



RFP FOR ON-CALL
**PLANNING AND
ENVIRONMENTAL SERVICES**

PREPARED BY:

Kimley»»Horn

Expect More. Experience Better.

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A. Cover Letter

March 16, 2023

Ms. Grace Wichert
City of Beaumont
550 E 6th Street
Beaumont, CA 92223

3801 University Avenue, Suite 300
Riverside, CA 92501
TEL 951.543.9868

RE: Proposal for On-Call Planning and Environmental Services

Dear Ms. Wichert and Members of the Selection Committee:

The **City of Beaumont** (City) is looking for qualified consultants that offer local knowledge, hands-on experience, and a depth of resources necessary to provide on-call planning and environmental services. **Kimley-Horn** has substantial experience assisting local municipalities with all aspects of environmental review, technical studies, planning and design, and project implementation. Kimley-Horn provides the technical specialties to deliver on-call environmental, air quality, acoustical, biological, cultural, traffic, and landscape planning services, ranging from the routine to complex. We are confident our team can serve you for the following reasons:

Seasoned Project Leadership and Team Members. **Meghan Karadimos** will lead the Kimley-Horn team as project manager while maintaining communications with the City for compliance with scopes of work, budgets, and schedules. Meghan has 15 years of experience in environmental analysis and planning for land development, infrastructure, and transportation projects throughout California and Texas. Meghan will be supported by principal-in-charge **Kari Cano**, who has more than more than 16 years of experience in the analysis of recreational, industrial, commercial, and residential projects in the counties of Riverside, San Bernardino, Los Angeles, Ventura, San Diego, and San Joaquin. Kimley-Horn has coordinated with the City on recent projects and are prepared to tackle any project that stems from this contract. In addition to our team's extensive experience with the requested services, and recent experience with the City, Kimley-Horn provides the strength and backing of more than 700 staff throughout California to give the City access to additional staff and specialty needs that may come up. Kimley-Horn's multidisciplinary in-house team has years of experience working on all types of projects throughout Riverside County and is supported by planning and engineering specialists for peer review of technical studies.

Local Knowledge and Familiarity. Our team of technical specialists, planners, and engineers have delivered projects in Riverside County and the surrounding region for over 20 years. Because of this, the City will benefit from our team's familiarity with the region and our current experience in the area and surrounding counties. We have engineers, biologists, archaeologists, and planners who have worked together in Southern California to deliver a

multitude of projects for public agencies. This brings experience on the common resources encountered and how to manage them in project delivery. We also bring extensive and current knowledge of frequent challenges and solutions for project delivery.

Proven Ability to Implement an Effective Work Plan. For each task order, we develop an efficient and responsive approach that builds on our ongoing work efforts, our understanding of key local issues, and our experience with similar projects. Our team is readily available to meet with the City for project reviews and to provide support. We are committed to maintaining the participation of our staff throughout the on-call process and providing the City with an understanding of project issues and a consistent approach for all on-call task orders.

Kimley-Horn's experience, combined with our understanding of local challenges and project delivery solutions, enables us to help the City and its development needs. Our team thrives when our experience can help our clients efficiently deliver projects for the public good. We look forward to working with the City and providing trusted environmental compliance services. We believe that you will not find a more qualified team to meet your environmental service needs in a collaborative, yet expeditious and legally sound, manner. Most importantly, we have a proven track record of providing responsive service, timely delivery of critical project documents, and working effectively with local agencies for the successful completion of numerous environmental projects and assignments.

We are excited about the prospect of continuing to serve the City as a trusted advisor. Should you have any questions regarding our SOQ, please do not hesitate to contact project manager **Meghan Karadimos** at **951.335.8283**, meghan.karadimos@kimley-horn.com, or the address listed on the previous page.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Meghan Karadimos
Project Manager



Eugene D. Cowan, P.E.*
Associate

**Eugene is authorized by Kimley-Horn to negotiate and contractually bind the firm. He can be contacted at 619.744.0144 or at 3801 University Avenue, Suite 300, Riverside, CA 92501.*

The cover letter constitutes certification by Kimley-Horn that we comply with nondiscrimination requirements of the State and Federal Government.

Kimley-Horn acknowledges receipt of Addendum No. 1 on March 7, 2023.

B. Introduction/Information

Understanding the Scope of Work

The City is looking for qualified consulting firms to provide on-call planning and environmental services, including preparing Environmental Impact Reports (EIR), Environmental Impact Statements (EIS), Negative Declarations, Mitigated Negative Declarations, technical studies and other California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) documentation for proposed projects, and planning project review services for private land development projects. In preparation for this Request for Proposals (RFP), we carefully reviewed the City's Scope of Services. We feel strongly that the team assembled for this contract is the right and best team to assist the City in successfully completing your goals. The City will need a team that is not only multidisciplined—providing a diverse set of skills and services—but also, and more importantly, that understands the key components of project delivery.

Proven Approach to On-Call Contracts

Kimley-Horn provides on-call services to public agencies statewide and our staff is organized to address the needs of a wide range of projects. We know that being on-call means being available to promptly address agency requests as they arise. Our approach to on-call contracts is based on developing a team-oriented answer to the project review process. Key characteristics that distinguish Kimley-Horn include:

- **Rapid mobilization of staff** for each agency request, including immediate identification of the key personnel and subconsultants needed for each project. The availability of a wide range of in-house staff provides efficiency and consistent quality of the technical analyses.
- **Ongoing communication and consultation** to address issues that arise during the project review process. The collaborative process maintains project progress and results in user-friendly documents.
- **Commitment of senior level management** to the project to provide close coordination with the City to confirm technical accuracy and to carefully monitor budget and schedule compliance.
- **Responsiveness to any significant issues** of concern raised by responsible and regulatory agencies and the public.
- **Flexibility** to tailor our approach to meet the specific needs of each project and client.

Scope Control

We have a three-part, proactive approach to managing and controlling project scopes:

1. **Frequent communication and coordination** with the City project manager and key stakeholders from project initiation to closeout. Regular interface with the agency project managers is the best way to control scope and budget creep, limit project surprises

and/or risks, and understand potential changes in the project needs. Project communication levels required for successful project delivery will vary depending on the size and scope of the project.

2. **Maintain a clearly defined scope of work** to ensure that the City and Kimley-Horn project managers have the same project understanding and expectations at the start of a project. Over the years, we have developed a solid understanding of the project process and have tailored our approach to project scopes and fees accordingly. A clearly defined scope and fee helps to ensure that expectations of both the agency and Kimley-Horn project managers can be met and projects can be delivered more efficiently.
3. **Regular monitoring and updating of a project work plan**, which is created at the start of each project. The project work plan is tailored to the specific type and size of the project, and includes basic information such as project scope, budget, and schedule as well as additional project specific items such as: document control, Quality Control/Quality Assurance (QC/QA), risk management, staffing, and communication plans.

Kimley-Horn's Information

Kimley-Horn and Associates, Inc. (Kimley-Horn) is submitting this proposal. Kimley-Horn project manager **Meghan Karadimos** will serve as the point of contact should the City require further information; we have provided her information below.

Address: 3801 University Avenue, Suite 300, Riverside, CA 92501

Phone: 951.335.8283

Email: meghan.karadimos@kimley-horn.com

Subconsultants

In an effort to provide the City with the depth of resources necessary to seamlessly complete any project stemming from this on-call, Kimley-Horn has partnered with three specialty subconsultants. These firms are not only talented from a technical standpoint, but also have an understanding of the local environment and strong working relationships with members of the Kimley-Horn team. Brief firm profiles for our teaming partners are provided below.



BCRCONSULTING LLC

BCR Consulting LLC (BCR Consulting) is a highly qualified team of professionals that provide cultural resource compliance services for publicly and privately funded projects pursuant to CEQA, Section 106 of the National Historic Preservation Act (NHPA), and NEPA. BCR Consulting clients are accustomed to receiving excellent results ahead of schedule and within budget limits. Fields of specialization include archaeology (both prehistoric and historic),

historic preservation (history and architectural history), paleontology, and Geographic Information Systems (GIS).



Cadre Environmental is an environmental consulting firm specializing in conducting natural history research for threatened and endangered species throughout California. The managing owner/research biologist of the firm, Ruben Ramirez, has over 29 years of experience in the industry conducting wildlife surveys/research, developing biological technical reports, and creating GIS databases. Since its inception in 2002, the firm has worked on over 550 public and private sector projects in northern and southern California providing the following services: literature and background research, general habitat assessments for sensitive species/constraints analysis, focused threatened and endangered species surveys, endangered species research design and implementation, GIS management (development, analysis, and map production, biological assessment), technical and research documents, Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) compliance surveys and documentation, United States Fish and Wildlife Service emergency consultation, Endangered Species Act permitting (Section 7 and 10a), Tribal Government environmental consultation, environmental compliance construction monitoring, mitigation bank assessment and development, expert testimony, GIS, and environmental compliance training.



ELMT Consulting (ELMT) is a leader in the environmental resources and planning field, offering full service biological consulting services specializing in endangered species compliance. ELMT has in-house biologists experienced in the Federal and State Endangered Species Acts, the Migratory Bird Treaty Act, the California Department of Fish and Game Code, the Clean Water Act, and biological analysis under CEQA and NEPA. ELMT also has extensive experience navigating the rules and regulations of the Western Riverside County MSHCP and CVMSHCP. ELMT's relationships with wildlife agencies, regulatory agencies, federal land managers and various conservation groups allow the firm to serve as a liaison between the applicant and these agencies/organizations.

C. Approach to Delivering the Scope of Services

On-Call Environmental Services Approach

Kimley-Horn understands that the environmental setting in which CEQA and NEPA documents are prepared is dynamic and subject to frequent changes in practice, policy, legislation, and case law. This is not to say that every project is complicated or will be litigated. However, we work very hard to ensure that every environmental document and technical report that we prepare, or peer review reflects all applicable rules and regulations and appropriate legal interpretations.

Our technical approach for CEQA/NEPA includes:

- Evaluation of projects in light of case law, regulations, and proposed revisions to the State CEQA Guidelines
- Working with City staff to review and update the standard CEQA templates to reflect these recent changes, if necessary
- Categorical exemption review in light of case law regarding factors including “unusual circumstances”
- Consistent project description throughout the CEQA/NEPA document and technical studies
- Consideration of project design features
- Carefully citing support for reliance upon existing regulatory programs or prior CEQA documentation
- Consideration of off-site improvements, if required
- Evaluation of potential impacts of mitigation measures
- Brief discussion of reasons for not pursuing certain mitigation measures or alternatives considered or proposed by others
- Submission of initial sample work products to streamline City staff review
- Provide full service administrative support, including staff reports, meeting graphics, PowerPoints, etc.

On-Call Planning Services Approach

Comprehensive planning requires understanding historical trends, current conditions, and projections of future conditions related to transportation modes and facilities, land use patterns, housing types and densities, socioeconomic characteristics, human behavior, funding opportunities, and political support. Our staff has the experience, depth, and flexibility to assist local governments with comprehensive planning, whether the projects require specialized experience or are short turnarounds, politically sensitive, or complex.

Our approach to individual work tasks is organized by project phase and discipline type. The anticipated labor effort is then summarized in a matrix with individual work tasks represented in rows and anticipated professional staff effort represented in columns. This becomes the basis for establishing and tracking the project budget. We track the project budget on a percent-complete basis (regardless of fee type) in order to measure performance during each accounting report period (semi-monthly).

The project approach also includes the base for the project staffing plan. The summary of anticipated professional staff effort is applied to a project milestone schedule as a basis for identifying and planning needed staffing resources. This process occurs at the project setup phase and monthly throughout the duration of the project as a part of Kimley-Horn’s “cast-ahead” program of workload scheduling and forecasting.

We tailor each task's scope of work specifically to the needs of the individual project and the City. Our familiarity with local standards and regulatory agencies helps us determine what will be necessary to assist the City with each task order. We will approach each project in the same diligent and comprehensive manner including:

- Scope of work review and understanding
- Data collection and review
- Kick-off meeting
- Site visit with City staff
- Evaluation of existing conditions
- Project evaluation and innovation
- Concept layouts and reports
- Interim site walk and review concept layout of study findings
- Response to comments
- Innovative project designs
- Final design and report
- Public outreach or City Council presentations (if required)
- Invoicing and budget management
- Schedule management
- QC/QA
- Meeting agendas, minutes, and monthly status reports
- Closure

Effective and Proactive Communication

Kick-off meetings held internally with the entire project team and externally with the client are a valuable way to get started on the right foot. Kimley-Horn's clients expect a high level of responsiveness, communication, and quality. These high standards have been ingrained in Kimley-Horn's staff through our continued service to clients that must adhere to demanding schedules, a strict quality assurance program, and open lines of communication.

Our experience has shown that there really is no such thing as "over-communication." Effective communication begins with listening to our client's ideas and goals for each project. Making certain that our team and our client's staff are on the same page throughout the course of the project will help avoid or mitigate potential problems and issues that may arise. To do this, we will:

- Keep you informed through progress meetings and progress reports
 - Meetings can be held in-person or virtually through teleconferencing/videoconferencing applications. Whether it is through virtual video meetings, calls, messages, and/or in-person meetings, we will not only be able to keep things moving on a project, but we will also be available to meet with City staff at a moment's notice if something critical needs to be discussed.
- Provide you with regular conference calls to keep you aware of critical issues as they arise and assure your continued input throughout the process
- Encourage ongoing electronic communications among all members of the project team, including email and an Internet ShareFile site. This will allow team members convenient and

fast access to information and serve as a tool to keep everyone up to speed with the progress of the project and upcoming meetings and activities

Public Outreach

Kimley-Horn is sensitive to the pivotal role of meaningful public involvement programs that enable area residents to establish their priorities. Our experience in providing a broad range of services helps in the successful implementation of your goals while addressing the specific challenges that each project entails. Kimley-Horn is known for developing innovative approaches to projects that involve neighborhood participation. We understand that some projects require community involvement and acceptance, and we have developed effective methods of bringing the community into the process. We are strongly committed to conducting public participation programs that educate, inform, and build consensus for a particular solution, and we have professionals on staff who are native Spanish speakers experienced in conducting bilingual outreach services. Some of our public involvement services include interactive websites, graphic design, newsletters, town hall meetings, stakeholder meetings, press releases, brochures, and educational seminars.

Quality Control

Since our founding, Kimley-Horn has aggressively pursued a commitment to quality for every task, deliverable, and service provided by the firm. Recognizing the importance of careful quality control, Kimley-Horn developed a QC/QA manual that every project manager and task manager is required to know and use. We strive for our procedures to facilitate the delivery of high-quality services that satisfy our client's needs. There will be no learning curve relative to quality for the Kimley-Horn team.



Schedule and Cost Control

As our client references will confirm, Kimley-Horn has an excellent record of completing projects on schedule and within budget. We have a sophisticated Management Information System (MIS)—including software such as the CostPoint Engineering Accounting system and Microsoft Power BI—that allows our project managers to monitor budgets closely. Using the Project Effort Reports generated twice monthly by our MIS, project managers gain a clear understanding of the project scope early in the process to develop a realistic, well thought-out work plan. Once the work plan is developed with the stakeholders, the project manager communicates to the project team the key milestones and submittal dates—including time for QC reviews—as well as the importance of maintaining the established schedule and budget.

This communication, along with teamwork and organization, results in successful projects and satisfied clients.

The best approach to keeping a project on schedule is to create a risk register whereby we:

1. Track each potential issue
2. Define the criticality of each potential issue
3. Identify the steps and dates for resolution of each potential issue

This approach holds the team accountable and forms the basis for the sequence of steps each team member needs to take to reach resolution and keep the project moving forward.

D. Firm Profile

Founded in 1967, Kimley-Horn is a corporation and full-service engineering, planning, and environmental consulting firm providing comprehensive and innovative environmental, transportation planning, civil and structural engineering, and traffic engineering services to both public and private sector clients nationwide. Since our founding 56 years ago, Kimley-Horn has grown from a small group of traffic engineers to a firm of more than 6,800 employees in 114 offices nationwide, including 11 in California. We have provided a list of all of our office locations on the following page.

Today, we are one of the largest engineering, planning, and consulting firms in the United States. In 2022, *Engineering News-Record* ranked Kimley-Horn 10th out of the top 500 U.S. design firms. Our growth is the direct result of our commitment to integrity and dedication to providing quality services. Our clients receive the local knowledge and responsiveness of a small organization, backed by the depth of resources of a national firm.

KIMLEY-HORN AT A GLANCE

12
Offices

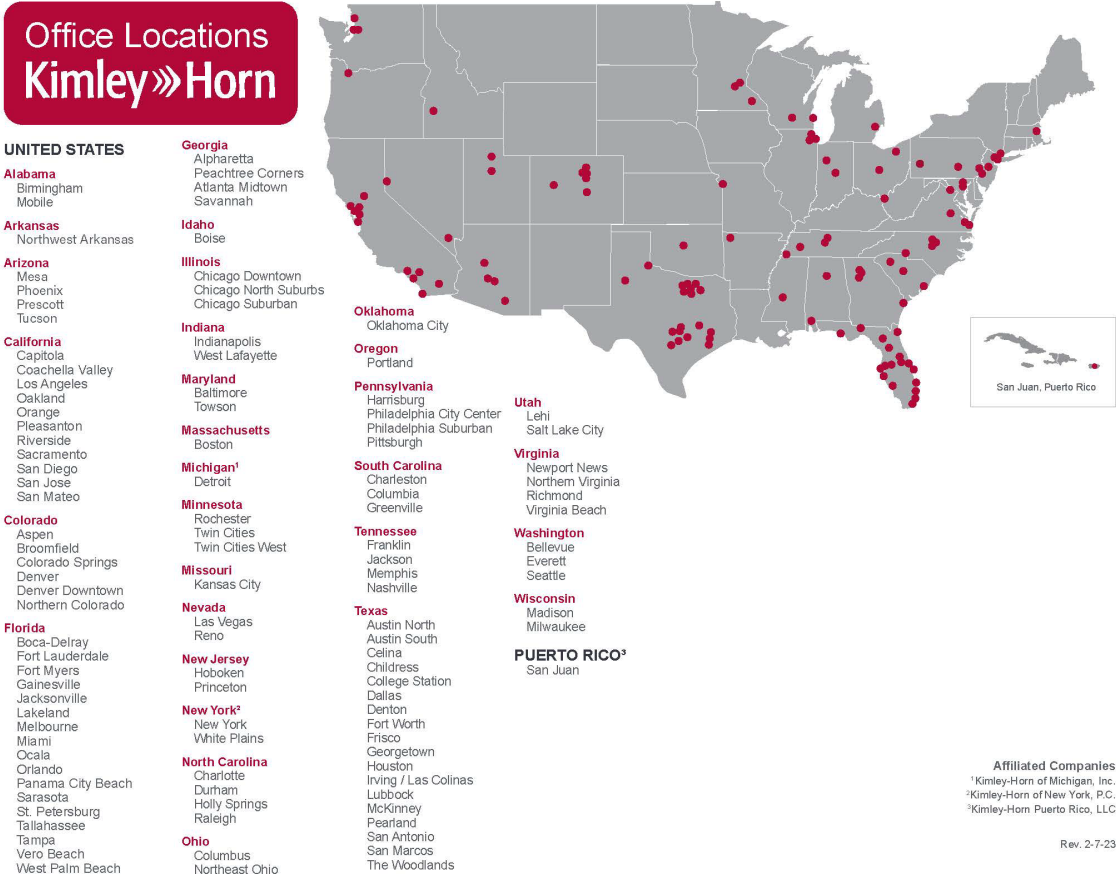
480+
Local Staff

56
Years

114
Offices

#10 Top 500 Design Firms
(ENR 2022)

#7 among Top 50 in
Transportation and
Highways (ENR 2022)



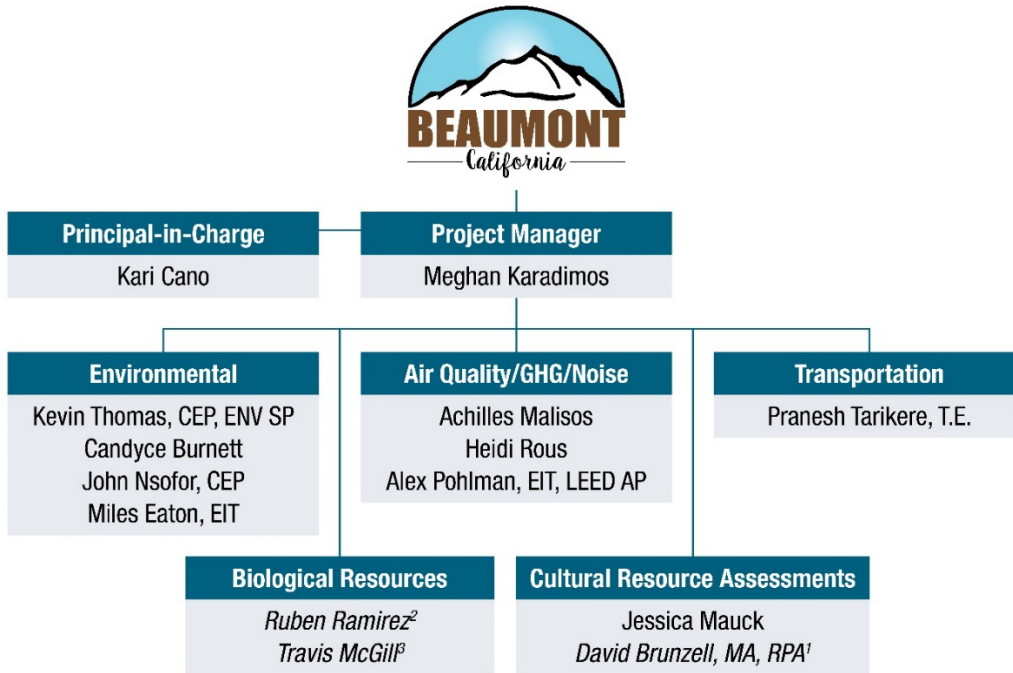
E. Location of Principal Office

Kimley-Horn’s office in Riverside is the principal office that will be responsible for the implementation of this contract. We have provided the address below.

3801 University Avenue, Suite 300, Riverside, CA 92501

F. Proposed Team

Kimley-Horn knows that when you choose a consulting firm, you are looking to choose the people who will bring you technical and hands-on experience with similar projects as well a commitment to timely, first-rate deliverables and client service. That’s why we’ve carefully considered the composition of our team, identifying the most qualified personnel with recent, relevant project experience to work with you. Project manager **Meghan Karadimos** will be the primary point of contact with the City and will organize and manage the project team for each assignment. The organizational chart on the following page highlights our proposed team as well as their roles and responsibilities for this contract.

**Subconsultants:**

1. BCR Consulting LLC
2. Cadre Environmental
3. ELMT Consulting

Team Member Summaries

We have provided summary descriptions of all personnel who will be involved in this contract. Resumes for our team members are also provided in the Appendix of this SOQ.

Meghan Karadimos | Project Manager

Meghan has 14 years of experience as an environmental analyst/scientist and is responsible for preparing and managing environmental and planning studies for public and private sector clients under CEQA and NEPA. She has experience completing NEPA EAs, EISs, and CEs; CEQA EIRs, Initial Studies (IS)/Mitigated Negative Declarations (MNDs), and Categorical Exemptions (CEs); and Caltrans PES forms. Meghan conducts CEQA/NEPA document review and environmental documentation and research, analysis, and writing. She also manages the public involvement process associated with environmental projects.

Kari Cano | Principal-in-Charge

Kari has over 17 years of experience in preparing and managing environmental and planning studies for public and private sector clients under CEQA and NEPA. She comes to the field of planning/environmental planning from a diverse background in urban development and political science. Utilizing her background and understanding of state and local policies, Kari provides CEQA compliance review and environmental documentation, in addition to research, analysis,

and writing. She has worked on projects in the counties of San Bernardino, Riverside, San Diego, Los Angeles, Ventura, and San Joaquin.

Kevin Thomas, CEP, ENV SP | *Environmental*

Kevin is an experienced contract and project manager with extensive experience in leading multidisciplinary teams for on-call and complex public works projects, including ongoing work in Riverside County and throughout the Inland Empire. He has more than 37 years of environmental compliance and permitting under CEQA, specializing in strategic guidance, preparation, and peer review of CEQA documents and regulatory permitting programs.

Candyce Burnett | *Environmental*

Candyce has more than 23 years of planning and CEQA experience. Candyce is a community planning and social services professional that has a strong record of serving clients and collaborating with public sector stakeholders through all phases of entitlement and project development. Her experience includes leadership and support for CEQA analysis, General Plan and Housing Element Updates, Specific Plan and code amendments, land use planning, and historic preservation projects.

John Nsofor, CEP | *Environmental*

John has over two years of experience in environmental planning and CEQA. His background in environmental science enables a useful understanding of analytical reports, which assists him during the creation and review of environmental documents.

Miles Eaton, EIT | *Environmental*

Miles has worked with public and private clients on CEQA services ranging in complexity from CEs to EIR for a wide range of land use projects including industrial developments, mixed-use developments, utility-scale energy production and storage facilities, municipal infrastructure, and others. Miles has provided environmental planning services in the counties of Riverside, San Bernardino, Orange, and Ventura.

Achilles Malisos | *Air Quality/GHG/Noise*

Ace provides experience in acoustics, air quality, and climate change technical studies. He has experience in research, preparation, and analysis consistent with CEQA for environmental planning projects involving residential, infrastructure, mixed use, institutional, and commercial uses. He is experienced in applying air quality analysis methodology per EPA, California Air Resources Board (CARB), Air Pollution Control District/Air Quality Management District, and Caltrans/FHWA guidelines. He also provides a full range of noise impact analyses for public and private sector clients in accordance with local, state, and federal impact assessment criteria.

Heidi Rous | *Air Quality/GHG/Noise*

Heidi has over 30 years of experience performing and managing comprehensive environmental documentation review to meet the requirements of CEQA, NEPA, and similar state environmental review laws. In addition, Heidi maintains subject matter experience in planning, permitting, and compliance services specializing in air quality, noise and vibration, hazardous materials, risk assessment, safety, and resiliency.

Alex Pohlman, EIT, LEED AP | *Air Quality/GHG/Noise*

Alex has over 15 years of experience working with different public agencies, cities, and counties. He has prepared CEQA and NEPA documents as well as technical studies for air quality analysis, greenhouse gas (GHG) emission reports, and acoustical analysis. In addition, as part of the FEMA CERC program, he has reviewed Hazard Mitigation Plans for FEMA Region I and prepared Risk Assessment Reports for FEMA Region X. He also has extensive knowledge of GIS and has performed endangered species mapping, hydrological mapping, and LIDAR data processing.

Pranesh Tarikere, P.E. | *Transportation*

Pranesh brings 18 years of experience in transportation planning and traffic engineering, specializing in TIAs and VMT analysis. Pranesh has managed many projects throughout Southern California, with extensive experience in Riverside, San Bernardino, and Orange counties. He has developed a wide range of experience in transportation planning, transportation modeling, neighborhood traffic control, and traffic impact analysis, and is proficient in traffic analysis and modeling software such as Synchro, Simtraffic, HCS, and TransCAD.

Jessica Mauck | *Cultural Resource Assessment*

Jessica has over a decade of experience in archaeology and meets Secretary of Interior (SOI) Professional Qualifications for Archaeology and History. Her background includes long-term contracting for Federal land management agencies (USFS, NPS, DoD, BLM, etc.), overseeing Cultural Resources Management programming within Tribal government, and serving on several historic preservation advisory groups for state and federal agencies. She has extensive experience conducting all phases of archaeological fieldwork and reporting under applicable state and federal law, such as the NHPA, NEPA, and CEQA.

David Brunzell, MA, RPA | *Cultural Resource Assessments*

David is the owner and principal investigator of BCR Consulting. He is a Registered Professional Archaeologist (RPA) and has conducted professional archaeological work in California, Alaska, Utah, Nevada, and Oregon for 25 years. He has managed all phases of cultural resource work and has assisted with government agency and tribal consultation on numerous projects.

Ruben Ramirez | *Biological Resources*

Ruben has experience conducting focused habitat assessments, surveys, and natural history research for federal and state listed flora and fauna for over 29 years throughout California. Research studies include arroyo toad upland habitat radio tracking and movement pattern characterization, population monitoring for the San Bernardino kangaroo rat and Pacific pocket mouse, and population, post-fire studies, and nest monitoring for the coastal California gnatcatcher.

Travis McGill | *Biological Resources*

Travis is experienced in environmental planning, natural resource management, special status species survey, regulatory permitting, and construction monitoring since 2006. He specializes in conducting due diligence surveys, habitat assessments, preparing biological technical reports, botanical surveys, protocol listed species surveys, and assisting with environmental permitting and compliance for both public and private sector clients in Southern California. Travis assists clients in compliance with a range of environmental regulations, including CEQA, NEPA, and the State and Federal Endangered Species Acts.

G. References

We are proud of our working relationships with our clients and much of our success over the last 56 years is directly related to our efforts to provide consistent, high-quality, and timely services. We have provided three public agency references for similar services within the last three years and encourage you to contact the clients below regarding our team and quality of service.



City of Menifee, On-Call Contract Planning Services (2017 – Present)

New. Better. Best. Kimley-Horn is currently providing as needed contract planning services to the City of Menifee. This includes CEQA service support, land planning support, and, when requested, staff placed directly at City Hall for additional support services. Projects under this on-call including the following:

Northern Gateway Commerce Center. The project proposes the development of approximately 1,316,741 square feet of fulfillment warehouse space (including office space) and associated infrastructure on approximately 70.04 acres of land. Associated facilities and improvements of the project site includes loading dock doors, on-site landscaping, and related on-site and off-site improvements. The proposed warehouse use is considered speculative in nature.

Menifee Commerce Center EIR. Kimley-Horn prepared an EIR for the construction of two concrete tilt-up buildings. Building 1 is 1,254,160 square feet and proposed a structural height of 49 feet and included 663 automobile parking spaces and 286 truck trailer parking spaces. Building 2 is 385,970 square feet and proposed a structural height of 49 feet and included 211 automobile parking spaces and 168 truck trailer parking spaces. The project site was bounded by a Riverside County Flood Control channel, Southern California Edison easement, and McLaughlin Road to the south, Ethanac Road to the north, Dawson Road to the east, and Trumble Road to the west, in the northeastern part of the City of Menifee.

CADO Industrial Project EIR. Kimley-Horn is currently preparing an EIR for the construction of one 700,037 square foot concrete tilt-up industrial building. Associated facilities and improvements of the project site include parking, on-site landscaping, and related on-site and off-site improvements. Project-related improvements would occur on eight separate parcels, located north of Corsica Lane, south of Kuffel Road, east of Wheat Street, and west of Byers Road, in the City of Menifee. The project site is located in the Economic Development Corridor-Northern Gateway (EDC-NG) zone of the City of Menifee and is currently bordered by a scattering of existing rural residential homes (1-5 acres) and outbuildings, proposed future industrial sites, and vacant land.

Mill Creek Promenade Specific Plan EIR. Kimley-Horn is responsible for providing consulting and peer review services for the Mill Creek Promenade Specific Plan EIR. The Mill Creek Promenade Project entails development of 58.5 acres of contiguous, undeveloped land within the city of Menifee. The project proposes a mix of residential, commercial, industrial, and open space on approximately 58.5 acres, organized into five planning areas. Planning Area 1 will consist of 15.6 gross acres of high density residential: single family attached units, which includes 4.02 acres of open space. Planning Area 2 will consist of 21.6 gross acres of high density residential: single family detached uses, which includes 2.42 acres of open space. Planning Area 3 will consist of 16.8 acres of commercial retail uses. Planning Area 4 will consist of 2.8 acres of light industrial/business park uses. Planning Area 5 will consist of 1.7 acres of open space, and the remaining acreage will consist of the major circulation (roadways, etc.) within the project site.

Tentative Tract Map 2018-065 Mitigated Negative Declaration. Kimley-Horn is currently preparing a Mitigated Negative Declaration for the Tentative Tract Map 2018-065 project. Planning Application Tentative Tract Map No. 2018-065 (TR 2018-065) (also referred to as Tentative Tract Map No. 37400) proposes a Schedule 'A' Subdivision of 46.9 gross acres into 174 single family residential lots with a minimum lot size of 7,200 square feet and two lettered lots including Lot A-WQMP Basin and Lot B-Park. Tentative Tract Map No. 33419 was previously approved by the County of Riverside at the subject site for a Schedule "A" subdivision of 46.9 acres into 174 single family residential lots with a minimum lot size of 7,200 square feet; however, the map expired prior to the applicant recording the map.

Rockport Ranch Project EIR. Kimley-Horn is responsible for providing consulting and peer review services for the Rockport Ranch Project EIR. The approximately 79.68-acre Rockport Ranch Project will be comprised of two main land uses: residential land use and an open space land use. These individual land uses will be subdivided to accommodate two forms of residential development and two forms of open space use. Residential land uses, totaling 38.4 acres, will be a mix of single-family homes and single-family courtyard residential development with each type located in clusters of like products. Open space within the Specific Plan area will total 20.1 acres and is the only other land use allowed within the Specific Plan area. Open space also will be subdivided into two categories: passive open space (landscaping, bio-retention basins, open turf areas, and the large lake feature) and recreational open space (e.g., trails, community pool area, tot lots, barbeque stations, etc.).

Primary Contact: Ryan Fowler, Principal Planner | 951.723-3740 |
29714 Haun Road, Menifee, CA 92596



City of Fontana, On-Call Environmental Services (2016 – Present)

Kimley-Horn has prepared multiple IS, MNDs, and EIRs for the City under our current on-call environmental planning services contract. Such projects include:

Monterado Residential Units Project IS/MND. Kimley-Horn prepared an IS/MND for the Monterado Residential Units Project. The project included the development of 253 condominiums (79 detached condominiums and 174 attached product type) on 24.5 gross acres located on the northeast corner of Duncan Canyon Road and Citrus Avenue. The project included a Zone Change from Regional Mixed Use (R-MU) to Medium Density Residential (R-2) and General Commercial (C-2). The General Plan Land Use Designation is Regional Mixed Use. The maximum density allowed in the R-2 zoning district for attached units was 12 dwelling units per acre. The proposed project had a density of just under 12 dwelling units per acre of land. The project site was bounded by a Southern California Edison easement on the east, undeveloped land entitled under the Ventana Specific Plan to the west, and vacant land to the north and south.

Sierra Business Center EIR. Kimley-Horn prepared an EIR for the Sierra Business Center Project. The project included the development of an approximately 705,735-square foot warehouse building within an approximately 32-net acre site, with associated facilities and improvements that included approximately 4,500 square feet of 1st floor office space, vehicle parking, loading dock doors, trailer parking, onsite landscaping, and related onsite and off-site improvements. The building height was proposed at 49' 6" and will have a maximum floor area ratio of 50.32%. The project is consistent with the City's General Plan Land Use Designations and the Zoning Designations.

The Retreat Residential Project IS/MND. Kimley-Horn prepared an IS/MND for the Retreat Residential Project. The proposed project would allow for the development of a 194 unit single-family residential attached townhome and detached cluster units on approximately 14.63-acres. There would be different sets of architectural layouts for the proposed project. There are two different types of development styles for this project. The first type consists of 100-attached residential units and the second consists of 94-detached residential units. All buildings are two-stories. Sidewalks are proposed for the three offsite public streets as well as for the interior private streets of the project site. Main site egress and ingress are provided via a driveway on South Highland Avenue and secondary egress driveway is provided on Hemlock Avenue.

Primary Contact: DiTanyon Johnson, Senior Planner | 909.350.6678 | 8353 Sierra Avenue, Fontana, CA 92335



City of San Bernardino, On-Call Planning Services (2017 – Present)

Kimley-Horn has prepared and reviewed multiple IS and MNDs for the City of San Bernardino under our current on-call contract. Work efforts have included two IS/MNDs for warehouse distribution facilities; and we are currently initiating IS/MND work on two additional warehouse IS/MNDs in the City's urban core. Such projects include:

- Northgate Buildings 3, 4 and 5 EIR Addendum
- Northgate Building 2 Categorical Exemption
- Northgate Lot 6 Categorical Exemption
- Palm and Kendall Travel Center IS/MND
- Inland Empire Hub Center EIR Addendum
- 1435 Rialto Trailer Drop Lot IS/MND
- University Hills Specific Plan Amendment EIR Addendum
- Foisy East Warehouse IS/MND
- Waterman South Distribution Center IS/MND
- Waterman East Distribution Center IS/MND
- Washington Commerce Center East IS/MND
- Washington Commerce Center West IS/MND
- Alliance Gateway South Building 7 IS/MND
- Alliance Gateway South Building 8 IS/MND
- Alliance Gateway South Building 9 IS/MND
- Clean Water Factory EIR

Primary Contact: Elizabeth More-Rodriguez, Senior Planner | 909.384.556 | 201 North E Street, Floor #3, San Bernardino, CA 92401

H. Scope of Services

Kimley-Horn has been the prime consultant for various environmental, planning, and traffic engineering projects with services similar to those listed in the City's RFQ. Below is a snapshot of the specific services we offer.

Environmental Impact Analyses

Kimley-Horn provides a full range of environmental services for public works and land development projects. Our environmental compliance managers have worked on numerous complex, multidisciplinary projects requiring technical experience, creative solutions for design modifications or mitigation, and a thorough understanding of local, state, and federal regulations.

Kimley-Horn produces environmental documents that are sensitive to the public's concern for resource protection and community impacts as well as to the real-world issues associated with the cost and feasibility of implementing mitigation programs. Our team draws on years of experience with private developments and public works improvements to produce understandable documents and assess project designs that minimize impacts to the natural environment and community. Whether our role is to prepare CEQA or NEPA documents and technical studies, or to peer review this information, we understand the inherent complexities of processing projects through the environmental review process. Our staff has an excellent track record in preparing thorough CEQA documents that are capable of withstanding stakeholder scrutiny and legal challenge.

Our environmental professionals not only have years of experience in developing CEQA and NEPA documents for public works and private development projects, but also receive regular training on changes in CEQA and NEPA, and applicable case law affecting the interpretation of current statutes. Kimley-Horn staff has been responsible for preparing all types of documents from IS/MNDs and CEs through comprehensive EIRs. Our team has also prepared Mitigation Monitoring Implementation Schedules (MMIS) and Mitigation Monitoring and Reporting Programs (MMRP).

Kimley-Horn's environmental documents are supported by in-house professionals with experience in civil engineering, land development, hydrology, water quality, water and wastewater, traffic analysis, transportation planning, aviation, landscape architecture, and GIS and CADD. Our environmental services also include Environmental Site Assessments (Phase I ESAs) to address Areas of Potential Environmental Concern based on applicable protocols including a site visit, staff interviews, the property's current and historical uses, literature/records review, and aerial photo review.

Air Quality Analyses

Kimley-Horn has the breadth and depth of experience preparing air quality technical studies. In every type of technical study, our team deals with assessing project air quality impacts from fugitive dust and exhaust emissions from construction activities (such as excavation, trucks hauling soil, grading, clearing), to area source emissions (direct emissions located at the project site), and mobile sources (such as motor vehicles and locomotives). We are conversant with requirements of CARB and the South Coast Air Quality Management District (SCAQMD) including their CEQA Air Quality Handbook, the South Coast Air Basin's attainment and nonattainment status and Air Quality Management Control Measures, methodologies to assess air quality impacts as well as effectively using various industry models (e.g., CalEEMod, AERMOD, EMFAC, etc.) and U.S. EPA AP-42 emissions factors to quantify emissions for comparisons to CEQA threshold levels. We are skilled at the development of realistic and feasible mitigation measures, where applicable. We develop air quality technical reports to address CEQA requirements to demonstrate whether a proposed project will conflict with or obstruct implementation of applicable air quality plans; violate air quality standards or increase air quality violations; result in a cumulative net increase of a nonattainment area pollutant; expose sensitive receptors to impacts; or create odors. Our success in developing CEQA/NEPA air quality analyses is demonstrated through our repeat business with large public works infrastructure projects and land development projects.

Kimley-Horn also prepares Health Risk Assessments (HRA) in accordance with U.S. EPA and the California Office of Environmental Health Hazard Assessment (OEHHA) guidelines to evaluate potential health risks associated with Toxic Air Contaminants (TAC). An HRA is typically required when a new receptor is proposed near an existing source of toxic pollutants (e.g., freeways, distribution centers, factories, power plants, refineries, etc.), or when new sources of pollutants are proposed near existing receptors, such as Diesel Particulate Matter (DPM). Our capabilities include emission inventory preparation, meteorological air dispersion modeling, and risk calculation as well as identifying feasible mitigation if necessary.

In addition, Kimley-Horn's climate change specialists are continuously developing sound scientific regulatory assessments and strategies within the rapidly changing regulatory environment. We advise both public and private clients on GHG policies and strategies, along with the potential impacts they have on new carbon constrained businesses for a sustainable future.

Acoustical Analyses

Kimley-Horn staff conduct noise studies to assist in meeting environmental obligations on land use and transportation projects, present noise abatement measures, and develop noise discipline reports for several environmental on-call agreements. Work orders under these contracts include preparing noise analyses to support conducting field measurements utilizing Type I noise measurement instrumentation, incorporating traffic data into the FHWA Traffic

Noise Model (TNM) or the FHWA RD-77-108 model to analyze traffic impacts, utilizing the FHWA Road Construction Noise Model for predicting construction noise levels, and using the SoundPLAN software to develop detailed models of multiple stationary and mobile noise sources. Our involvement has produced the following results: assisted cities and counties with specialized experience in noise issues on a short-notice, provided highly skilled staff on site to respond to critical schedule constraints, developed plans for handling environmental technical issues, assisted in setting environmental policy for the agency, conducted presentations to executives regarding policy, and addressed community concerns.

Biological Resource Assessments

Kimley-Horn has supplemented our proposed in-house team with external partners **Cadre Environmental** and **ELMT** to provide biological resource assessments. Ruben Ramirez with Cadre Environmental is a research biologist who has experience conducting focused habitat assessments, surveys, and natural history research for federal and state listed flora and fauna for over 29 years throughout California. In addition to conducting sensitive species research, Ruben is also responsible for developing GIS databases including creation, database development, and map production. Additionally, ELMT has in-house biologists experienced in the Federal and State Endangered Species Acts, the Migratory Bird Treaty Act, the California Department of Fish and Game Code, the Clean Water Act, and biological analysis under CEQA and NEPA. ELMT also has extensive experience navigating the rules and regulations of the Western Riverside County MSHCP and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). ELMT's relationships with wildlife agencies, regulatory agencies, federal land managers, and various conservation groups allow the firm to serve as a liaison between the applicant and these agencies/organizations.

Cultural Resource Assessments

Kimley-Horn staffs Cultural Resources Management (CRM) professionals that meet SOI Professional Qualifications for Archaeology and History. We have extensive experience conducting all phases of archaeological fieldwork and reporting under applicable state and federal law, such as NHPA, NEPA, and CEQA. We also have many years of experience managing process for inadvertent discoveries of human remains and the inventory/repatriation of existing archaeological collections subject to state and federal law, such as the Native American Graves Protection and Repatriation Act (NAGPRA) and California Health & Safety Code (Section 7050.5). We offer various services in support of the preparation and completion of Cultural Resources Assessments, such as drafting/reviewing Scopes of Work (SOWs), overseeing or performing Phase I, II, and III data gathering and fieldwork, conducting Tribal outreach, and drafting/reviewing Phase I, II, and III reports. The firm also offers support for government-to-government Tribal Consultation and drafting/reviewing cultural resource-based project mitigation and conditions and can manage the creation and implementation of various cultural resource-based management plans created for projects and land management efforts

(Cultural Resources Management Plans, Monitoring and Treatment Plans, Plans of Action, etc.).

Traffic Engineering

Kimley-Horn offers complete traffic engineering services in-house. We have completed thousands of traffic engineering projects, ranging from major area-wide systems involving hundreds of intersections to single intersection designs and analyses. Our traffic engineering staff includes licensed traffic engineers that are specialists in all aspects of traffic engineering and operations. Our specialties include intersection design, traffic signal communication and system integration design, traffic signs and marking plans, traffic control plans, traffic impact studies, traffic calming studies, speed zone studies, traffic safety and operations studies, accident analysis and expert testimony, pedestrian and bicycle safety programs, parking studies and designs, site access and circulation studies, and general consultation in traffic engineering. Summaries of a few of these services are provided below.

Traffic Impact Analysis (TIAs). Kimley-Horn has performed thousands of TIAs throughout California. In addition to preparing these studies, we have reviewed TIAs submitted by other consultants for local jurisdictions. We have also assisted a number of local jurisdictions in developing traffic study ordinances and report guidelines.

SB 743/VMT Analysis. With our highly experienced team of professionals, Kimley-Horn has amassed significant experience with vehicle miles traveled (VMT) analyses and SB 743 compliance including:

- Establishing more than 30 California public agencies' (i.e., cities, counties, and airports) thresholds, policies, and custom VMT calculation tools for SB 743 compliance
- Completing dozens of project-level VMT assessments using a variety of methods, including transportation demand management (TDM), GIS, Big Data, and qualitative techniques
- Presenting SB 743 educational materials more than 100 times to audiences including dozens of public agencies, the Institute of Transportation Engineers (ITE), and the Association of Environmental Planners (AEP)
- Authoring SB 743 related National Cooperative Highway Research Program (NCHRP) reports and abstracts that have been accepted into and presented at ITE's Western Conference

From this experience, we understand that while the California's Office of Planning and Research (OPR) guidance related to SB 743 has been a helpful introduction to using VMT to evaluate projects it does not provide a complete solution. There are a multitude of complex practical issues, including many land use types that are not addressed by the OPR guidance. Our experience has provided us with the ability to quickly evaluate a project's VMT impact on the regional roadway network and identify implementable mitigation strategies.

To date, we have built significant experience implementing VMT mitigation across most of the state based on the application of TDMs and the identification of infrastructure/project-based solutions both at a program and project level. In addition to including mitigation strategies in all of the 20+ SB 743 Implementation Programs we have been responsible for, we have been working with several jurisdictions, including the Transportation Agency for Monterey County (TAMC) and Santa Cruz County, to begin planning their VMT-Banking/Exchange programs.

Most recently we completed a VMT Banking Program in the City of Salinas. Programmatic approaches that rely on collectively funding projects appear to hold great promise for VMT mitigation as they allow a project to obtain an amount of mitigation commensurate with their impact, make a single payment, and avoid the complexity of ongoing TDM management, and do not require mitigation monitoring.

Programmatic approaches can also provide a public benefit in terms of funding transportation improvements that would not otherwise be constructed, resulting in improvements to congestion, GHG emissions, increased transportation choices, and additional opportunities for active transportation.

Planning Services

Our team of planning professionals understands the interrelated nature of development policy and employs a “360 degree” view of planning. We incorporate this holistic approach in our projects and create plans, programs, and processes that are effective tools for guiding future growth and change. Our areas of experience include:

General Plans and Specific Plans. Our team has developed General Plans and Specific Plans for numerous jurisdictions throughout California and is well-versed in the new legislative requirements, including AB 1358, the Complete Streets Act, AB 32, and SB 375. Kimley-Horn also has extensive experience in the development of Specific Plans primarily focused on existing urbanized environments. Our plans provide for customized development, design guidance, development standards, and entitlement procedures. Additionally, our expertise includes the development of public improvements such as streetscape/urban design, infrastructure, parking facilities, and community amenities.

Land Use Planning and Zoning. Kimley-Horn’s long history of land planning encompasses planned communities, shopping centers, office complexes, infill development, and major mixed-use developments. As part of our pre-development services, we provide an analysis of each property for its highest and best use given current and future markets, investigate existing regulatory constraints, and explore alternative development concepts. Our land use regulatory experts have also successfully updated zoning policies for multiple public agencies. Our team has authored comprehensive updates to zoning/development codes and provided tailored amendments, such as overlay zones, mixed-use development standards, affordable housing, and transit-oriented development.

Permitting Assistance. Kimley-Horn has extensive knowledge and understanding of current environmental regulations and how these regulations affect project development. We remain well-informed of proposed changes to regulatory programs and actively participate in rule-making in order to effectively serve our clients. Our staff is successful in understanding our clients' needs, the complexity of each project, and how to best define a project's objectives and solutions toward a successful permitting solution. Our approach is to present the sound, technical data that helps the regulators do their jobs, written clearly so the text, plans, and supporting documentation are understandable. We have regulatory permitting expertise at the local, State, and federal level, including the Regional Water Quality Control Board, Caltrans, SCAQMD, flood control and resource agencies (U.S. Army Corps of Engineers, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and The State Historic Preservation Offices), and State Lands Commission.

Affordable Housing. Kimley-Horn's long-term association with local and national developers gives us broad project experience, including residential, urban infill, retail stores, shopping centers, hotels and resorts, healthcare facilities, office complexes, major mixed-use developments, and planned communities. Our varied project history illustrates our ability to manage projects of different sizes, types, and complexities, and to guide clients through increasingly complex regulatory processes. By offering an integrated team of professionals, we provide our clients with special insight into the development approval process and support them at every step over the life of the project.

Sustainability/Healthy Communities. Sustainability and healthy communities have become part of the lexicon of planning. Our plans and processes seek to incorporate sustainability and healthy communities' concepts into our planning projects. Complete Streets, low impact development (LID), mobility, safe routes to school, access to healthy food, and bike/trail planning are examples of sustainability concepts that have been incorporated into our planning documents. We have provided award-winning sustainability policies to our municipal clients, including transit-oriented development, General Plan policies, and urban infill Specific Plans.

Urban Design and Streetscape. Our design professionals have provided comprehensive services for streetscape and urban design projects from design through construction. For all our publicly initiated projects, we understand the important relationship between the public and private realm and provide streetscape and urban amenities that reflect community needs and values. Kimley-Horn's design professionals have extensive experience in streetscape and landscape plans, city and areawide design guideline manuals, and post entitlement streetscape design guidelines. Our focus is on creating a sense of place through appropriate scale, density, land uses, and urban amenities.

Transportation and Mobility. Kimley-Horn understands that quality of life can be improved by efficient mobility through land use patterns that produce greater efficiency, reduce trips, and provide more choices. Our team's project experience includes a wide variety of transportation

modes, including transit, roadways, and bicycle and pedestrian facilities. We also have the benefit of in-house capabilities to prepare traffic impact and mobility analyses and parking and parking management studies.

Parking Management Plans. Kimley-Horn has considerable experience performing major parking studies for developments and downtown districts; surface and deck designs; access and circulation; and parking studies for planned communities, transit centers, shopping centers, universities, and other high-activity multimodal centers. Kimley-Horn develops integrated parking strategies for mixed-use, transit-oriented developments, and development projects, and is often asked to research parking trends and propose innovations ranging from policies to parking management implementation plans. Kimley-Horn has more than 120 practicing landscape architects, designers, and planners. Our firm has a nationwide resume of large-scale to urban-scale park design and planning. We understand how to effectively determine parkland need and design high quality facilities for the communities they serve.

Scenario Planning. Scenario planning provides a flexible, stakeholder-based tool for identifying anticipated long-term results of various transportation infrastructure and land use scenarios. Our team consists of individuals who have successfully completed comprehensive plans using scenario planning. Our understanding of tools and best practices will provide the City of Long Beach with valuable insight, guidance, and hands-on support. We have conducted scenario planning as part of regional transportation plans, transportation master plans, and community general plans across the country. We facilitated all aspects of a large land use/transportation outreach visioning process, including public participation and analytical assessments. At the visioning workshops, participants were provided with the necessary tools to convey their vision for the future and how they would integrate land use and transportation. Results from the workshops were used to help build future growth scenarios and identify viable strategies for achieving the best and desired aspects of the scenarios.

I. Cost Proposal

Per the City's instructions in their RFP, we have provided our detailed cost of services in a separated sealed envelope.

J. Additional Information

Kimley-Horn has reviewed the sample Professional Services Agreement and would like to discuss the modifications on the following page with the City.

6. Insurance

6.04 Optional Insurance Coverage. Choose and check one: Required ___ /Not Required ___; Errors and omissions insurance in a minimum amount of \$2 million per ~~occurrence~~ claim to cover any negligent acts or omissions committed by CONTRACTOR, its employees and/or agents in the performance of any Services for CITY.

7. General Conditions pertaining to Insurance Coverage

7.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of "A:VII"). The insurer(s) shall be admitted and or licensed to do business in California. The certificates of insurance hereunder shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits below the limits required hereunder, except after thirty (30) days' prior written notice has been given to CITY.

8. Indemnification

8.1.a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs ~~of any kind, whether actual, alleged or threatened~~, actual reasonable attorneys' fees incurred by CITY, court costs, ~~interest~~, defense costs, including expert witness fees and any other costs or expenses ~~of any kind whatsoever without restriction or limitation incurred to the extent in relation to, as a consequence of or arising out of, or in any way attributable actually, allegedly or impliedly, in whole or in part to~~ the negligence of the Contractor in the performance of this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are incurred by CITY.

K. Professional Liability Insurance

Kimley-Horn has professional liability insurance, and it will be in force at the time of contract execution. Proof of insurance can be provided upon selection.

Appendix (Resumes)



Meghan Karadimos

Project Manager

Meghan has 14 years of experience as an environmental analyst/scientist and is responsible for preparing and managing environmental and planning studies for public and private sector clients, under CEQA and NEPA. She has experience completing NEPA EAs, EISs, and CEs; CEQA EIRs, IS/MNDs, and CEs; and Caltrans PES forms. Meghan conducts CEQA/NEPA document review and environmental documentation and research, analysis, and writing. She also manages the Public Involvement process associated with environmental projects.

Professional Credentials

- Bachelor of Science, Environmental Science, Oregon State University
- Association of Environmental Professionals, Member

RELEVANT EXPERIENCE

- **ASM Beaumont, LLC, Beaumont Potrero Interchange Industrial Warehouse Environmental Impact Report, Beaumont, CA** – Environmental Analyst
- **City of Menifee, CEQA Review Services, Menifee, CA** – Project Manager
- **City of Moreno Valley, Caltrans PES Form, Kitching Street HSIP Project, Moreno Valley, CA** – Task Manager
- **City of Moreno Valley, Caltrans PES Form, Ironwood Avenue Highway Safety Improvement Program (HSIP) Project, Moreno Valley, CA** – Task Manager
- **Moreno Valley Holdings, LLC, Moreno Valley Mall Environmental Impact Report, Moreno Valley, CA** – Environmental Analyst
- **City of Menifee, Menifee Crossroads IS/MND, Menifee, CA** – Task Manager
- **Pulte Home Company, LLC, Murrieta Hills Specific Plan Amendment Environment Impact Report, Murrieta, CA** – Task Manager
- **The KPC Group, KPC Coachella Specific Plan, Coachella, CA** – Task Manager
- **City of Fontana, Casa Grande Warehouse Project Mitigated Negative Declaration, Fontana, CA** – Environmental Analyst
- **Speedway Commerce Center Development, LLC, Speedway Commerce Center Project EIR, Rancho Cucamonga, CA** – Task Manager
- **HIP VI Enterprises, LLC, Speedway Commerce Center II Specific Plan Project, San Bernardino County, CA** – Task Manager



Kari Cano

Principal-in-Charge

Kari has over 17 years of experience in preparing and managing environmental and planning studies for public and private sector clients, under CEQA and NEPA. She comes to the field of planning/environmental planning from a diverse background in urban development and political science. Utilizing her background and understanding of state and local policies, Kari provides CEQA compliance review and environmental documentation, in addition to research, analysis, and writing. She has worked on projects in the counties of San Bernardino, Riverside, San Diego, Los Angeles, Ventura, and San Joaquin.

Professional Credentials

- Master of Arts, Political Science, California State University, Fullerton
- Bachelor of Arts, Political Science, California State University, Fullerton

RELEVANT EXPERIENCE

- **Caprock Land & Development I, LLC, Beaumont Potrero Interchange Industrial Warehouse EIR, Beaumont, CA** – Project Manager
- **Beaumont Summit Station Specific Plan EIR, Beaumont, CA** – Project Manager
- **City of Chino Hills, On-Call Environmental, Planning, and Related Consulting Services, Chino Hills, CA** – Project Manager
- **City of Menifee, On-Call Contract Planning Services, Menifee, CA** – Project Manager
- **City of Fontana, On-Call Planning Services, Fontana, CA** – Project Manager
- **Gateway at Grand Terrace Specific Plan EIR, Grand Terrace, CA** – Project Manager
- **Walnut Village Specific Plan EIR, Fontana, CA** – Project Manager
- **Terracina Residential MND, Redlands, CA** – Project Manager
- **City of Menifee, CADO Menifee Industrial Warehouse EIR, Menifee, CA** – Project Manager
- **City of Menifee, Northern Gateway Commerce Center EIR, Menifee, CA** – Project Manager
- **City of Menifee, Commerce Center EIR, Menifee, CA** – Project Manager
- **City of Menifee, Crossroads MND, Menifee, CA** – Project Manager
- **City of Fontana, Live Oak Warehouse Project IS/MND, Fontana, CA** – Project Manager
- **El Paseo Planned Unit Development IS/MND, Fontana, CA** – Project Manager
- **City of San Bernardino, Contract Planning Services, San Bernardino, CA** – Project Manager

**Prior to joining Kimley-Horn*



Kevin Thomas, CEP, ENV SP

Environmental

Kevin has more than 37 years of experience in environmental compliance and permitting of major infrastructure and land development projects. He has

managed and prepared numerous environmental and planning studies for public and private sector clients under CEQA and NEPA, specializing in the strategic guidance, preparation, and peer review of CEQA/NEPA documents and regulatory permitting programs. Kevin has also managed a wide range of environmental planning projects, including environmental documents for major infrastructure and land development projects; air quality and noise studies; community participation programs; highly controversial hillside development projects; state-of-the-art visual analyses; facility siting and due diligence studies; and technical support for the California Energy Commission, California Public Utilities Commission, and California Coastal Commission permitting processes. Kevin's key industry roles provide him with unique insight into current CEQA/NEPA case law, professional practice, and regulatory programs affecting the CEQA/NEPA defensibility and project success. Kevin has never had a CEQA or NEPA document successfully challenged in court.

Professional Credentials

- Bachelor of Arts, Environmental Engineering, University of California, Los Angeles
- Certified Environmental Professional #99040383
- Envision Sustainability Professional
- CalDesal, Chair, Regulatory Working Group

RELEVANT EXPERIENCE

- **County of Riverside, Contract Planning Services, Riverside County, CA** – Principal-in-Charge
- **County Riverside, On-Call Environmental Services, Riverside County, CA** – Project Manager
- **City of Fontana, On-Call Planning Services, Fontana, CA** – Principal-in-Charge
- **City of San Bernardino, Planning Services, San Bernardino, CA** – Principal-in-Charge
- **City of Menifee, Contract Planning Services, Menifee, CA** – Principal-in-Charge
- **City of San Bernardino, 224 Traffic Signal Improvements (HSIP Project), San Bernardino, CA** – Environmental Planner
- **City of Cathedral City, Date Palm Drive and Varner Road HSIP Safety Improvements, Cathedral City, CA** – Environmental QC/QA Manager
- **City of Moreno Valley, Ironwood Avenue RSA/RSSA, PES, and CE/CE (HSIP Project), Moreno Valley, CA** – Environmental Planner
- **City of Moreno Valley, Kitching Street RSA/RSSA, PES, and CE/CE (HSIP Project), Moreno Valley, CA** – Environmental Planner



Candyce Burnett

Environmental

Candyce has more than 23 years of planning and CEQA experience in San Bernardino and Los Angeles Counties, including five years in a leadership role as a Planning Manager and City Planner. Candyce is a community planning and social services professional that has a strong record of serving clients and collaborating with public sector stakeholders through all phases of entitlement and project development. Her experience includes leadership and support for CEQA analysis, General Plan and Housing Element Updates, Specific Plan and code amendments, land use planning, and historic preservation projects. Her work has also included current and advanced planning, legislative and policy analysis, sustainability plans, programs and grants, mixed-use, and transit-oriented development planning.

Professional Credentials

- Bachelor of Science, Urban and Regional Planning, California State Polytechnic University, Pomona

RELEVANT EXPERIENCE

- **City of Rancho Cucamonga, Panattoni Industrial Project EIR for Panattoni, Rancho Cucamonga, CA – Planner**
- **Rancho Cucamonga, Due Diligence Review and Property Selection Investigation, Rancho Cucamonga, CA – Planner**
- **City of Murrieta, Peer Review of the SEIR on the World Logistic Center Project, Murrieta, CA – Planner**
- **Doheny Desalination Project - Task Order 1, Dana Point, CA – Project Planner**
- **City of Del Mar, Sixth Cycle Housing Element Update, Del Mar, CA – Project Planner**
- **The KPC Group, KPC Coachella Specific Plan, Coachella, CA – Project Planner**
- **City of Rancho Cucamonga, Carrari Ranch Specific Plan and EIR, Rancho Cucamonga, CA – Case Manager***
- **City of Rancho Cucamonga, Historic Preservation Program, Rancho Cucamonga, CA – Case Manager***
- **City of Rancho Cucamonga, Etiwanda Heights Neighborhood and Conservation Plan, Specific Plan and EIR, Rancho Cucamonga, CA – Case Manager***
- **City of Rancho Cucamonga, 2010 General Plan Update and EIR, Rancho Cucamonga, CA – Case Manager***
- **City of Rancho Cucamonga, Victoria Gardens Master Plan Amendment and Supplemental EIR and Addendum, Rancho Cucamonga, CA – Case Manager***

**Prior to joining Kimley-Horn*



John Nsofor, CEP

Environmental

John has over two years of experience in environmental planning and CEQA. His background in environmental science enables a useful understanding of analytical reports which assists him during the creation and review of environmental documents. John has contributed to various projects for clients from both the private sector and the public sector. He has provided environmental analysis for residential, industrial, and commercial projects in Riverside County, San Bernardino County, and Orange County. John has also provided support in land use planning projects in Riverside County and San Diego County

Professional Credentials

- Bachelor of Science, Environmental Science, California Baptist University
- Certified Environmental Professional #39063353

RELEVANT EXPERIENCE

- **The KPC Group, KPC Coachella Specific Plan, Riverside, CA** – Project Analyst
- **Gresham Savage Nolan & Tilden, PC, BNSF Ono Lead Track Extension Project: CEQA, Entitlements, and Engineering Design, San Bernardino, CA** – Project Analyst
- **City of Ontario, Real Estate Development Associates, Ontario Ranch Business Park Specific Plan Amendment EIR, Ontario, CA** – Project Analyst
- **City of Ontario, South Ontario Logistics EIR, Ontario, CA** – Project Analyst
- **City of Fontana, Local Early Action Planning (LEAP) Grant Award, Fontana, CA** – Project Analyst
- **City of Del Mar, Sixth Cycle Housing Element Update, Del Mar, CA** – Project Analyst



Miles Eaton, EIT

Environmental

Miles has worked with public and private clients on CEQA services ranging in complexity from CEs to EIRS, for a wide range of land use projects including industrial developments, mixed-use developments, utility-scale energy production and storage facilities, municipal infrastructure, and others. Miles has provided environmental planning services in the counties of Riverside, San Bernardino, Orange, and Ventura.

Professional Credentials

- Bachelor of Science, Environmental and Ecological Engineering, Purdue University
- Engineer-in-Training in California #174635

RELEVANT EXPERIENCE

- **City of Menifee, Normandy Road Pedestrian Improvements Project, Menifee, CA** – Project Analyst
- **Q3 Consulting, Thousand Palms Channel Improvement Project, Indio, CA** – Environmental Analyst
- **Sansone Group, Banning Commerce Center, Banning, CA** – Environmental Analyst and EIR Task Manager
- **Moreno Valley Holdings, LLC, Moreno Valley Mall Redevelopment Project, Moreno Valley, CA** – Environmental Analyst and EIR Task Manager
- **Terra-Gen, LLC, Lockhart Solar PV II Project, San Bernardino County, CA** – Environmental Analyst
- **United Water Conservation District, Coastal Brackish Groundwater Extraction and Treatment Project, Ventura County, CA** – Environmental Analyst
- **Western Municipal Water District, Murrieta Water and Sewer Master Plan Project, Murrieta, CA** – Environmental Analyst
- **City of Menifee, Nova Power Bank Project, Menifee, CA** – Environmental Analyst and Task Manager
- **Hillwood, Gateway South Building 9, San Bernardino, CA** – Project Manager
- **Hillwood, Speedway Commerce Center II Specific Plan, San Bernardino County, CA** – Environmental Analyst
- **Greystar, Rialto Warehouse Building Project, Rialto, CA** – Entitlements and Environmental Task Manager



Achilles Malisos

Air Quality/GHG/Noise

Ace provides experience in Acoustics, Air Quality, and Climate Change technical studies. He has experience in research, preparation, and analysis consistent with CEQA for environmental planning projects involving residential, infrastructure, mixed use, institutional, and commercial uses. He is experienced in applying air quality analysis methodology per EPA, CARB, Air Pollution Control District/Air Quality Management District, and Caltrans/FHWA guidelines. He also provides a full range of noise impact analyses for public and private sector clients, in accordance with local, state, and federal impact assessment criteria.

Professional Credentials

- Master of Arts, Urban and Regional Planning, University of California at Irvine
- Bachelor of Arts, Environmental Studies, University of California at Santa Cruz

RELEVANT EXPERIENCE

- **Speedway Commerce Center II Project, San Bernardino, CA** – Air Quality/GHG/Health Risk/Energy/Noise Specialist
- **Moreno Valley Mall Revitalization Project, Moreno Valley, CA** – Air Quality/GHG/Health Risk/Energy/Noise Specialist
- **9th Street and Vineyard Avenue Warehouse Project Air Quality, Health Risk Assessment, GHG, and Acoustical Assessments, Rancho Cucamonga, CA** – Environmental Specialist
- **Related California, Related Bristol Specific Plan Technical Studies, Santa Ana, CA** – Environmental Planner
- **MainPlace Transformation Specific Plan Project, Santa Ana, CA** – Air Quality/Health Risk/GHG/Noise Specialist
- **4th and Mortimer Mixed-Use Development, Santa Ana, CA** – Air Quality, and GHG Specialist
- **University of California, Irvine College of Health Sciences Air Quality and GHG Studies, Irvine, CA** – Project Manager
- **Residences at 4400 Von Karman Addendum to the General Plan EIR, Newport Beach, CA** – Air Quality/GHG/Noise Specialist
- **University of California, Irvine Campus Medical Complex EIR Air Quality and GHG Studies, Irvine, CA** – Project Manager
- **EF International, Costa Mesa Language School and Campus Housing Project, Costa Mesa, CA** – Project Manager



Heidi Rous

Air Quality/GHG/Noise

Heidi has over 30 years of experience performing and managing comprehensive environmental documentation review to meet the requirements of CEQA, NEPA, and similar state environmental review laws. In addition, Heidi maintains subject matter experience in planning, permitting, and compliance services specializing in air quality, noise and vibration, hazardous materials, risk assessment, safety, and resiliency. Throughout her career, Heidi has supported a wide array of public sector clients, including dozens of cities and counties, and numerous local, regional, state, and federal agencies. Project types include private development of housing, mixed use, industrial, and commercial land uses, public service campuses (hospitals, educational facilities, hospitality), utilities (water, wastewater, power plants, renewables), parks, trails, and open space, roadways and intermodal facilities, transportation planning efforts, rail and marine improvements, and airports.

Professional Credentials

- Bachelor of Science, Physics, California Polytechnic State University, Pomona
- Certified Permitting Professional, Registered with South Coast Air Quality Management District #B6027
- GPRO Certified, Urban Green Council

RELEVANT EXPERIENCE

- **City of Carson, Specific Plan Amendment for the 157 Acre Carson Marketplace Project EIR, Carson, CA** – Project Director/Technical Lead for Air Quality, Greenhouse Gas, Energy, and Noise Impact Assessments
- **SCAG/City of Palmdale, Affordable Housing Project, Palmdale, CA** – CEQA Project Manager
- **City of Long Beach, Community Hospital Remodel Project IS/MND, Long Beach, CA** – Project Manager
- **City of Temple City, Pacific Las Tunas Mixed-Use Project, Temple City, CA** – Project Director
- **City of Hemet, Housing Element Update, Hemet, CA** – Safety Element and Environmental Justice Element Task Manager
- **City of Beverly Hills, Safety Element Update and Climate Vulnerability Assessment, Beverly Hills, CA** – Project Manager
- **City of Pasadena, Huntington Memorial Hospital EIR, Pasadena, CA** – Project Director*
- **Pasadena Glenarm Power Plant Upgrade Project EIR and Permitting** – Project Director*
- **City of Pasadena, 3488 E. Foothill Health Risk Assessment, Pasadena, CA** – Project Manager*
- **City of Burbank, 2311 N. Hollywood Way SCEA, Burbank, CA** – Project Director*

*Prior to joining Kimley-Horn



Alex Pohlman, EIT, LEED AP

Air Quality/GHG/Noise

Alex has over 15 years of experience working with different public agencies, cities, and counties. He has prepared CEQA and NEPA documents as well as technical studies for air quality analysis, greenhouse gas emission reports, and acoustical analysis. In addition, as part of the FEMA CERC program he has reviewed Hazard Mitigation Plans for FEMA Region I and prepared Risk Assessment Reports for FEMA Region X. He also has extensive knowledge of GIS and has performed endangered species mapping, hydrological mapping, and LIDAR data processing.

Professional Credentials

- Master of Science, Environmental Engineering, National University
- Bachelor of Fine Arts, Graphic Design, California State University, Fullerton
- Engineer-in-Training in California #12784-61834

RELEVANT EXPERIENCE

- **Gresham Savage Nolan & Tilden, PC, BNSF Ono Lead Track Extension Project: CEQA, Entitlements, and Engineering Design, San Bernardino, CA – Project Planner**
- **City of Ontario, South Ontario Logistics EIR, Ontario, CA – Project Planner**
- **Real Estate Development Associates, Ontario Ranch Business Park Specific Plan Amendment EIR, Ontario, CA – Project Planner**
- **City of Gardena, Rosecrans Place Project – Revised Site Plan IS/MND, Gardena, CA – Project Planner**
- **City of Gardena, Gardena Transit-Oriented Development Specific Plan EIR, Gardena, CA – Project Planner**
- **Newport Pacific Land Company, Technology Advancement Research Mobility Automotive Center (TARMAC) Facility, San Benito, CA – Project Planner**



Pranesh Tarikere, T.E

Transportation

Pranesh brings 18 years of experience in transportation planning and traffic engineering, specializing in TIAs and VMT analysis. Pranesh has managed many

projects throughout Southern California, with extensive experience in San Bernardino, Riverside, and Orange counties. He has developed a wide range of experience in transportation planning, transportation modeling, neighborhood traffic control, and traffic impact analysis, and is proficient in traffic analysis and modeling software such as Synchro, Simtraffic, HCS, and TransCAD.

Professional Credentials

- Master of Science, Civil Engineering, University of Texas, Arlington
- Bachelor of Science, Civil Engineering, Bangalore University
- Professional Traffic Engineer in California #TR 2728

RELEVANT EXPERIENCE

- **City of Beaumont, Potrero Interchange Warehouse VMT and TIA, Beaumont, CA – Traffic Engineer**
- **City of Beaumont, Summit Station Mixed Use TIA and VMT Analysis, Beaumont, CA – Project Manager**
- **City of Riverside, Northside Specific Plan VMT Analysis, Riverside, CA – Project Manager**
- **City of Riverside, On-Call Traffic Engineering Services, Riverside, CA – Traffic Engineer**
- **County of Riverside, VMT Analysis and SB 743 Implementation, Riverside County, CA – Project Engineer**
- **City of Menifee, CADO Menifee Industrial Warehouse EIR, Menifee, CA – Project Engineer**
- **City of Menifee, Northern Gateway Commerce Center EIR, Menifee, CA – Project Engineer**
- **City of Menifee, Menifee Commerce Center EIR, Menifee, CA – Project Engineer**
- **City of Menifee, Corsica Business Park EIR, Menifee, CA – Project Engineer**
- **City of San Bernardino, Hunts and Redlands Traffic Impact Analysis (TIA), San Bernardino, CA – Traffic Engineer**
- **City of Jurupa Valley, Districts at Jurupa Valley TIA and VMT Analysis, Jurupa Valley, CA – Project Manager**
- **Inland Valley Development Agency, Airport Gateway Specific Plan VMT Analysis, San Bernardino, CA – Traffic Engineer**



Jessica Mauck

Cultural Resource Assessment

Jessica has over a decade of experience in archaeology and meets SOI Professional Qualifications for Archaeology and History. Her background includes long-term contracting for Federal land management agencies (USFS, NPS, DoD, BLM, etc.), overseeing Cultural Resources Management programming within Tribal government, and serving on several historic preservation advisory groups for State and Federal agencies. She has extensive experience conducting all phases of archaeological fieldwork and reporting under applicable state and federal law, such as the NHPA, NEPA, and CEQA. She also has many years of experience managing process for inadvertent discoveries of human remains and the inventory/repatriation of existing archaeological collections subject to State and Federal law, such as the Native American Graves Protection and Repatriation Act (NAGPRA) and California Health & Safety Code (Section 7050.5).

Professional Credentials

- Master of Historical Archaeology, University of Leicester, England
- Bachelor of Arts, Anthropology, University of California, Los Angeles

RELEVANT EXPERIENCE

- **City of Redlands, Crafton Pipeline Replacement Project, Redlands, CA** – Lead Reviewer/Consulting Party (CEQA - Cultural Resources and Tribal Cultural Resources)*
- **City of San Bernardino, Warmington Residential Project, San Bernardino, CA** – Lead Reviewer/Consulting Party (CEQA - Cultural Resources and Tribal Cultural Resources)*
- **County of San Bernardino, Daggett Solar Project, Daggett, CA** – Lead Reviewer/Consulting Party (CEQA - Cultural Resources and Tribal Cultural Resources)*
- **County of San Bernardino, Lucerne Solar Project, Lucerne Valley, CA** – Lead Reviewer/Consulting Party (CEQA - Cultural Resources and Tribal Cultural Resources)*
- **City of Hesperia, Tapestry Residential Project, Hesperia, CA** – Lead Reviewer/Consulting Party (CEQA - Cultural Resources Management Plan)*
- **City of Yucaipa, Oak Glen Specific Plan, Yucaipa, CA** – Lead Reviewer/Consulting Party (CEQA - Cultural Resources and Tribal Cultural Resources)*
- **City of Palmdale, Ritter Ranch Residential Expansion Project, Palmdale, CA** – Lead Reviewer/Consulting Party (CEQA - Cultural Resources Management Plan)*
- **Caltrans, SR138 Improvements Project, Cajon Pass, CA** – CEQA - Cultural Resources and Tribal Cultural Resources; NHPA; NEPA - Cultural Resources*
- **City of Victorville, Southern California Logistics Center Expansion, Victorville, CA** – Lead Reviewer/Consulting Party (CEQA - Cultural Resources and Tribal Cultural Resources)*

**Prior to joining Kimley-Horn*



David Brunzell, MA, RPA



BCRCONSULTING LLC

Cultural Resource Assessments

David is owner and principal investigator of BCR Consulting. David is a Registered Professional Archaeologist (RPA) and has conducted professional archaeological work in California, Alaska, Utah, Nevada, and Oregon for 25 years. He has managed all phases of cultural resource work, and has assisted with government agency and tribal consultation on numerous projects. David has presented and published academic papers on prehistoric and historic lithic technology, and historic migration routes. He has also taught anthropology, archaeology, and archaeo-astronomy at the University of La Verne and the Community College of Southern Nevada in the United States and Central America.

Professional Credentials

- Master of Arts, Anthropology/ Archaeology, California State University, Fullerton
- Bachelor of Arts, Anthropology, California State University, Fullerton
- Register of Professional Archeologists
- Society for American Archaeology, Member

RELEVANT EXPERIENCE

- **ELMT Consulting, Phase I Cultural Resources Assessment Barker East Project, Unincorporated Riverside County, CA** – Principal Archaeologist
- **The KPC Group, KPC Coachella Specific Plan, Coachella, CA** – Principal Archaeologist
- **RBF Consulting, Cultural Resources Assessment—Temecula Creek Inn Project, Temecula, CA** – Principal Archaeologist
- **Synthesis Planning, Cultural Resources Assessment of the Crown Castle Communications Metro PCS, Palm Springs/Cathedral City, Palm Desert, La Quinta, and Indio Hubs, CA** – Principal Archaeologist
- **McKenna et al., Archaeological Monitoring/Data Recovery Excavations at the Dateland Project, Indio, CA** – Principal Archaeologist
- **Synthesis Planning, Cultural Resources Assessment Long Beach PUC Project, Long Beach, CA** – Principal Archaeologist
- **Terry A. Hayes Associates, Cultural Resources Impacts Assessment of the Proposed Wattstar Cinema Project on the National Register Listed Watts Station, Watts, CA** – Principal Archaeologist
- **Terry A. Hayes Associates, Cultural Resources Assessment of the Mountain View Mobile Home Park, Santa Monica, CA** – Principal Archaeologist

Ruben Ramirez



Biological Resource Assessments

Ruben has experience conducting focused habitat assessments, surveys, and natural history research for federal and state listed flora and fauna for over 29 years throughout California. Research studies include arroyo toad upland habitat radio tracking and movement pattern characterization, population monitoring for the San Bernardino kangaroo rat and Pacific pocket mouse, and population, post-fire studies, and nest monitoring for the coastal California gnatcatcher. As owner/research biologist for Cadre Environmental for 21 years, Ruben is responsible for all aspects of the business. In addition to conducting sensitive species research, he is also responsible for developing GIS databases including creation, database development, and map production.

RELEVANT EXPERIENCE

- **City of Beaumont, Beaumont Logistics Center Biological Resources MSHCP/CEQA Analysis, Beaumont, CA – Principal Biologist**
- **City of Beaumont Fire Station Biological Resources MSHCP/CEQA Analysis, Beaumont, CA – Principal Biologist**
- **City of Beaumont, Beaumont Cross-Dock Distribution Facility Biological Resources MSHCP/CEQA Analysis, Beaumont, CA – Principal Biologist**
- **Ramona Band of Cahuilla Indians, On-Call Biological Contract, Riverside County, CA – Principal Biologist**
- **Pechanga Indian Reservation, Natural Resources Monitoring Plan (NRMP), Riverside County, CA – Principal Biologist**
- **Riverside County Department of Waste Resources, On-Call Biological Contract, Riverside County, CA – Principal Biologist**
- **Regent Properties, Belle Terre MSHCP Consistency Analysis, Riverside County, CA – Principal Biologist**
- **Standard Portfolios, University Highlands, Riverside County, CA – Principal Biologist**

Professional Credentials

- Master of Science, Biological Sciences, California State Polytechnic University, Pomona
- Bachelor of Science, Biological Sciences, California State University, Fullerton
- Endangered and Threatened Wildlife Permit from United States Fish and Wildlife #780566-14
- General Scientific Collecting Permit from California Department of Fish and Wildlife #S-210270008-21061-001



Travis McGill



Biological Resource Assessments

Travis is experienced in environmental planning, natural resource management, special status species survey, regulatory permitting, and construction monitoring since 2006. He has experience in all project types (public and private) throughout Southern California. He specializes in conducting due diligence surveys, habitat assessments, preparing biological technical reports, botanical surveys, protocol listed species surveys, and assisting with environmental permitting and compliance for both public and private sector clients. Travis assists clients in compliance with a range of environmental regulations, including CEQA, NEPA, and the State and Federal Endangered Species Acts. He also has experience preparing and processing federal and State Incidental Take Permits through the United States Fish and Wildlife Service (Section 7 and Section 10 of the Federal Endangered Species Act) and California Department of Fish and Game (Section 2080.1, 2081, subds. (b){c} of the Fish and Game Code).

RELEVANT EXPERIENCE

- **County of Riverside Transportation, Salt Creek Trail Project, Riverside County, CA – Biologist**
- **Lewis-Hillwood Rialto Company, Renaissance Specific Plan, San Bernardino and Riverside County, CA – Biologist/Regulatory Specialist**
- **City of Riverside, Hillwood Investment Company, Sycamore Canyon Business Park, Riverside County, CA – Biologist/Regulatory Specialist**

Professional Credentials

- Bachelor of Science, Biology, University of California at San Diego
- Certificate, Field Ornithology, University of California at Riverside
- Certificate, Botany, University of California at Riverside



CONTACT:

Meghan Karadimos

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Hourly Labor Rate Schedule

Classification	Rate
Analyst I	\$120 - \$155
Analyst II	\$155 - \$190
Professional	\$100 - \$230
Senior Professional I	\$230 - \$295
Senior Professional II	\$295 - \$385
Senior Technical Support	\$105 - \$270
Technical Support	\$95 - \$155
Support Staff	\$80 - \$135

Effective July 1, 2022 through June 30, 2023

Subject to annual adjustment thereafter

Other Direct Costs: Outside Printing/Reproduction, Delivery Services/USPS, Misc. Field Equipment/Supplies, and Travel Expenses will be billed at 15% mark-up, or per the Contract. Mileage will be billed at the Federal Rate.

Sub-Consultants will be billed per the Contract



Table A. Hourly Rates

Position	Regular Hourly Rate
Principal Investigator	\$ 150.00
Project Manager	\$ 120.00
Archaeological Field Director	\$ 110.00
Archaeological Crew Chief	\$ 100.00
Architectural Historian/Historian	\$ 100.00
GIS/Graphics	\$ 100.00
Field Archaeologist/Monitor	\$ 75.00
Field Paleontologist/Monitor	\$ 75.00
Historian/Researcher	\$ 75.00
Word Processing	\$ 75.00
Production	\$ 75.00

Table B. Direct Expense

Expense	Cost*
Per Diem	\$ 50.00 / day
Mileage	\$ 0.655 / mile
Lodging	\$ 130.00 / day

*May vary regionally

**FEE
SCHEDULE**

Hourly Rate

Ruben Ramirez/Biologist \$125/hr

Travel

Mileage	Cost included in professional hourly rate
Lodging	Cost (no markup)
Per Diem	No charge

Reproduction

Cost included in professional hourly rate

Postage

Fed/Ex/Postal Service Cost included in professional hourly rate

Equipment

Cost included in professional hourly rate



HOURLY RATE SCHEDULE

Effective January 1, 2023 through December 31, 2023

OFFICE PERSONNEL	\$/ Hour
Principal.....	275.00
Managing Director.....	253.00
Project Manager/Director.....	215.00
Senior Biologist/Regulatory Specialist.....	182.00
Senior GIS Specialist.....	149.00
Biologist/Regulatory Analyst.....	149.00
GIS Analyst.....	132.00
Field Biologist.....	121.00
Office Support/ Clerical.....	110.00

Notes:

1. Reproduction (including blueprints, if needed), mileage, messenger service and other direct expenses will be charged at cost with no percentage mark-up.
2. A Sub-Consultant Management Fee will be added to the direct cost of all sub-consultant services to provide for the cost of administration, sub-consultant consultation and insurance.
3. Annual cost increases will follow the Consumer Price Index for that year.