He has also completed projects throughout California under CEQA for State and local governments and municipalities, including the Caltrans, and has worked with clients to ensure deliverables meet and exceed the standards set by the California Office of Historic Preservation.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- Kaiser Dublin Medical Center EIR, City of Dublin, CA
- Lassen Road GPA IS/MND, City of Livermore, CA
- Chang Property Subdivision IS/MND, Technical Studies, Planning, and LAFCO Application Services, City of San Ramon, CA
- CityWalk Master Plan EIR, City of San Ramon, CA
- Irby Ranch Project CEQA Addendum, City of Pleasanton, CA
- Billboard Relocation Project IS/MND, Alameda County, CA
- Prologis Warehouse Planned Development and Site Plan Design Review IS/MND, City of Livermore, CA
- First Street Corridor GPA/Auburn Grove Project IS/MND, City of Livermore, CA
- William J. Payne Sports Park Renovation Project IS/ND/MND, City of Livermore, CA
- Blacow Residential Project IS/MND and Technical Studies, City of Fremont, CA
- Newpark Mall Project Initial Study Checklist/Addendum, City of Newark, CA
- Meadowlark Project Due Diligence in Pleasanton, City of Pleasanton, CA
- Boscell Road Osgood Project Due Diligence Level IA Entitlements, City of Fremont, CA
- Fremont First United Methodist Church Phase I CRA, City of Fremont, CA

STEFANIE E. GRIFFIN, MA—CULTURAL RESOURCES SPECIALIST

Education

- Master of Arts, Interdisciplinary Studies in Prehistoric Archaeology, California State University, Stanislaus, CA
- Bachelor of Arts, Anthropology, Concentration in Prehistoric Archaeology, California State University, Stanislaus, CA

Professional Affiliations

- President, National Board of Directors, Upsilon Kappa Delta Multi-cultural Sorority, Inc., 2009–2015

Stefanie E. Griffin, MA, has more than 13 years of laboratory and field experience in anthropology and archaeology. She has worked with private companies and public agencies throughout California and this strengthened her knowledge of CEQA and NEPA policies. She has excellent writing, research, and organizational skills which have aided her when assigning primary and trinomial numbers for archaeological projects for counties in Central California and the development and application of cataloging systems. Ms. Griffin is also proficient in the use of Esri Arc View and Arc Map software.

RELATED EXPERIENCE AND CLIENT SUMMARY

- CityWalk Master Plan EIR, City of San Ramon, CA
- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Del Hombre Apartments Project EIR, Contra Costa County, CA
- 2371 Oakley Street Project (Oakley II) Technical Studies, City of Oakley, CA
- 2371 Oakley Street Project (Oakley II) IS/MND, City of Oakley, CA
- Oakley Main Street Project IS/MND, City of Oakley, CA
- Oakley Main Street Project Technical Studies, City of Oakley, CA
- Ameresco Keller Canyon Pipeline and Processing Plant Project Phase I CRA, City of Pittsburg, Contra Costa County, CA
- Blake-Griggs Multi-family Residential Facility EIR, City of Pleasant Hill, CA
- Menlo Portal Multi-family Development Project Historical Evaluation Report, City of Menlo Park, CA
- Menlo Uptown Multi-family Development Project Historical Evaluation Report, City of Menlo Park, CA
- General Plan 2040 Comprehensive Zoning Code Update and EIR, City of South San Francisco, CA
- McLaren Data Center II Archaeological/Paleontological Training and Monitoring, Santa Clara County, CA
- San Pedro Square Apartment Building Project Pre-construction Nesting Bird Surveys and Archaeological Monitoring, City of San José, CA
- Martial Cottle Park Project IS/MND, City of San José, CA
- The Kelsey Ayer Station Project Initial Study and SB 35 Ministerial Approval, City of San José, CA
- Library/Learning Resource Center Building Project Cultural Construction Monitoring Services for the Solano Community College District, Fairfield, CA
- Alexander Valley Wellness Center IS/MND, City of Cloverdale, CA
- Stonebridge Subdivision Project IS/MND and Technical Studies, City of Santa Rosa, CA
- College Creek Apartments Consistency Checklist, City of Santa Rosa, CA

JOSEPH BELK—CULTURAL RESOURCES SPECIALIST

Education

- Bachelor of Arts, Anthropology, San Francisco State University, CA, 2000
- Photography and Film (courses taken), San Francisco Art Institute, CA, 1971–1975

Training and Workshops

- Tortoise Monitoring Qualification, Desert Tortoise Workshop, USFWS, 2016
- 40-Hour HAZWOPER Training and Refresher Courses, 2007–2015

Professional Affiliations

- Society for California Archaeology
- Desert Tortoise Council

Joseph Belk has more than 18 years of experience in archaeology, photography, and cinematography. His expertise includes knowledge of Great Basin, California, and Southwestern archaeology, native cultures, and typologies. He has extensive field and laboratory experience concentrating in the cultural resources of California and the Southwestern United States. Mr. Belk has conducted video and photographic research, including document and file searches, deed and title examination, video and photographic personal interviews, and drone photogrammetry. His experience also includes daily coordination with world-class construction firms, crew chief responsibilities in archaeology, excavation of native and historic burials, surveying for both historic and prehistoric sites, GPS site mapping and navigation, excavation strategy, and research design. Mr. Belk is familiar with NEPA and CEQA requirements and ground-penetrating radar and electromagnetic resistivity survey techniques. He is well versed in archaeological techniques ranging from survey methods, testing design, photogrammetry, and non-destructive testing to dating. He has various office and graphic software skills, including the Adobe Creative Suite, GIS, and archaeological laboratory techniques. In 2016, Mr. Belk attended the Desert Tortoise Workshop qualifying him to crew on projects to survey, monitor, and protect the desert tortoise (*Gopherus agassizii*).

RELATED EXPERIENCE AND CLIENT SUMMARY

- McLaren Data Center II Archaeological/Paleontological Training and Monitoring, Santa Clara County, CA
- San Pedro Square Apartment Building Project Pre-construction Nesting Bird Surveys and Archaeological Monitoring, City of San José, CA
- Library/Learning Resource Center Building Replacement Project IS/MND for the Solano Community College District, Fairfield, CA
- New Science Building and Gas Line Project Archaeological Monitoring Services for the Solano Community College District, Fairfield, CA
- New Science Building IS/MND for the Solano Community College District, Fairfield, CA
- 693 Arastradero Palo Alto School Project Archaeological, Paleontological, and Biological Services, City of Palo Alto, CA
- Two Campus Projects Archaeological Testing and Monitoring Services for the Solano Community College District, Fairfield, CA
- Ritz-Carlton Napa Valley Resort Hotel Project Data Recovery of CA-NAP-928, City of Napa, CA

PHILIP AULT, MS, LEED AP—NOISE TECHNICAL LEAD

Education

- Master of Science, Advanced Environmental and Energy Studies for Architecture, University of East London at Center for Alternative Technology, Wales, UK, 2007
- Bachelor of Science, Mathematics, Bob Jones University, Greenville, SC, 1991

Professional Affiliations

- Associate Member, Institute of Noise Control Engineering
- AEP

Training and Certifications

- US Green Building Council, Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP), without specialty
- TRAFFIX Training, Dowling Associates, Inc., Oakland, CA
- FHWA TNM 2.5 and Traffic Noise Fundamentals Training Course, Bowlby & Associates, Inc., Franklin, TN
- Principles of Ecological Design, Case Studies in Ecological Design, San Francisco Institute of Architecture San Francisco, CA

Philip Ault, MS, LEED AP, has more than 14 years of experience in Noise and Air Quality Environmental Impact Analysis. He is proficient with the use of the FHWA Highway Traffic Noise Prediction Model (FHWA RD-77-108), SOUND32 noise model, FHWA TNM 2.5, and SoundPLAN 8.1 (a 3-D noise mapping computer modeling program). He oversees conducts field noise measurements with the Larson Davis LxT, 720, 820, and 824 models and the Extech 407780 model sound level meters in compliance with FHWA, FTA, and HUD standards. Mr. Ault prepares stand-alone Noise and Air Quality Studies, as well as studies in compliance with CEQA and NEPA requirements. He has prepared CEQA analyses for programmatic documents, including General Plans, General Plan updates, and Specific Plans, and he provides peer review and expert testimony noise services. Mr. Ault has conducted extensive research in environmental and energy topics, including energy-efficient project design, sizing of wind and solar photovoltaic hybrid generator systems, and project GHG emission impacts related to global climate change.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- Kaiser Dublin Medical Center EIR, City of Dublin, CA
- IKEA Retail Center Supplemental EIR, City of Dublin, CA
- Lassen Road GPA IS/MND, City of Livermore, CA
- Chang Property Subdivision IS/MND, Technical Studies, Planning, and LAFCO Application Services, City of San Ramon, CA
- CityWalk Master Plan EIR, City of San Ramon, CA
- East Pleasanton Specific Plan EIR, City of Pleasanton, CA
- Prologis Warehouse Planned Development and Site Plan Design Review IS/MND, City of Livermore, CA
- Blacow Residential Project IS/MND and Technical Studies, City of Fremont, CA

ERIC SOYCHER, MS—NOISE SPECIALIST

Education

- Master of Science, Environmental Biology, Tulane University, New Orleans, LA, 2008
- Bachelor of Science, Ecology and Evolutionary Biology, Tulane University, New Orleans, LA, 2007
- Bachelor of Arts, Anthropology, Tulane University, New Orleans, LA, 2007

Eric Soycher, MS, has 10 years of experience in teaching science in the academe. Mr. Soycher is knowledgeable in environmental biology, ecology, and anthropology, which he imparted to students in Fresno, California, and New Orleans, Louisiana. During his career in education, Mr. Soycher acquired considerable skills in leadership, time management, decision-making, communication and delegation, and conflict resolution. Mr. Soycher also has almost 2 years of experience as an environmental analyst. He has prepared multiple Noise, Air Quality, GHG, and Energy impact analyses for various CEQA documents, including stand-alone reports and in support of EIR and IS/MNDs. Additionally, Mr. Soycher is trained in conducting field noise measurements with the Larson Davis LxT, 720, 820, and 824 models and the Extech 407780 model sound level meters, and in modeling project emissions with the CalEEMod Version 2016.3.2.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Initial Study and Addendum to the Fallon Sports Park Master Plan MND, City of Dublin, CA
- Lassen Road GPA IS/MND, City of Livermore, CA
- CityWalk Master Plan EIR, City of San Ramon, CA
- Hidden Canyon Residences and Preserve Project EIR, City of Pleasanton, CA
- Lassen Road GPA IS/MND, City of Livermore, CA
- William J. Payne Sports Park Renovation Project IS/ND/MND, City of Livermore, CA
- Prologis Warehouse Planned Development and Site Plan Design Review IS/MND, City of Livermore, CA
- Osgood II Residences Air Quality/GHG and Noise/Vibration Peer Review, City of Fremont, CA
- Silverado Recycling Center Noise Study, City of Oakland, CA
- Del Hombro Apartments Project EIR, Contra Costa County, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- The Ranch Project Recirculated EIR, City of Antioch, CA
- St. Anne Village Residential Project GHG Report, City of Byron, CA
- Terraces of Lafayette EIR Addendum, City of Lafayette, CA
- 2371 Oakley Street Project (Oakley II) Technical Studies, City of Oakley, CA
- Oakley Main Street Project IS/MND and Technical Studies, City of Oakley, CA
- Alves Ranch EIR Addendum, City of Pittsburg, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- Blake-Griggs Multi-family Residential Facility EIR, City of Pleasant Hill, CA
- Powerplant Agricultural Development Project IS/MND, City of Richmond, CA
- San Ramon Retail Analysis, City of San Ramon, CA
- Joseph D. Grant County Park Master Plan Amendment IS/MND, Santa Clara County, CA
- South Bascom Gateway Station Project IS/MND, City of San José, CA
- The Kelsey Ayer Station Project Initial Study and SB 35 Ministerial Approval, City of San José, CA
- Montgomery II Apartments (543 Lorraine Avenue) Project EIR Addendum, City of San José, CA

SPENCER PIGNOTTI—NOISE SPECIALIST

Education

- Bachelor of Science, Environmental Science and Management, Minor in Professional Writing, University of California, Davis, 2016

Spencer Pignotti is a highly motivated professional capable of adapting to multiple job duties. With more than 3 years of experience, he is proficient in researching complex issues, analyzing potential solutions, and drafting steps to monitor success. Mr. Pignotti has a vast knowledge and understanding of environmental issues, including CEQA/NEPA, EIRs, and IS/MNDs. He has highly developed writing and editing skills that can be applicable to any type of situation. He also has extensive project management and group project skills. Mr. Pignotti is trained in conducting field noise measurements with the Larson Davis LxT, 720, 820, and 824 models and the Extech 407780 model sound level meters and has provided assistance in the preparation of multiple noise impact analyses.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- IKEA Retail Center Supplemental EIR, City of Dublin, CA
- Chang Property Subdivision IS/MND, Technical Studies, Planning, and LAFCO Application Services, City of San Ramon, CA
- CityWalk Master Plan EIR, City of San Ramon, CA
- Prologis Warehouse Planned Development and Site Plan Design Review IS/MND, City of Livermore, CA
- Blacow Residential Project IS/MND and Technical Studies, City of Fremont, CA
- Fairmont Terrace Park Master Plan IS/MND, HARD, City of Hayward, CA
- Alameda Federal Center Reuse NEPA Documentation, City of Alameda, CA
- Silverado Recycling Center Noise Study, City of Oakland, CA
- Tassajara Parks Project EIR, Contra Costa County, CA
- Del Hombre Apartments Project EIR, Contra Costa County, CA
- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- The Ranch Project Recirculated EIR, City of Antioch, CA
- Brentwood Country Club Partners Site Addendum to IS/MND, City of Brentwood, CA
- Willow Avenue Commercial Center Project IS/MND, City of Hercules, CA
- Terraces of Lafayette EIR Addendum, City of Lafayette, CA
- Alves Ranch EIR Addendum, City of Pittsburg, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- Blake-Griggs Multi-family Residential Facility EIR, City of Pleasant Hill, CA
- Richmond Country Club IS/MND and Technical Studies, City of Richmond, CA
- Powerplant Agricultural Development Project IS/MND, City of Richmond, CA
- San Ramon Retail Analysis, City of San Ramon, CA
- Foundry Food Hall Project Addendum to IS/MND, City of Walnut Creek, CA
- 619–625 California Drive Project IS/MND, City of Burlingame, CA
- 1457 El Camino Real Condo Development IS/MND, City of Burlingame, CA
- General Plan 2040 Comprehensive Zoning Code Update and EIR, City of South San Francisco, CA
- Montgomery 7 Phase II (565 Lorraine Avenue) Project IS/MND, City of San José, CA

YIU KAM—AESTHETICS/GIS TECHNICAL LEAD

Education

- Bachelor of Arts, Urban Studies, University of California, Berkeley, CA, 2006

Skills

- Graphic Design
- Urban Design
- Web Design
- 3-D Modeling + Visualizations
- Cartography
- Brand Development
- Marketing
- Copywriting
- Photography

Technical Expertise

- Adobe Creative Suite
- Microsoft Office
- SketchUp + Podium
- ArcGIS

Yiu Kam is a multi-disciplinary Designer specializing in developing meaningful and compelling visual tools for stakeholder and community consideration and collaboration. With more than 13 years of graphics expertise in the urban planning, long range planning, and environmental planning fields, Mr. Kam keenly understands the power of effective visual communication to educate, inform, and inspire an audience. He specializes in creating visual simulations and renderings for development projects undergoing CEQA review, with special consideration of viewshed corridors and compatibility with surrounding land uses. His workflow, developed over the years, ensures the geographically accurate and photorealistic depiction of a project's buildings, landscaping, and grading within an existing environment. Mr. Kam also has award-winning graphic communications experience in developing creative campaigns for various projects that encompass the disciplines of graphic design, project and event branding and art direction, informational animation videos, social media, and web design/user interface.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- IKEA Retail Center Supplemental EIR, City of Dublin, CA
- Lassen Road GPA IS/MND, City of Livermore, CA
- Chang Property Subdivision IS/MND, Technical Studies, Planning, and LAFCO Application Services, City of San Ramon, CA
- Hidden Canyon Residences and Preserve Project EIR, City of Pleasanton, CA
- Blessing Drive Residence Visual Simulation, City of Pleasanton, CA
- Faith Manor Project Landscape Architecture Services, City of Hayward, CA
- Del Hombre Apartments Project EIR, Contra Costa County, CA
- The Ranch Project Recirculated EIR, City of Antioch, CA
- Terraces of Lafayette EIR Addendum, City of Lafayette, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- Blake-Griggs Multi-family Residential Facility EIR, City of Pleasant Hill, CA
- San Ramon Retail Analysis, City of San Ramon, CA
- 619–625 California Drive Project IS/MND, City of Burlingame, CA
- The Kelsey Ayer Station Project Initial Study and SB 35 Ministerial Approval, City of San José, CA
- Sausalito Comprehensive General Plan Update and EIR, City of Sausalito, CA

KARLEE MCCRACKEN—AESTHETICS/GIS SPECIALIST

Education

- Associate's Degree, Computer Science and Graphic Design, Riverside Community College, CA, 1999

Training and Certifications

- Computer-aided Design (CAD) Institute, Fundamentals of AutoCAD 8-week Course, 2010
- Esri Online Training Courses, 2009
- Certified Production Artist, University of California, Riverside Extension, 2004

Professional Affiliations

- Active Member—California Geographic Information Association

Karlee McCracken is an experienced GIS/Landscape Analyst who has more than 18 years of experience working with GIS and Graphic Design. Since joining FCS in 2001, her primary focus has been the creation of various mapping standards in daily production. Ms. McCracken has experience with vegetation mapping, delineation of Waters of the US and Waters of the State, Critical Habitat mapping, and California Natural Diversity Database mapping and with spatial analysis techniques to estimate project-specific environmental impacts. She is knowledgeable in CAD data analysis and manipulation and GPS collection and analysis. She is highly skilled in graphic design and possesses expertise in photo manipulation, layout design, and color management. She is also highly skilled with the use of software such as ArcGIS, Corel Draw, Adobe Photoshop, Adobe InDesign, Adobe Illustrator, and Adobe Acrobat.

RELATED EXPERIENCE AND CLIENT SUMMARY

- Spotorno Ranch Project Subsequent EIR, City of Pleasanton, CA
- Kaiser Dublin Medical Center EIR, City of Dublin, CA
- IKEA Retail Center Supplemental EIR, City of Dublin, CA
- Initial Study and Addendum to the Fallon Sports Park Master Plan MND, City of Dublin, CA
- Lassen Road GPA IS/MND, City of Livermore, CA
- Chang Property Subdivision IS/MND, Technical Studies, Planning, and LAFCO Application Services, City of San Ramon, CA
- CityWalk Master Plan EIR, City of San Ramon, CA
- Anton Hacienda Project Housing Element and CAP GPA and Rezoning Supplemental EIR Addendum, City of Pleasanton, CA
- East Pleasanton Specific Plan EIR, City of Pleasanton, CA
- Warm Springs/South Fremont Community Plan EIR, City of Fremont, CA
- CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA
- The Ranch Project Recirculated EIR, City of Antioch, CA
- Oak Park Properties Specific Plan EIR, City of Pleasant Hill, CA
- City Center Mixed-use Project EIR, City of San Ramon, CA (Award-Winning Project)
- North Camino Ramon Specific Plan EIR, City of San Ramon, CA
- San Ramon City Hall Addendum, City of San Ramon
- San Ramon 2030 General Plan Update EIR, City of San Ramon, CA



Years of Experience

27 years

Key Qualifications

- ✓ Expert in hydraulics, water quality, and stormwater management
- ✓ Prepared hydraulic and water quality technical studies for CEQA/ environmental permitting
- ✓ Experience in City of Pleasanton and extensive experience in Alameda County

Professional Registration

Civil Engineer: CA, #55279
Qualified SWPPP Developer and Practitioner (QSD/P): CA, #178
Qualified Construction General Permit QSD/P
Trainer of Record: CA HAZWOPER

Education

B.S., Civil Engineering,
University of California,
Davis, 1992

Years with Firm

13 years

Biography

Ms. Ochoa has 27 years of experience in hydraulics, stormwater management, and green infrastructure. She ensures our environmental technical reports comply with CEQA/NEPA standards. Additionally, Ms. Ochoa has prepared and/or overseen hundreds of water quality and hydraulic/hydrologic studies for local municipalities throughout California. Ms. Ochoa's project experience within the City of Pleasanton includes the Interstate 680 Northbound Express Lane Project and the State Route 84 Expressway Widening Project. Ms. Ochoa also has extensive experience throughout Alameda County.

Interstate 680 Northbound Express Lane Project, Santa Clara and Alameda Counties, CA

For Alameda County Transportation Commission (Alameda CTC), Senior Project Engineer. The proposed project would provide an HOV/express lane in the northbound direction on Interstate 680 from State Route 237 to State Route 84 in and near the cities of Milpitas, Fremont, and Pleasanton, and the Town of Sunol. The project would construct up to 15 miles of improvements along the corridor through widening. Ms. Ochoa is responsible for the preparation of the Location Hydraulic Study and Water Quality Impact Assessment Report. WRECO recently completed the Stormwater Data Report and Hydromodification Assessment for the Project Study Report-Project Report (PSR-PR) phase.

Oakland Alameda Access Project, Alameda County, CA

Alameda CTC, WRECO's Project Manager. For the Project Approval/Environmental Document (PA/ED) phase, Ms. Ochoa is responsible for the Natural Environment Study, Floodplain Evaluation/Location Hydraulic Study Report, Water Quality Study, Stormwater Data Report, Preliminary Hydromodification Assessment, and Preliminary Drainage Impact Study Report. The project is also subject to the requirements of the Alameda County Clean Water Program and the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES), as well as the General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, and the California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit, in addition to the requirements of the City of Oakland and Caltrans.

Caltrans District 4 Hydraulic and Water Quality Services On-call Contracts, San Francisco Bay Area, CA

For Caltrans District 4, Supervising Engineer and Contract Manager (Water Quality Services). Ms. Ochoa is responsible for water quality and hydraulic studies, permitting support, and drainage design for various transportation infrastructure projects. WRECO has been providing hydraulics and water quality services to Caltrans District 4 under these on-call contracts since 2002.



Years of Experience
24 years

Key Qualifications

- ✓ Extensive hydrology and hydraulic experience
- ✓ Prepared hydraulic studies for more than 300 bridge projects and hydraulic technical studies for CEQA review/ environmental permitting
- ✓ Experience working with City of Pleasanton

Professional Registration

Civil Engineer: CA, #64807
Qualified SWPPP Developer and Practitioner (QSD/P): CA, #618

Education

BASc., Civil & Environmental Engineering, University of British Columbia, 2000

Years with Firm

20 years

Biography

Mr. Sewell has 24 years of experience in a number of projects involving drainage, water supply issues, and hydraulic modeling of rivers and floodplains. He has a wide range of field experience in environmental, and hydraulic and hydrologic projects. His typical projects include floodplain analysis and delineation, drainage design, bridge hydraulics, scour analyses, wetland mitigation, water quality assessment, and water rate measurement and availability.

Vineyard Avenue Realignment Project, City of Pleasanton, CA

For City of Pleasanton, Project Engineer. Mr. Sewell performed research, development, and design of two detention basins, two sediment basins, and a wetland to mitigate the effects of a housing development. The limited available area for the mitigation effort made for a challenging development of adequate solutions.

Alamo Canal Regional Trail, Interstate (I-) 580 Undercrossing Project, Alameda County, CA

For East Bay Regional Park District, Senior Hydraulic Engineer. The project proposed to install a paved bike trail under the collection of bridges at the I-580 crossing of the Alamo Canal in the cities of Dublin and Pleasanton in Alameda County. A retaining wall on the uphill side and a cut-off wall on the downhill side of the trail were proposed. Mr. Sewell was responsible for WRECO's scope for the project, which included hydraulic analysis, bank protection design, and flooding frequency analysis for the proposed project from the environmental study phase through the final design phase.

San Ramon On-call Services, City of San Ramon, CA

For City of San Ramon, Project Manager. Mr. Sewell manages this on-call contract for WRECO. For one of the task orders, he led the data review, watershed field reconnaissance, and hydrologic and hydraulic analysis of the unnamed storm drain in the city.

San Pablo Avenue Bridge Replacement at Rodeo Creek, Contra Costa County, CA

For Contra Costa County, Senior Hydraulic Engineer. Mr. Sewell managed and was responsible for WRECO's scope for the project, which included performing the Location Hydraulic Study and floodplain analysis to support the environmental study and preparing a Bridge Design Hydraulic Study.

North Lane Watershed Project, City of Orinda, CA

For City of Orinda, Project Manager. Mr. Sewell is responsible for managing design and permitting services (including preparing technical studies for CEQA review) for the storm drain improvement project. This project proposed to reduce the risk of flooding at the East Bay Municipal Utility District's water treatment plant and local residences and roadways.