

Statement of Qualifications to Provide On-Call Planning and Environmental Services

March 16, 2023



Prepared by:
The Altum Group
44-600 Village Court
Suite 100
Palm Desert, CA 92260



Prepared for:
City of Beaumont
550 E. 6th Street
Beaumont, CA 92223



44-600 Village Court
Suite 100
Palm Desert, CA 92260
(760) 346-4750

March 16, 2023

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

Subject: Statement of Qualifications to Provide On-Call Planning and Environmental Services

Dear Ms. Wichert;

The Altum Group (Altum) is pleased to submit our qualifications to the City of Beaumont (City) to provide on-call planning and environmental services. The City is seeking various consulting firms to provide planning and environmental services on behalf of the Planning Department. We believe Altum will provide excellent service to the City for the following reasons:

- Contract Planning Experience: Our firm is currently providing contract planning services to the Cities of San Jacinto and Apple Valley both with on-site staff and through remote working via online platforms. In addition, we previously provided these services on-site for the Cities of Indian Wells, Redlands, Twentynine Palms, Needles, and the County of Riverside's Indio office. Our thorough understanding of the staffing challenges that will need to be addressed within the City makes the Altum team a valuable resource for this contract.
- CEQA and NEPA Experience: We assembled a team of subconsultants to assist with environmental documentation to satisfy the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). This team was selected based on relevant experience preparing and conducting peer reviews of CEQA documents for infrastructure, development, mixed-use, industrial, commercial, office, and transit-oriented development projects in the greater Inland Empire.
- Key Staff Planners: Because our firm is smaller, we offer the City direct involvement from our management team. This includes the firm President, the department Director, and one Principal Planner to provide services to the City. We have one staff member who is credentialed through the American Institute of Certified Planners (AICP) who has direct experience in contract planning and our additional planning staff have backgrounds in both private consulting and consulting for municipal agencies.

We are excited to support the City of Beaumont for this contract. If you have any questions about our technical capabilities, experience, or staff, please do not hesitate to contact us at (760) 346-4750 or stephen.nieto@thealtumgroup.com or mike.peroni@thealtumgroup.com.

Sincerely,

Stephen Nieto
Director Urban Planning + Land Development

Michael Peroni
President

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City of Beaumont

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B. INTRODUCTION/INFORMATION

B.1 Prime Consultant



The Altum Group is a multi-discipline consulting firm offering expertise in environmental planning, urban/municipal planning, geographical information systems (GIS), civil engineering, surveying, and project

management. The Altum Group began with a core group of experienced professionals each with decades of experience in providing consulting services to public and private clients. The firm now employs over 30 professionals and supporting staff with diverse levels of expertise that allows us the ability to provide a wide array of services.

Altum staff includes California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) project managers, urban planners, scientists, GIS specialists, engineers, and surveyors. We have developed refined skills providing public and private clients with consulting services including services for infrastructure and private development (including residential, commercial, and industrial,), institutional design, energy projects, parks and recreational planning, subdivision design and infrastructure management. We handle multiple contracts and task orders simultaneously, with a reputation for providing high-quality work products on time and within budget.

B.2 Subconsultants

For this contract with the City of Beaumont, we have brought on several subconsultants to provide technical expertise on required issue areas for environmental documentation (CEQA) services if required. We have worked with every firm listed on this contract and are confident in the level of expertise they will provide on task orders. Altum staff prides itself on successful teamwork and communication between staff members and sub-consultants which lead to successful completion of the project in a timely manner.

- **MD Acoustics** – Air Quality/GHG/Energy and Noise Analysis
- **Endemic Environmental Services** – Biological Resources
- **PaleoWest** – Cultural and Historic Resources
- **Ninyo & Moore** – Hazards and Geotechnical Analysis
- **Integrated Engineering Group (IEG)** – Transportation/Traffic Analysis

MD Acoustics



MD Acoustics, LLC provides acoustical consulting services for all facets of noise/vibration engineering audio control and air quality/greenhouse gas evaluations. Located in Simi Valley, CA their clients range from the aerospace industry to municipalities to private land developers. In addition to noise/vibration consulting services, MD Acoustics incorporates engineering expertise and professionalism with innovative problem solving. MD Acoustics has the ability to assess a wide span of air/noise/vibration issues. MD Acoustics personnel and partners are recognized leaders in the field of acoustics and air quality/greenhouse gas impact assessments.

Endemic Environmental Services



For more than 13 years, Endemic has provided environmental consulting services for land development and habitat conservation projects. Our goal is to maintain a streamlined approach that focuses on compliance with all environmental laws and regulations by both public agencies and private sector clients. Endemic has been steadily building a reputation as a strong and versatile firm with team members who are highly qualified, plus responsive for effective studies and reports in the environmental sector. Key services include biological surveys and monitoring of wildlife and endangered species permitting; habitat restoration and maintenance, and vernal pool restoration; environmental documentation and compliance (NEPA/CEQA); hydroseeding and landscaping; drone/aerial services for vegetation & crops mapping, thermal imaging; and resource agency consultation and agency meetings; public participation and meetings.

PaleoWest



Founded in 2006, PaleoWest has carried out projects from coast to coast and internationally. Their cultural resource services cover all aspects of the discipline including historic and prehistoric archaeology, osteology, paleontology, archival research, architectural history, maritime archaeology/remote sensing, public outreach, and GIS services. They accomplish this using a thorough knowledge of the regulations, a professional approach to assessment and mitigation, and a full-time, competent staff of very qualified individuals who strive to do quality work to meet both our clients' needs and agency requirements. PaleoWest's team uses state-of-the-art technology to handle our clients' cultural compliance needs quickly and effectively. PaleoWest has worked on projects ranging from desktop prediction analysis to multi-phase projects requiring survey, testing, data recovery, monitoring, and mitigation efforts. PaleoWest has developed crucial positive relationships with various Native American tribes and entities as well as state and federal agencies. PaleoWest is currently expanding their Public Outreach programs to include robust museum-quality interpretive exhibits as a way for the developer to save on curation fees while at the same time provide a much-needed service to the public in the form of connection to the area through an understanding of the past.

Ninyo & Moore



Ninyo & Moore, a California Corporation, is a minority-owned, multidisciplinary consulting firm that provides high-quality geotechnical and environmental consulting services. As a leading geotechnical and environmental sciences engineering and consulting firm, Ninyo & Moore provides specialized services to clients in both the public and private sectors. The firm's more than 500 professionals include registered geotechnical and civil engineers, geologists, hydrogeologists, engineering geologists, geophysicists, environmental scientists, and specialists in fields such as regulatory issues and interpretation, hazardous waste management, and remedial action planning. Ninyo & Moore's geotechnical experience encompasses projects throughout the western United States, including geotechnical evaluations for airports, bridges, commercial developments, dams, educational facilities, harbor and offshore structures, highways and roadways, hospitals, industrial developments, landfills, light rail transit lines, parks and

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recreational facilities, pipelines, power stations, railroads, residential developments, reservoirs and tanks, transmission lines, tunnels, water treatment plants, and wastewater treatment plants.

Integrated Engineering Group (IEG)



Integrated Engineering Group (IEG) is a certified California small business designated engineering firm that represents the best in Transportation Planning and Engineering consulting services with over 19 years of staff professional experience. They provide transportation consulting services including but not limited to preparation of General Plans and Community Plans Circulation Elements, Mobility and Multi-modal Studies on neighborhood and community scales, Parking Studies, and Transportation Impact Analysis. IEG is committed to providing first class transportation consulting services and takes great pride in forming lasting relationships with clients, always striving for excellence, often exceeding expectations. Their staff are the most qualified and experienced in the transportation planning and engineering field and partake in continuing education regularly to be consistently up to date on any changes in the transportation industry.

C. APPROACH TO SERVICES

The City of Beaumont is seeking planning and environmental consultants to assist the Planning Department with various functions in support of future development projects. This includes both contract planning/staff augmentation and development of CEQA/NEPA documents. The consultant will assist with planning tasks either at the City offices or through virtual meeting platforms (MS Teams, Zoom, etc.). In addition, the consultant will be tasked with complete environmental documentation services for projects as assigned or work directly with separate CEQA consultants hired by the City. Altum's approach to handle these two services follow.

C.1 Contract Planning Services

Over our 13 years of professional consulting experience, Altum staff members have developed refined skills providing public and private clients with consulting services including project management and contract planning for tasks of various scopes and sizes. We pride ourselves on excellence for all tasks whether it is approving a sign permit or preparing a staff report for a large commercial development. Our promise is to take ownership of tasks and strive higher to do whatever it takes to deliver success.

Our Planning staff are available to provide key aspects of contract planning including serving as a City-appointed Project Manager for large scale projects, peer reviewing CEQA documents and related technical reports, conducting development review, preparing staff reports and conditions of approval, attending and making presentations at Planning Commission and City Council meetings, working with homeowners and businesses, providing information on historic preservation, and other related tasks.

Our team is adaptable and able to respond quickly. We have the big picture in mind and understand the importance of providing the highest quality customer service, being effective project managers and maintaining communication with the City. Our team has a vast knowledge in reviewing and/or processing discretionary and ministerial permits, managing projects from "beginning to end" and the preparation of documents in compliance with Federal, State, County, and other applicable

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regulations/policies. Our project managers keep accurate project schedules and budget tracking reports at all times. There is seldom a situation that can arise that we have not already seen and resolved.

We have a well-established Quality Assurance / Quality Control (QA/QC) Program that will be implemented at the beginning of and throughout this contract. Our QA/QC Program includes a rigorous set of steps to ensure that all of our work products and deliverables are completed accurately the first time and meet or exceed the project’s goals. These include providing clear decisions and direction; continual supervision by experienced professionals; ongoing review of completed work products to ensure accuracy and completeness; utilizing project checklists; and continuous documentation of project decisions, assumptions, and recommendations.

C.2 Environmental Documentation Services

Altum has successfully completed numerous environmental documents for both private and public clients, including Initial Study and Mitigated Negative Declarations (IS/MNDs) and Environmental Impact Reports (EIRs) pursuant to CEQA for residential, commercial, and mixed-use developments; large master plans and specific plans; general plan amendments; rezoning projects; infrastructure; and parks and recreation projects. We have a great deal of experience managing on-call contracts with local agencies and we have prepared environmental documents for projects with quick time-frames and for controversial developments.

Altum provides a qualified, experienced, and efficient team who prepares high quality, legally-defensible environmental CEQA and NEPA documents and technical studies with simple and concise language. Our environmental studies are prepared to fully comply with government guidelines and regulations. These studies address potentially significant environmental impacts of a proposed project and outline creative mitigation measures to reduce those impacts. Several technical firms are included on our team in this proposal and will provide detailed analysis for key issue areas of impact analysis (i.e., Air Quality and Greenhouse Gas Emissions) and will assist with preparation of any technical studies required by the City. Collectively, our team is fully capable of addressing each of the issue areas of impact analysis contained in the Appendix G checklist of the CEQA guidelines and will provide the City with a sound and technical environmental analysis.

D. FIRM PROFILE

Firm Name	The Altum Group
Year Founded	2009
Type	S Corporation (CA)
Offices	Headquarters – Palm Desert, CA Texas Location – San Antonio, TX
Staff	32 Full Time Employees

E. OFFICE LOCATION

This contract will be managed by Altum’s team based in Palm Desert, 45 miles from the City of Beaumont.

F. PROPOSED TEAM

For this contract with the City of Beaumont we have included a robust project team that is adequately staffed and trained to successfully complete any planning or environmental assignments for the City.

F.1 Altum Staff



Mike Peroni - President

Mr. Peroni has nearly 50 years of experience in municipal planning, environmental planning, and urban design. He has served as office manager/principal as well as project manager on a variety of projects throughout Southern California, representing a mixture of large- and small-scale land developments including educational, resort, industrial, residential, recreational, commercial, wind energy, solar energy, and capital improvement projects. Prior to forming The Altum Group and other private consulting firms, Mr. Peroni served as the Environmental Planner for several regional municipalities, where he was involved in preparation of CEQA documents and prepared numerous Grant-Funded EAs to satisfy NEPA. Currently he oversees all planning and entitlement submittals and provides in-depth knowledge of the processes needed to have projects approved. His regional work includes projects throughout the Inland Empire such as the Alessandro Heights Arroyo Preservation EIR (Recipient of APA Award) and the Chicago/Central Avenue Shopping Center EIR for the City of Riverside, Rialto Gateway Specific Plan/EIR, The Avenue Specific Plan EIR for the City of Ontario, and the Highland Hills Specific Plan EIR for the City of San Bernardino.



Stephen Nieto, MA - Director of Urban Design + Land Development

Mr. Nieto has over 10 years of professional experience and serves as the Director of Altum's Urban Design practice. He has worked extensively on international and domestic large-scale master planning, urban design, and architectural projects. He has broad experience working with clients in the public and private sector to create implementable master plans, dynamic mixed-use developments, and multi-family residential projects with a focus on human-scale design, sustainability, and pedestrian oriented environments. In his Director role at Altum, Mr. Nieto developed the Urban Design Program for Specific Plans that covered over two square miles in the Coachella Valley and is served as the lead designer for The Shield at One Coyote Way Project, a large-scale master planned development that includes entertainment, hospitality, recreational, residential, medical, and commercial uses. Previously he prepared conceptual site plans for the Vista del Norte Project, helped bring The Valley Center Mixed Use project to initial planning stages, and designed the site planning framework for the Empire Grand Oasis event planning project.

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Anna Choudhuri – Environmental Planning Manager

Ms. Choudhuri is an experienced project manager with over 19 years of professional experience in the oversight and delivery of environmental projects. Her experience is in project management, grant administration, land development, project analysis, document preparation as well as senior quality assurance & quality control reviews for over 200 different projects in California, New Mexico, Arizona, Washington, and Louisiana, in compliance with CEQA, NEPA, and other relevant State laws and regulations. As a planning professional and a former Planning Commissioner for the City of Davis, Ms. Choudhuri also prepared and provided technical training at professional conferences such as the American Planning Association and the California League of Cities. Work



Rich Malacoff, AICP - Principal Planner

Mr. Malacoff has over 30 years of experience in land use planning and environmental impact analysis in Southern California. He brings a high level of planning and design knowledge and understanding to the project team through his work for the Cities of Redlands, Cathedral City, Desert Hot Springs, and the Caltrans District 08 Planning Department. Mr. Malacoff uses his municipal experience to ensure projects are processed correctly and expeditiously. At Altum he oversees Planning and Entitlement assignments for private development clients and works as the go-between for City inquiries. In addition, he has provided contract planning services to the City of Redlands at various times based on his ability to understand the City and provide excellent customer service. Mr. Malacoff possesses a high level of CEQA knowledge and understanding through his work providing oversight for CEQA documents, his assistance with review of developer-provided studies, and his development of mitigation monitoring and reporting programs. He managed major projects including institutional, residential, commercial, and industrial developments for several Inland Empire cities. His most recent municipal experience includes work on the Two Bunch Palms Specific Plan EIR Addendum and Desert Land Ventures Specific Plan EIR for the City of Desert Hot Springs, and the Dutch Bros Coffee IS/MND and Church at the Red Door Specific Plan IS/MND for the City of Indio.



Heather Boland – Associate Planner

Ms. Boland is an experienced planner with a background in environmental planning, municipal planning, GIS, and architectural design. Ms. Boland is a skilled graphic designer, with experience using the Adobe Creative Suite products to design land use maps, reports, and general graphics. She is also familiar with utilizing GIS to show demographic and land use data through digital mapping. As a municipal planner, she has experience with processing entitlement packages including peer reviewing supporting project CEQA documentation for projects in San Jacinto and Imperial Beach. She previously worked at the City of Holladay (UT) where she managed the public counter providing insight to the public as well as to City officials regarding impending projects. She recently finalized CEQA documents for the City of Palm Springs (RIOS Project Residential IS/MND) and the City of Desert Hot Springs (DHS 109 EIR). Ms. Boland has also assisted with preparation of several CEQA documents for private developers/projects including the Rancho Mirage Vista Del Sol IS/MND and Coachella 20 Acre Industrial Development IS/MND.

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Pamela Neal – Assistant Environmental Planner

Ms. Neal is an environmental planner focused on CEQA and NEPA documentation as well as using ArcGIS to perform spatial analysis. Her background includes biochemistry laboratory research where she learned to gather and analyze data with varying focuses including statistics, ecology, biology, and chemistry. Ms. Neal previously performed spatial research for the Fernandefio Tataviam Band of Mission Indians land boundaries to assist with future development and infrastructure upgrades in tribal areas. Her environmental background includes work on IS/MNDs and EIRs involving residential, recreational, and commercial uses. Direct experience includes work on the Coachella Encanta Housing Project, Riverside County Desert Skies Residential Subdivision, and the Palm Desert Vista del Sol development.



James Bazua, P.E., QSD/QSP – Chief Engineer

Mr. Bazua has over 25 years of experience in Civil Engineering design and is one of the founding members of the firm. His "hands on" involvement with projects begins with planning-level design through preparation of construction documents for approval. His specific areas of expertise encompass design of water and sanitary sewer systems, storm drain systems, and preparation of hydrologic and hydraulic studies using StormCAD and WSPG software. A certified Qualified SWPPP Practitioner (QSP) and Developer (QSD), Mr. Bazua inspects projects for compliance with SWPPP requirements. As Altum's Stormwater Lead, he oversees preparation of Stormwater Pollution Prevention Plans (SWPPP) for qualifying Altum projects. He is responsible for preparing all hydrology and water quality studies and reports for Altum and assists with preparation of issue analysis for CEQA documentation regarding these subject areas.

F.2 Subconsultants

Mike Dickerson, INCE, Principal – MD Acoustics

Mike Dickerson has a passion for the science of sound and vibration and has worked professionally in acoustical engineering since 2002. He received his Bachelor of Science degree in Physics, emphasizing in acoustics from Brigham Young University in Utah. He is currently a member of the Institute of Noise Control Engineers (INCE). Motivated by professional growth and opportunity, Mr. Dickerson formed his own acoustical engineering firm, MD Acoustics in 2012. Mr. Dickerson's versatile experience includes leading and assisting in the design and review of many facets of acoustical engineering and air quality projects, including but not limited to: air/noise assessments, ceiling/floor assembly design, architectural design, acoustical product design, vibration analysis and noise mitigation strategies. He has successfully completed over 4,200 acoustical/air quality assessment reports for various engineering companies, municipalities and other agencies (both public and private). His strategic project planning and cost-effective management solutions enabled him to excel in the field of Acoustics and project management.

Barry Nerhus, Principal Biologist/Wildlife Ecologist - Endemic

Barry Nerhus is a Wildlife Ecologist with over 15 years of experience in biological research, environmental assessment, wildlife studies, contract management, and interagency coordination. Barry is trained in a broad range of natural resource disciplines including population ecology, biological

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surveys and monitoring, habitat restoration ecology, wetland science, botany, and ornithology. He has conducted protocol surveys throughout southern California, managed several populations in Orange County, including Fairview Park and UC Irvine's onsite populations. He also has restored habitat to augment at least six pairs of California gnatcatchers in Orange County. He has conducted several Biological Assessments in Orange County, San Diego, San Bernardino, and Los Angeles Counties that included conducting presence/absence surveys for these species. He has surveyed the Least Bell's Vireo for highway and bridge projects throughout southern California. Over three years, he conducted positive result surveys and managed the Least Bell's vireo population at the Mojave River bridge was being constructed for Caltrans District 8. He also has restored over 40 acres of least Bell's vireo habitat that he continues to monitor three pairs of least Bell's vireo that established in the riparian habitat.

Jessica DeBusk, B.S., M.B.A., Principal Investigator, Paleontology - PaleoWest

Ms. DeBusk is an Office Principal with 18 years of experience in the environmental consulting industry serving variously as technical specialist, project manager, or subject matter expert in support of 500+ projects. Ms. DeBusk also serves as PaleoWest's Paleontology Program Manager. As such, she is responsible for the oversight of PaleoWest's paleontological work and oversees and directs PaleoWest's project paleontologists and paleontological field and laboratory technicians in all our offices. Ms. DeBusk has extensive experience completing paleontological resource inventory and monitoring projects in California, Nevada, Arizona, Utah, New Mexico, Colorado, and Texas.

Tiffany C. Clark, Ph.D., RPA, Principal Archaeologist - PaleoWest

Ms. Clark is a Senior Archaeologist with over 25 years of experience in cultural resource management in California, Arizona, and New Mexico. Her professional experience includes all phases of survey, excavation, laboratory analysis, research design, report preparation, construction monitoring, Native American consultation, and project management. She has prepared numerous technical reports and environmental documents for compliance with the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and Section 106 and 110 of the National Historic Preservation Act (NHPA). Dr. Clark is a member of the Register of Professional Archaeologists and exceeds the Secretary of Interior's Professional Qualifications Standards in Archaeology.

Roberta Thomas, MA, RPA, Senior Archaeologist/Project Manager - PaleoWest

Ms. Thomas has more than 13 years of archaeological experience in cultural resource management. During this time, she has served as Project Manager, Field Supervisor, Crew Chief, and Field Technician for archaeological projects throughout California. She is qualified under the Secretary of Interior's Standards for Archaeology and is certified by the Register of Professional Archaeologists. Ms. Thomas has been responsible for conducting cultural resource records searches and literature reviews; survey and documentation, testing and evaluation, and data recovery archaeological investigations; and construction mitigation monitoring and compliance including development of cultural resource management plans and developing and conducting workers' environmental awareness training. In addition, she has prepared technical reports and documents for compliance with CEQA, NEPA, and Section 106 and 110 of the NHPA.

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Gregory Farrand, PG, CEG - Principal Geologist – Ninyo & Moore

Mr. Farrand’s professional experience includes geologic and geotechnical investigations for treatment plants, reservoirs, dams, tunnels, pipelines, highways, bridges, power plants, quarries, groundwater resources, and environmental impact reports. Mr. Farrand has authored scientific papers on fault and landslide hazards, and coastal bluff stability in southern California and Baja California. He has performed extensive field mapping, analyses of borings and trenches, seismic refraction surveys, remote sensing surveys, and environmental studies. His responsibilities consist of technical direction to the staff of geologists and field personnel, and in-house Quality Assurance/Quality Control review of investigations and analyses on geologic, hydrogeologic, and geotechnical projects.

Marci Richards, PG, QSP/D – Senior Geologist – Ninyo & Moore

As a Senior Geologist, Ms. Marci Richards has extensive experience in managing environmental programs, environmental regulatory compliance, conducting hazardous substance characterization of soil, groundwater, and soil vapor, remediation planning and oversight, preparing import and export soil reuse protocols and soil management plans, and interfacing with regulatory oversight agencies. Ms. Richards has been responsible for portfolios of sites (70+) managed by multiple project managers and regulatory agencies in southern California, as well as individual large scale, interdisciplinary, and multi-phase projects. Responsibilities have included task and regulatory compliance, Phase I and II ESA Management task and life-cycle cost estimation and budget management, proposal preparation for nation-wide and local projects, preparation and review of technical reports, health and safety support, oversight of multi-discipline teams, and leadership.

George Ghossain, P.E., MSCE, MPA - Principal Engineer - IEG

Mr. Ghossain is a principal engineer at Integrated Engineering Group (IEG) with over 13 years of experience in the public sector and seven years in the private sector. During his professional years in the public sector, George had the opportunity to review, manage and lead large scale and complex projects where he developed the vision and technical approach needed to successful complete projects. Additionally, he took a lead role in the development and implementation of a successful partnering commitment between various department within the organization and with other regional regulatory agencies such as SANDAG, Caltrans and MTS. As a consultant, George developed an extensive experience in the preparation of parking studies and transportation planning studies for general plans, community plans, specific plans and large scale private developments. He also prepared mobility and multimodal studies to balance all modes of transportation on neighborhood and community scales.

G. REFERENCES

The Altum staff has extensive experience in the Counties of Riverside and San Bernardino and have managed on-call contracts for many public agencies including the Cities of Palm Springs, Indio, Colton, Redlands, Rancho Cucamonga, Fontana, Solana Beach, and Moreno Valley. Through our experience in working directly with public agencies and having former employees of public agencies we understand their needs and can provide superior planning services. The following projects outline our previous experience with public agency planning services contracts, project management services, and peer reviews.

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City of San Jacinto Contract Planning

Client: Kevin White - Planning Manager - (951) 487-7330

Project Team: Stephen Nieto, Rich Malacoff, Heather Boland, Anna Choudhuri

Dates: February 2021 - Present

The Altum Group is currently on assignment with the City of San Jacinto providing contract planning services as well as project management services for large-scale entitlement applications. Staff previously worked on site at City Hall providing counter service and are now working remotely with City staff via secure digital file transfer systems and virtual meeting platforms. Specific tasks that are performed for the City include:

- Checking for completeness of formal applications (CUP, SP, TPM, TTM, ZC, GPA, etc.)
- Providing Project Management services for assigned projects
- Distributing applicable documents to internal Development Committee/Departments
- Distributing and coordinate applicable materials to external agencies
- Reviewing and commenting on all project related plans, studies, and other documents
- Coordinating and communicating with key stakeholders
- Preparing staff reports, conditions of approval, and resolutions
- Scheduling and maintaining necessary project status reports
- Overseeing the process for preparation of CEQA documentation
- Peer reviewing CEQA/NEPA documents and related technical reports
- Incorporating the CEQA findings into Staff Report and resultant agency actions (i.e., resolutions)

To date, Altum staff have worked on entitlement packages for a variety of projects:

Sunterra – Tentative Tract Map and Planned Development with 215 SFR lots

- Altum staff are helping the City process their TTM, Planned Development, and ISMND. We have reviewed everything and been the lead planner (meaning we collect all comments from departments and coordinate everything). We will be submitting their documents for Public Review, and then bringing the applications to the Planning Commission.

Bray – Tentative Tract Map and Planned Development with 181 SFR Lots; Change of Zone and GP Amendment

- Altum staff are helping the City process their TTM, Planned Development, GP amendment, Change of Zone, and then their ISMND. We have reviewed everything and been the lead planner (meaning we collect all comments from departments and coordinate everything). We will be submitting their documents for Public Review, and then bringing the applications to the Planning Commission and City Council.

Record Map 38019 – Tentative Tract Map with 135 SFR Lots and Planned Development

- Altum staff are helping the City process their TTM, Planned Development, and ISMND. We have reviewed everything and been the lead planner (meaning we collect all comments from departments and coordinate everything). We will be submitting their documents for Public Review, and then bringing the applications to the Planning Commission.

Silver Beach – Tentative Tract Map with 130 SFR Lots, Planned Development; GP amendment and change of zone

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- Altum staff are helping the City process their TTM, Planned Development, GP amendment, Change of Zone, and then their ISMND. We have reviewed everything and been the lead planner (meaning we collect all comments from departments and coordinate everything). We will be submitting their documents for Public Review, and then bringing the applications to the Planning Commission and City Council.

City of Indian Wells Planning Services

Client: Jon Berg, Community Development Director – (760) 776-0229

Project Team: Stephen Nieto, Rich Malacoff, Heather Boland

Subconsultants: MD Acoustics, PaleoWest, Ninyo & Moore, IEG

Dates: August 2021 - Present

The Altum Group holds a professional services agreement for on-call contract planning and environmental consulting services to the City of Indian Wells. Staff is available to work remotely and on-site and provide the following services:

- Reviewing and processing ministerial applications and discretionary entitlements, such as: Plan Checks, Zoning Clearances, Sign Permits, Conditional Use Permits, Temporary Use Permits, Variances, Design Review, Tentative Maps, and General Plan and Zoning amendments.
- Meeting with developers, engineers, property owners, contractors and other individuals to discuss, advise, explain processes and suggest improvements regarding potential projects, pre-applications, development applications, feasibility analysis, conceptual development plans and code interpretation.
- Analyzing projects for compliance with the City's General Plan, Zoning Ordinance, Subdivision Map Act, Design Guidelines, applicable Specific Plans, planning areas and other land use and housing policies.
- Writing and managing the production of staff reports, resolutions, ordinances, conditions of approval, and give oral presentations.
- Serving as extension of Staff at the City's Design Review Committee, Planning Commission and/or City Council meetings.
- Conducting site visits.
- Answering public inquiries regarding property zoning and/or General Plan land uses, application submittal requirements, as necessary.

Sprouts Market – Conditional Use Permit Modification; Staff Reports, Council Meetings

- Staff recently assisted with the processing of a Conditional Use Permit (CUP) modification for a new Sprouts Market located within an empty Ralphs grocery building. Heather Boland and Rich Malacoff prepared the staff reports for the Planning Commission and City Council for the project. These included the project decision, conditions of approval, and the public noticing. Rich Malacoff also presented the project to Council on behalf of the City. The project was unanimously approved.

City of Palm Springs On-Call Environmental Assessment (CEQA) Services

Client: Glenn Mlaker, AICP - Associate Planner - (760) 323-8245

Project Team: Anna Choudhuri, Rich Malacoff, Heather Boland, Pamela Neal

Subconsultants: MD Acoustics, PaleoWest, Ninyo & Moore

Dates: 2019 - Present

The Altum Group was awarded a contract by the City of Palm Springs to provide CEQA documentation services for various private and public sector development projects located throughout the City. Projects range from significant resort hotels with adjoining retail, recreation, and residential components to single-family subdivisions. Studies anticipated include Initial Studies, Negative Declarations, Mitigated Negative Declarations or Environmental Impact Reports as well as a variety of technical studies (Air Quality/GHG, Noise, Biological Resources, Cultural Resources, and Traffic). To date, Altum has been contracted to complete the following documents:

- Desert AIDS Medical Campus IS/MND - IS/MND examining an expansion to the Desert AIDS medical offices/facilities in the City of Palm Springs. The project includes construction of an 18,500 square foot Pavilion, site and landscaping improvements to the existing campus, and the construction of 61 special needs affordable housing units on a 13.2-acre site. The project included peer review of a number of applicant provided technical studies prior to inclusion in the IS/MND.
- RIOS Project IS/MND – IS/MND examining the development of 24 condominiums and commercial space within four vacant and undeveloped parcels. The site is surrounded by residential uses and outfitted with public utilities (roads, sewers, etc.) so key issues were limited to biological and cultural resources.
- 2700 East Alejo Road IS/MND – IS/MND examining a Change of Zone, General Plan Amendment, and Tentative Tract Map. The project includes the subdivision of a 2.53-acre site into eight (8) parcels for future single-family residences.
- Casa Verona IS/MND – IS/MND examining a proposed Change of Zone to rezone a 6.44-acre vacant parcel, and a Tentative Tract Map subdividing the parcel into 31 individual lots for single-family homes.
- Desert Flower Farms Project IS/MND – IS/MND and technical report peer review for a cannabis cultivation, Type 6 manufacturing, and distribution facility.

On-Call CEQA Consultants Contract, Rancho Cucamonga, CA

Client: Jennifer Nakamura – Associate Planner – (909) 477-2750

Project Team: Mike Peroni, Rich Malacoff

Subconsultants: PaleoWest

Dates: 2019 - 2022

The Altum Group held an on-call contract with the City of Rancho Cucamonga to provide CEQA services for future development projects managed by the Community Development Department. Staff provided peer review services to the City for a number of individual projects. Each document was prepared by an outside consultant and Altum staff reviewed the documents and all associated technical studies for completeness and correctness. Key projects that were reviewed include:

On-Call Planning and Environmental Services City of Beaumont

- Christ's Church of the Valley IS/MND Peer Review - CEQA IS/MND and supporting technical studies for the Christ's Church of the Valley Campus Expansion and Improvements Project.
- Hellman Avenue IS/MND Peer Review – CEQA IS/MND and supporting technical studies for the Hellman Avenue Project. The project involves construction and operation of a 174,745 square feet industrial warehouse building on 8.09 acres at the southwest corner of 8th street and Hellman Avenue.
- Scheu Distribution Center IS/MND Peer Review - CEQA IS/MND and supporting technical studies for the Scheu Distribution Center Project involving construction and operation of four new industrial buildings on 13.23 acres. The project involves industrial space, office space, parking, and landscaping.
- Residential Development Site IS/MND Peer Review – CEQA IS/MND and related technical studies for the development of an approximately 40-acre site within the Etiwanda north specific plan project area in Rancho Cucamonga.
- Speedway Commerce Development Project EIR Peer Review – CEQA EIR and related technical studies for the development of an approximate 650,000 square foot warehouse development located on a 36-acre project site located at the intersection of Napa Street and Etiwanda Avenue in Rancho Cucamonga.

H. SCOPE OF SERVICES

H.1 Contract Planning

In a Contract Planning role for the City, Altum would support Staff in the review and processing of various project entitlement applications as submitted. Each application will be unique and may require a variety of tasks that will require Altum and City coordination to develop a specific scope of work. In general, Altum assumes that the following tasks will at minimum be necessary to properly process the plans through the Planning Commission and City Council:

- Review and process ministerial applications and discretionary entitlements, such as: Plan Checks, Zoning Clearances, Sign Permits, Conditional Use Permits, Temporary Use Permits, Variances, Design Review, Tentative Maps, and General Plan and Zoning amendments.
- Meet with developers, engineers, property owners, contractors and other individuals to discuss, advise, explain processes and suggest improvements regarding potential projects, pre-applications, development applications, feasibility analysis, conceptual development plans and code interpretation.
- Analyze projects for compliance with the City's General Plan, Zoning Ordinance, Subdivision Map Act, Design Guidelines, applicable Specific Plans, planning areas and other land use and housing policies.
- Write and manage the production of staff reports, resolutions, ordinances, conditions of approval, and give oral presentations.
- Serve as extension of Staff at the City's Design Review Committee, Planning Commission and/or City Council meetings when necessary.
- Conduct site visits, as necessary.

On-Call Planning and Environmental Services City of Beaumont

- Be physically available or through virtual meeting platforms during regular business hours to answer public inquiries regarding property zoning and/or General Plan land uses, application submittal requirements, as necessary.

The Altum Planning/Environmental Planning team is capable of serving as extension of City staff from the beginning to the end of the planning process to ensure proper documentation and comprehensive analysis. Our planning skillset includes preparing and reviewing legislative applications such as General Plan amendments, Specific Plan amendments, annexations and zone changes, analysis of review of entitlements, community outreach of development projects or Agency initiatives, and assignments on the public information counter. Altum's staff is also experienced in providing high-level management services for all kinds of projects, including planning, environmental (CEQA and NEPA), engineering, GIS, and surveying. We have prepared a number of Specific Plans, Specific Plan Amendments, and Project Master Plans, and worked on large-scale development projects throughout Southern California. Based on this experience, we believe that Altum's project team has the proven capability to perform the services needed for the City.

H.2 CEQA Documentation

As noted in the City's scope of work, the selected consultant may be required to prepare Initial Studies, MNDs, EIRs and other CEQA documents and notices, as necessary. For the City, Altum's project team would use the following approach when selected for any CEQA documentation assignment:

1. Altum's project manager and deputy project manager would prepare for and attend a kickoff meeting with City staff, scheduling the meeting, preparing an agenda and related meeting notes.
2. Review design plans and existing information prepared for a proposed project.
3. Conduct preliminary environmental review to determine the appropriate CEQA and/or NEPA document(s) to be prepared. *Note: Altum will review all materials provided by the City and determine the appropriate level of CEQA and/or NEPA analysis, and discuss our findings with City staff, prior to undertaking the preparation of a CEQA document or any technical studies.*
4. Based on the results of items 1-3, conduct field visits and prepare technical reports of environmental issues as needed, including but not limited to:
 - a. Biological Resources Assessments and Focused Surveys;
 - b. Cultural Resources Assessments for both Archaeological, Paleontological Resources, and Historical Assessments performed by an Architectural Historian if structures are deemed to be potentially significant;
 - c. Traffic Impact Assessments for new projects that generate operational trips and Traffic Construction Management Plans for temporary detours or proposed haul routes;
 - d. Air Quality/Greenhouse Gas/Health Risk Assessments;
 - e. Noise Assessments; and
 - f. Geotechnical Studies.
5. If required our project team will prepare permit applications and coordinate with regulatory agencies including but not limited to the Regional Water Quality Control Boards (RWQCB) (Colorado River Basin), South Coast Air Quality Management District (AQMD), US Fish and Wildlife Service, California Department of Fish and Wildlife, Army Corps of Engineers, Bureau

On-Call Planning and Environmental Services
City of Beaumont

of Land Management, or the Bureau of Reclamation. If required, Altum staff has experience working with Native American tribes and the Bureau of Indian Affairs.

6. Based on the project description and the findings of any technical studies prepared for the project, prepare environmental documentation for proposed projects including:
 - a. Categorical Exemptions (CE) – prepare the project description, findings, and conclusions under CEQA, and prepare the Notice of Exemption. Altum will submit the Notice of Exemption to the Riverside County Clerk of the Board on behalf of the City.
 - b. IS/MND, or an Initial Study to focus on issues that would be addressed in an EIR – prepare detailed project description and analyze all impacts in Appendix G of the CEQA Guidelines compared to the existing conditions of the project site. Any required technical studies would be incorporated into the Initial Study.
 - c. EIR – If a project is determined to have significant environmental impacts, Altum will prepare a Notice of Preparation (NOP) to be distributed as instructed by City Staff. Altum will prepare an EIR, covering all potential impacts in detail. The EIR will be prepared in compliance with CEQA Guidelines Section 15080 through 15097.
7. Attend regular meetings and/or conference calls with City staff, attended by appropriate Altum project team members depending on the project and specific environmental issues.
8. Public Hearings. Altum team members may be asked to attend community meetings, Scoping Meetings, Planning Commission, or City Council public hearings. For these meetings we would assist by providing presentation materials, and if requested, would facilitate meetings.

Appendix – Resumes



Education:

Bachelor of Science with Honors, Urban Planning, California State Polytechnic University, Pomona, California, 1972.

Associate of Science with Great Distinction, Architecture, Sacramento City College, Sacramento, California, 1969.

Associations:

Charter Member of American Planning Association

Member of the Association of Environmental Planners

Member of Urban Land Institute

Qualifications:

Mr. Peroni has over 45 years of experience in municipal planning, environmental planning, and urban design. He had his own consulting practice (Smith, Peroni & Fox, Planning Consultants, Inc.) for 12 years and has served as a principal with other firms prior to establishing The Altum Group. Since becoming a consultant in 1979, he has served as office manager/principal as well as project manager on a variety of projects throughout the Inland Empire, representing a mixture of large- and small-scale land developments including resort, industrial, residential, recreational, commercial, wind energy, and public projects.

He has served as a board member on the Downtown Business Improvement District, and also on the Board of Parks, Open Space and Trails (POST) in the City of Palm Springs. His community service includes terms as president of the Palm Springs Lions Club, Palm Springs Jaycees and Palm Springs Band Boosters. He is currently a Board Member of the Coachella Valley Lincoln Club.

Project Experience:

Regional Planning

Redlands General Plan/Master EIR, Redlands, CA

General Plan preparation and environmental analysis of 52-square-mile study area.

General Plan Update and EIR, Coachella, CA

General Plan update and Environmental Impact Report (84 square miles), including GIS mapping program.

Palm Springs General Plan Update and EIR, Palm Springs, CA

Environmental Impact Report for the 160-square-mile study area including portions of the San Jacinto and Santa Rosa Mountains. This effort included policy development for unique biological communities in the mountain and canyons surrounding Palm Springs.

Residential Developments

Mirasera Specific Plan/ EIR, Riverside County, CA

Specific Plan/Environmental Impact Report and Tentative Maps for a 190-acre mixed-use commercial/residential community.

Alessandro Heights Arroyo Preservation (Recipient of APA Award) EIR, Riverside, CA

Arroyo preservation study and Environmental Impact Report preparation of Hillside Development Standards for the Alessandro Heights area of the City.



Thousand Palms 113 EIR, Riverside County, CA

Prepared an Environmental Impact Report for a 454-unit single-family residential subdivision on 113 acres in Thousand Palms, CA.

Highland Hills Specific Plan/EIR, City of San Bernardino, CA

Preparation of Specific Plan/EIR for a 540-acre mixed use residential community.

Andreas Cove Specific Plan/EIR, City of Palm Springs, CA

Specific Plan and Environmental Impact Report for a 450-acre residential/hotel/golf course resort in Palm Springs, CA.

Commercial Developments

Rialto Gateway Specific Plan/EIR, Rialto, CA

Specific Plan/Environmental Impact Report for a 366-acre freeway commercial project north of Interstate 10 in the City of Rialto, CA.

Chicago/Central Avenue Shopping Center EIR, Riverside, CA

Environmental Impact Report for 11-acre shopping center. Key issues included wetlands, traffic and land use.

The Avenue Specific Plan Draft/Final Supplemental EIR, Ontario, CA

As Principal-in-Charge, is preparing a Supplemental Environmental Impact Report for the revision to The Avenue Specific Plan. The changes include an increase in density of residential housing from 2,326 to 2,606 units, and an increase in the commercial space from 174,000 square feet to 250,000 square feet. Key issues include air quality, traffic, and noise.

Moreno Highlands Specific Plan EIR, Moreno Valley, CA

Environmental Impact Report for over 3,000 acres of mixed-use development at the east end of the City.

Parks and Recreational Projects

Section 4 - North Sphere Specific Plan (The Willows Golf and Mixed-Use Development) EIR, Palm Desert, CA

Environmental Impact Report for 515-acre mixed-use resort including commercial and sports park uses in the City of Palm Desert, CA.

Canyon Park Resort and Spa Specific Plan/Redevelopment EIR, Palm Springs, CA

Environmental Impact Report, mitigation monitoring program, and statement of facts and findings for this 746-acre resort/golf course/residential planned community in the foothills of Palm Springs, CA.

Indian Palms Redevelopment EIR, Indio, CA

Mr. Peroni helped prepare an Environmental Impact Report for a highly controversial redevelopment project to revitalize an outdated golf clubhouse and hotel. At the center of the controversy was an adobe structure that was alleged to have hosted several famous celebrities. The report included extensive evaluation of the visual and historical impacts to the site.

Futura Valley Farms, Inc., Specific Plan/EIR, Beaumont, CA

Specific Plan and Environmental Impact Report for the preparation of Hillside Development Standards for the Alessandro Heights area in the City of Beaumont.



Education:

Master of Architecture, UCLA
Architecture and Urban Design, 2009

Bachelor of Architecture, California
State Polytechnic University,
Pomona, 2008

National Technological University
Athens, Greece, 2006

Registrations:

National Council of Architectural
Registration Board (in progress)

Associations:

City of La Quinta Planning
Commissioner, 2019-Current

American Institutes of Architects,
Assoc. 2012-Current

The Urban Land Institute, 2017-
Current

Friends of Park 101, Board of
Directors 2013-2017

Qualifications:

Stephen Nieto has worked extensively on international and domestic large-scale master planning, urban design, and architectural projects. Stephen received a Master's degree in Architecture & Urban Design from UCLA in 2009 and since has worked with Los Angeles based design firms AECOM and Gensler. In 2017 Stephen joined La Quinta based architecture firm, South West Concepts as a senior designer and project manager for multi-family, retail, and commercial projects. In 2019 Stephen was appointed to the Planning Commission for the City of La Quinta; he is active in his community and believes good urban design can positively impact the health and well-being of all residents.

Stephen has broad experience working with clients in the public and private sector to create implementable master plans, dynamic mixed- use developments, single-family communities, and multi-family residential projects with a focus on human-scale design, sustainability, and pedestrian oriented environments. Stephen approaches each project with great sensibility toward contextual fit and attention to “place making”. Past projects include Los Angeles River Revitalization Concept Plan and Master Plan Update, Orange Country Great Park Master Plan, Park 101 Freeway Cap Park, New Beijing City Waterfront Master Plan, NBA Clippers Arena Master Plan, the Los Angeles Summer Olympic Bid and Master Planning, and most recently the amendment of the NorthStar Specific Plan to facilitate the development of the new 250,000 SF Acrisure Arena in Palm Desert, CA.

Project Experience:

Urban Design and Regional Planning

Contract Planning, Various Cities, CA

Mr. Nieto serves as the Contract Manager overseeing staff on assignment at the Cities of San Jacinto, Apple Valley, Indian Wells, and Imperial Beach. He also previously managed staff working on assignment with the City of Moreno Valley. Mr. Nieto ensures all assignments from the Cities are thoroughly staffed and assists with questions regarding entitlements and architectural processes.

The Classic Club Master Plan and Northstar Specific Plan, Riverside County, CA

Mr. Nieto is the lead planning team for the Classic Club Master and the Northstar Specific Plan, a 500+ acre mixed-use long range plan that surrounds an existing award winning 18 hole Classic Club Golf Course. The master plan includes a variety of uses from recreational open space, multi-family, commercial, industrial, hospitality, sport, and entertainment uses. Mr. Nieto recently lead a specific plan amendment to allow for a 295,000 SF Arena & Event Center as well as hospitality and multi-family uses. Planned development throughout the master plan in addition to the newly proposed arena are designed to be connected with a network of pedestrian and bike paths to promote walkability and non-vehicular

transportation. At full build the Classic Club will become a beacon for leisure, hospitality, sport, and entertainment in the Coachella Valley.

Valley Center Mixed Use Project Specific Plan, Cathedral City, CA

Mr. Nieto provided Due Diligence services required for the development of The Valley Center Project. The proposed project is located on approximately 600 acres on Varner and Date Palm Drive in the City of Cathedral City. Mr. Nieto worked closely with the Client to prepare a Conceptual Land Use Plan for the subject property that attempted to yield the Client's lot count and intensity/density desires. The Plan was based on the proposed land uses allowed under the North City Specific Plan and other relevant agency zoning requirements. Two bubble concepts were developed for client's consideration and the final plan was prepared to scale, in color and printed in large format. The intent of these illustrations was to facilitate discussions with team members, City of Cathedral City representatives, and other civic leaders.

Thousand Palm Multi-Family Master Plan, Riverside County, CA

Mr. Nieto is serving as the lead Urban Planner for the Thousand Palms Multi-Family Master Plan project located in the unincorporated Thousand Palms region of Riverside County. The development is seeking entitlements to develop two parcels for a Multi-Family Residential Development. The intent of the project is to provide high quality rental apartments designed to accommodate a range of demographics with a variety of open space amenities. Site amenities include a community center, community pools, central park, court yards, plazas, shade elements, dog park, pedestrian corridors and walkways that connect all areas of the site. The community center, central open space, and a linear "desert oasis" green belt is located at the heart of the plan to promote community interaction and convenient access to site amenities.

Della Development, Bastrop County, TX

Mr. Nieto assisted in the concept master plan and lotting design for a proposed residential development on over 200 acres in Bastrop County. The Project was Altum's first Urban Design + Land Development effort in the State of Texas.

Parks and Recreational Projects

500-Acre Sports, Entertainment, and Mixed-Use Community Master Plan, Riverside County, CA

Mr. Nieto is the lead urban design components for this 500+ acre mixed use master plan located in the heart of the Coachella Valley. This new community is poised to become one of the Coachella Valley's most dynamic master planned communities in recent time. This family-first destination is planned with a "community first" approach, filled with open space opportunities, pedestrian trails and bike ways, parks, that is anchored with a sports, entertainment, and medical hub. The plan includes a 10,000-seat arena and 14,000-seat indoor sports stadium, home to the desert's top medical district, 45 acres outdoor sports park, hotels, a neighborhood hospital, ambulatory surgical center, and medical office building. Plans calls for over 3,000 new dwelling units, a town center, resort and hotel uses, outdoor amphitheater, soccer fields, indoor waterpark, and family emporium, which will feature indoor rock climbing, laser tag, bowling and more.

Empire Grand Oasis PAR Exhibits, Indio, CA

Mr. Nieto prepared a number of exhibits for a Pre-Application Review (PAR) for a proposed festival facility in Indio. The Client was seeking approval for a proposed permanent facility that would allow 26 major events and unlimited minor events (possibly less than 200) annually without having to apply for a temporary use permit process every time an event is planned. Altum initially provided Due Diligence services for the project to establish the best approach for the approval process from the County of Riverside. Several figures were required to show the project site and establish a general layout for the events. Altum's Urban Design team was tasked with creating the overall Site Plan, Proposed Uses, Traffic/Transportation flow patterns, and other relevant images that accompanied the Client's submittal.



Education:

M.A. Urban and Regional Planning,
University of New Orleans, LA

M.A., Financial Economics, University
of New Orleans, LA

B.A. English, St. Xavier’s College,
Calcutta, India

Associations:

Association of Environmental
Professionals

American Planning Association

Appointments:

Louisiana Brownfields Association –
Board of Directors (2015 - 2018)

City of Davis Planning Commission –
member (2007-2014); Chair (2010-
2011)

City of Davis Innovation Park Task
Force – (2009 -2014)

Qualifications:

Ms. Choudhuri is an experienced project manager with over 19 years of professional experience in the oversight and delivery of environmental projects. Her experience is in project management, grant administration, land development, project analysis, document preparation as well as senior quality assurance & quality control reviews for over 200 different projects in California, New Mexico, Arizona, Washington, and Louisiana, in compliance with CEQA, NEPA, and other relevant State laws and regulations.

She was previously responsible for developing and maintaining regional Brownfields assessment and lending programs, for regional air quality/clean fuels initiatives, and for disaster recovery outreach and lending processes through US HUD’s Restore Louisiana Small Business program.

As a project manager at Altum, she is responsible for writing and reviewing scopes of work, building internal and external project teams, and coordinating with technical teams, local, state and federal agencies. She oversees Altum’s environmental staff and serves as a technical advisor to key staff in other departments who require assistance with entitlements and environmental clearance.

She served as a former Planning Commissioner for the City of Davis, CA, and also prepared and provided technical training at professional conferences including the American Planning Association and the California League of Cities.

Project Experience:

Community Facility Projects

- California State University Northridge Equity Innovation HUB IS/MND, Project Manager
- California State University Northridge, USU Extension FOC, Project Manager
- California State University Northridge, New Student Housing FOC, Project Manager
- City of Eastvale, Jurupa Community Services District, Eastvale Community Center IS/MND, Peer Reviewer
- City of Lone, Charles Howard Park Improvement IS/MND, Project Manager
- City of Pittsburg, Bay Point BART Master Plan EIR, Project Manager
- City College of San Francisco, Infrastructure Improvements EIR, Principal-in-Charge
- City College of San Francisco, Performing Arts and Entertainment Center EIR, Project Manager
- Cordova Recreation and Park District, White Rock Community Park Improvement Project EA, Project Manager
- Oakland Unified School District, Downtown Educational Complex Project IS/MND, Senior CEQA Reviewer
- Los Angeles Unified School District, Cienega Elementary School Redevelopment Project EIR, Project Manager
- Los Angeles Unified School District, Reseda High School Redevelopment Project, Senior CEQA Reviewer
- Los Angeles Unified School District, Reseda High School IS/MND, Project Manager
- Terrebonne Levee District, Falgout Canal Levee, Project Manager (Louisiana)



University of California Expansion EIR, Merced, Principal-in-Charge
University of California Merced, LRDP EIR, Principal-In-Charge
University of California Riverside, School of Business Expansion Addendum, Project Manager
University of California Riverside, RUSD STEM Education Center EIR, Senior CEQA Reviewer
University of California Riverside North District Development Plan EIR, Project Manager

Development Projects

City of Boyle Heights Redevelopment, EIR, Project Manager
City of Citrus Heights, Sayonara Redevelopment EA, Project Manager
City of Eastvale, Eastvale Community Center IS/MND, Senior CEQA Reviewer
City of Elk Grove, Lent Ranch EIR Findings of Fact, Project Planner
City of Folsom, The Canyons IS/MND, Senior CEQA Reviewer
City of Greenfield, 802 El Camino Real, Senior CEQA Reviewer
City of Half Moon Bay, 320 Church Street IS/MND, Project Manager
City of Long Beach, 5900 Cherry Avenue, Peer Reviewer
City of Livingston Blueberry Crossing Tentative Parcel Map IS, Senior CEQA Reviewer
City of Petaluma, Davidon Homes EIR, Principal-in-Charge
City of Pico Riviera, various redevelopment projects, Peer Reviewer
City of Pomona, 811 S White Ave Technical Studies, Senior CEQA Reviewer
City of Plymouth Housing Element Update Addendum, Senior CEQA Reviewer
City of Sacramento, Panhandle Annexation and Planned Unit Development EIR, Assistant Project Manager – (also under sub-heading of Annexation Projects)
City of San Carlos, 665 Prospect Drive IS/MND, Project Manager
City of Suisun City, The Salvation Army Suisun City Corps Community Center IS/MND, Project Manager
City of Thousand Oaks, 325 Hampshire Blvd EIR, Senior Review
County of Butte Housing Authority, Gridley Farm Labor Housing Rehabilitation MND/CE, Senior CEQA/NEPA Reviewer
County of Colusa, Adams Group Tentative Subdivision Map IS/MND, Peer Reviewer
County of Madera, Gunner Ranch West EIR, Project Manager - (also under sub-heading of Department and Project Management Projects)
County of Marin, Spirit Rock Meditation Center Master Plan Amendment IS/MND, Project Manager
County of Nevada, Rincon del Rio CCRC EIR, Project Manager
County of Placer, Amazing Facts Ministry EIR, Project Manager
County of Sutter, Consolidated Housing Authority, Maple Park EA, Project Manager County of Yuba, Bear River EIR, Project Planner
Placer County Regional Planning Agency, North Lake Tahoe Preliminary Redevelopment Area Plans EA, Senior NEPA Reviewer – (also under sub-heading of NEPA projects)
Port of Ventura, Parcels 20 & 14 Redevelopment EIR, Project Manager (also under subheading for NEPA Projects)
Port of Ventura, Maintenance Dredging CE, Project Manager (also under subheading for Development Projects)
Port of Ventura, Floating Dock CE, Project Manager



Education:

Bachelor of Science, Geography;
Florida State University;
Tallahassee, Florida; 1984

Master of Urban Planning; Hunter
College of The City University of New
York; New York City, New York; 1986

Registrations:

AICP- Member of the American
Institute of Certified Planners (AICP)

Associations:

Member of the American Planning
Association (APA)

Qualifications:

Mr. Malacoff has over 25 years of experience in land use planning and environmental impact analysis in California and is based out our Palm Desert Office. Mr. Malacoff has a Bachelor’s Degree in Geography from Florida State University and Master’s Degree from Hunter College of the City University of New York. Mr. Malacoff’s first job was with the Planning Department of the City of New York where he worked in the Loft Conversion Unit evaluating requests to change industrial lofts to residential. At the California Department of Transportation he reviewed City Projects for their impact in the State Highway System and for compliance with the California Environmental Quality Act (CEQA). He went on to work for various cities, including Redlands, Cathedral City, and Desert Hot Springs.

Mr. Malacoff is a current member of the American Planning Association and has his accreditation by the American Institute of Certified Planners (AICP) and is serving on the Diversity Committee for the American Planning Association’s 2020 Conference. and has received accommodations from the Mayors of Cathedral City and Desert Hot Springs.

Project Experience:

Two Bunch Palms Specific Plan Amendment and EIR Addendum, Desert Hot Springs, CA

Project Manager for a Specific Plan Amendment (SPA) to the development standards for zoning, landscaping, and architectural guidelines, relevant to a proposed RV Park on a 9-acre parcel (2 lots) in Desert Hot Springs.

Church at the Red Door Specific Plan and IS/MND, Indio, CA

Project Manager for preparation of a Specific Plan and Preliminary Design and Entitlements for the development of a worship center in Indio. The proposed project would be built in two phases with phase one consisting of a new church building and traversing covered outdoor walkway. Phase two consists of a two-story expansion along the eastern face of the church building.

Desert Land Ventures Specific Plan EIR, Desert Hot Springs, CA

Assisted in the preparation of an EIR for the build-out of 123.4 acres of land known as Desert Land Ventures to incorporate mixed-use development and create a unique industrial/technology park for clean manufacturing and tech-based business with an emphasis on renewable energy and sustainable products, with the potential for destination hospitality and commercial/retail uses.

Dutch Bros Coffee Entitlements and IS/MND, Indio, CA

Provided Technical Oversight and Client Management for the Entitlement package, including an IS/MND, for an 887 square foot building consisting of a drive-through, patio area, and required parking. Close coordination with the City of Indio was required to ensure all aspects of the entitlement package were complete.

Sunniva Cultivation Facility Entitlements, Cathedral City, CA

Project Manager for 500,000 square foot cultivation facility which included managing the tasks for the Conditional Use Permit, Mitigated Negative Declaration, and all Public Hearings. This project had concurrent processing which required coordination among many different parties and ensuring all information was accurate.

Coachella Green Design Guidelines, Coachella, CA

Project Manager for developing Design Guidelines for a large Cannabis Cultivation and Processing Facility.

Redlands Sign Code, Redlands, CA

Project Manager for Sign Code Update. Managed Community Outreach with Chamber of Commerce and Business Community. Conducted Study Sessions with the Planning Commission and City Council which approved the Revised Ordinance. Implementation measures included working with Code Enforcement on procedure to inform the Business Community of the changes and managing the enforcement program.

Redlands Islamic Center, Redlands, CA

Project Manager for this place of worship and specific tasks included Community Outreach, Applicant Education on Development Process, and managing the development process from beginning to end.

Brookside Plaza, Redlands, CA

Project Manager for construction of Neighborhood Shopping Center which included Community Outreach, Plan Check, and preparation of a Mitigated Negative Declaration. Managed Development Process from beginning to end.

Update Cathedral City Zoning Code, Cathedral City, CA

Revised City's Zoning Code to remove internal inconsistencies and to make the development process more business friendly.

Staybridge Hotel, Cathedral City, CA

Project Manager for this 122 Room Hotel This project was considered controversial by the Community and required many meetings with the public which resulted in changes to the project. Other tasks included managing the Mitigated Negative Declaration, coordinating photo-simulations, working with Acoustics Engineer, providing updates with Investment Team, and managing the entitlement process.

Various Positions/Tasks, Inland Empire, CA

Project Manager for the following projects for which task included everything from project submittal to issuing Certificates of Occupancy:

- Cimarron Cove Housing Tract, Cathedral City
- Volkswagen of Palm Springs, Cathedral City
- Vista Palm Housing Tract, Desert Hot Springs
- Flamingo Resort, Desert Hot Springs



Education:

B.S., Urban Ecology, University of Utah, 2021

Qualifications:

Heather Boland is an experienced planner with a background in municipal planning, GIS and architectural design. Her professional knowledge stems from her assignments in the public sector at the City of Holladay where she worked the public counter providing insight to the public as well as to City officials. Ms. Boland is also a skilled graphic designer, with experience using the Adobe Creative Suite products to design land use maps, reports, and general graphics. She is also familiar with utilizing GIS to show demographic and land use data through digital mapping.

Project Experience:

RIOS Project IS/MND, Palm Springs, CA

Ms. Boland is preparing the CEQA documentation for a proposed project located within four vacant and undeveloped parcels at 575 North Palm Canyon Drive in the City of Palm Springs. The project proposes the development of 24 condominiums and 2,214 s.f. of commercial space to be used as a yoga studio, spa, and gym within the Project site. Several entitlements are required for the project including a General Plan Amendment to lower the minimum density requirement and a Change of Zone from Central Business District (CBD) and Limited Multiple-Family Residential (R-2) to Retail Business (C-1). The site is undeveloped however it is surrounded by residential uses and is already outfitted with public utilities (roads, sewers, etc) so key issues are limited to biological and cultural resources.

DHS 109 Industrial Park IS/MND, Desert Hot Springs, CA

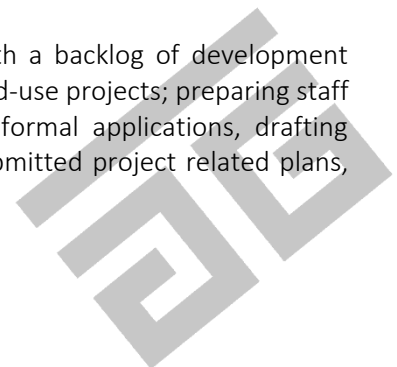
Ms. Boland assisted with sections of an Initial Study and Mitigated Negative Declaration for the development of an industrial park consisting of 57 condo lots for industrial development, 4 retention basins, and a private on-site power plant. The proposed project would be constructed in four phases that would total 109 acres a full project built-out.

Coachella 20 AC, Coachella, CA

Ms. Boland is assisting with the environmental documentation required as part of an entitlement package for a proposed development in the City of Coachella. The proposed project will consist of 110-120 dwelling units on a 20-acre property located along Van Buren Street and east of Calhoun Street. Key issues being examined include biological and cultural resources, air quality/GHG, noise, geology/soils, and traffic, including a VMT analysis. Due to the site's rural nature, a Phase I Environmental Site Assessment is also being prepared to ensure no hazards are identified onsite.

Assistant Planning and Environmental Planning Consultant, City of San Jacinto

Ms. Boland provides contract planning services to the City of San Jacinto. Assisting with a backlog of development applications. Keys tasks include: Plan checks for a range of residential, landscape, and mixed-use projects; preparing staff reports, preparing CEQA documents for public review, checking for completeness of formal applications, drafting conditions of approval, and resolutions; and reviewing and commenting on applicant-submitted project related plans, studies, and other documents.



To date she has provided peer review of three CEQA documents that were submitted to the City with entitlement packages: San Jacinto Bray Tract Map IS/MND, Sunterra TTM IS/MND, and Popeye's IS/MND. Ms. Boland examined each document for compliance with CEQA requirements and provided a matrix of comments to the developer to address with the technical report preparers.

Contract Planning Consultant, Town of Apple Valley

Ms. Boland provides contract planning services to the Town of Apple Valley. Assisting with a backlog of development applications. Keys tasks include: Plan checks for a range of residential and landscape plans; preparing staff reports, checking for completeness of formal applications, drafting conditions of approval, and resolutions; and reviewing and commenting on applicant-submitted project related plans, studies, and other documents.

Contract Planning Consultant, City of Imperial Beach

Ms. Boland performs plan checks on site plans submitted for Site Development Review to the City of Imperial Beach. These applications consist of signage and residential additions or Accessory Dwelling Units. She evaluates architectural changes, color and materials, bulk, scale, and changes in the line of sight. She assures that projects are in compliance with development standards listed in the Municipal Code and any associated specific plans.



Education:

Bachelor of Science, Civil Engineering,
San Diego State University

Associate of Science Engineering,
College of the Desert

Registrations:

State of California, Registered Civil
Engineer #58394

Qualified SWPPP Developer Qualified
SWPPP Practitioner

Associations:

American Public Works Association,
Coachella Valley Branch – Board
Member

Qualifications:

Mr. Bazua has over 25 years of experience in Civil Engineering design for both public agency and private client projects. He founded The Altum Group along with Mike Peroni and Doug Franklin in 2009 and is the Chief Engineer for the company. As one of the founding members of The Altum Group, he has been integrally involved with all engineering projects done by the firm. His "hands on" involvement with projects begins with planning-level design through preparation of construction documents for approval. His specific areas of expertise encompass street design, commercial and industrial site design, grading and land development, design of storm drain systems and preparation of hydrologic and hydraulic studies using StormCAD and WSPG software. Mr. Bazua has a background in preparing engineering plans for a range of projects, including high-end residential and Country Clubs, recreational facilities, hotels, planned developments, infrastructure upgrades, renewable energy, and schools. Mr. Bazua utilizes CAD drafting and design support on all of his project work.

A certified Qualified SWPPP Practitioner (QSP) and Developer (QSD), Mr. Bazua inspects projects for compliance with SWPPP requirements. As Altum's Stormwater Lead, he oversees preparation of Stormwater Pollution Prevention Plans (SWPPP) for qualifying Altum projects. A life-long Coachella Valley resident, his knowledge of hydrology and drainage in the area is second to none, and he is regularly recommended by developers and City officials to review and check submitted plans dealing with these issues. Mr. Bazua has several times utilized this in-depth knowledge to help re-design drainage plans to implement cost savings for clients.

Mr. Bazua is currently serving as a Board Member for the Coachella Valley Branch of the American Public Works Association (APWA) and was presented with an Award of Merit for his engineering design on the Mecca Street Revitalization Project from the APWA.

Project Experience:

Residential Projects

The Reserve, Palm Desert/Indian Wells, CA

On-call Project Engineer responsible for preparation of construction documents for on-site development. Prepared precise grading plans as the engineer of record for over fifty large-scale single-family homes within The Reserve.

The Huntley Project, Indian Wells, CA

Mr. Bazua oversaw the preliminary design, final design and construction services required for the development of an 18-unit single-family residential in-fill project on approximately 4.2 acres located at the Warner Trail/Blackfoot Drive intersection in the City of Indian Wells. As the Project Manager and Project Engineer, Mr. Bazua prepared rough grading, sewer plans, water plans, and the precise grading plans.

Single Family Residences Civil Engineering Plan Check Services, Indian Wells, CA

Mr. Bazua completed plan check services for Mass Grading, Flood Control, Hydrology, and a prepared Geotechnical Report for a number of single-family residential projects located in Indian Wells. He compared the prepared plans and reports to Indian Wells standards and noted possible exemptions per City specifications.

Golf Course, Recreation, and School Projects

DSRT Surf Project, Palm Desert, CA

Project Engineer for the design services regarding development of the DSRT Surf Resort within the existing Desert Willow Resort Development in Palm Desert. This unique project involves construction of an artificial wave/surf pool and various recreational facilities including swimming pools, a hotel, casitas, surf shop, tennis courts, and other amenities. The project utilizes proprietary wave technology to create surf-ready waves in a specialized pool. Altum prepared all civil improvement plans for work on the site as well as mapping and coordination to facilitate construction on the 14.65-acre site concept plan. Specific plans prepared by Mr. Bazua include Rough Grading Plans, Utility Plans, Tentative Map, On-Site Hydrology, and the WQMP.

Desert Christian Academy Campus Improvements, Bermuda Dunes, CA

Mr. Bazua serves as the Chief Engineer for Altum providing civil engineering services for the project. Desert Christian Academy is proposing hardscape and landscape improvements to an existing quad/playground area on campus, and pursuing Entitlement approval for full campus improvements.

Commercial Projects

El Paseo Marketplace Project, Palm Desert, CA

Altum was hired by the owners to perform a Peer Review and take over Engineering and Surveying for the El Paseo Market Place Project, also known as the Jensen's Shopping Center, in the heart of Palm Desert's retail district. The owners felt that the approved improvement plans prepared by an engineering firm from out of the area had been over-designed from a hydrology standpoint. Mr. Bazua and the engineering team reviewed the design, reports, and correspondence between the designer and City of Palm Desert and found that an alternative design with a greatly reduced impact to the site could be implemented. Altum presented the alternate design approach and methodology to City of Palm Desert, and it was approved allowing construction to be completed with a new parking lot serving the commercial center. Mr. Bazua's knowledge of local drainage requirements was critical in identifying portions of the project that were overdesigned.

Sunniva Cultivation Campus, Cathedral City, CA

The Sunniva Cultivation Campus is a medical cannabis warehouse and dispensary on an approximately 19-acre site in Cathedral City. The facility consisted of two buildings totaling approximately 500,000 square feet, with 370 parking spaces, a retention basin at the southeast corner of the site, and a "laydown area" for construction materials and unloading deliveries during operations at the southwest corner of the site. Mr. Bazua was the Project Manager and Project Engineer for the project and prepared the rough grading, precise grading, storm drain design, water and sewer improvements plans, and the street improvement plans for Ramon Road.

Yellow Freight Distribution Center, San Bernardino, CA

As Project Engineer, prepared all grading, drainage and street plans for the Yellow Freight Distribution Center in San Bernardino, CA. At the time of construction, the Distribution Center was the largest of its kind in the western United States. The project involved plan approvals and coordination with The City of San Bernardino, San Bernardino Flood Control District, Caltrans and the U.S. Army Corps of Engineers.



Mike Dickerson Jr., INCE

Principal



Mike Dickerson has a passion for the science of sound and vibration and has worked professionally in acoustical engineering since 2002. He received his Bachelor of Science degree in Physics, emphasizing in acoustics from Brigham Young University in Utah. He is currently a member of the Institute of Noise Control Engineers (INCE). Motivated by professional growth and opportunity, Mr. Dickerson formed his own acoustical engineering firm, MD Acoustics in 2012.

Mr. Dickerson's versatile experience includes leading and assisting in the design and review of many facets of acoustical engineering and air quality projects, including but not limited to: air/noise assessments, ceiling/floor assembly design, architectural design, acoustical product design, vibration analysis and noise mitigation strategies.

Prior to starting his own consulting firm, Mr. Dickerson worked for Sony Entertainment, Parsons, and RK Engineering. He has successfully completed over 4,200 acoustical/air quality assessment reports for various engineering companies, municipalities and other agencies (both public and private). His strategic project planning and cost effective management solutions enabled him to excel in the field of Acoustics and project management.

In 2011, Mr. Dickerson was asked to present a paper at the Acoustical Society of America Seattle, Washington Conference on his research and work on noise and vibration in Cockpit Door Modules. MD continues to work closely with many engineering disciplines and provides quality results.

Education

Brigham Young University
B.S., Physics (Acoustics), 2005

Affiliations & Awards

Institute of Noise
Control Engineers (INCE)

Acoustical Society
of America (ASA)

BYU Acoustic Research Group

Association of Environmental
Planners (AEP)

Representative Project Experience - continued

Interior Noise Isolation Analysis

- Monterrey Park Residential and Hotel Mixed Use Development, Monterrey Park, CA
- 57 Wheeler Mixed Use Development, Arcadia, CA
- Melrose Triangle Mixed Use Development, West Hollywood, CA
- Britanna at Oyster Point, South San Francisco, CA
- Marina City Club, Marina Del Rey, CA
- Wells Fargo Corporate Office, Chandler, AZ
- Peoria Sports Complex – Seattle Mariners Lobby, Peoria, AZ
- Intel Corporation CH5-216/217, Chandler, AZ
- Revolt Studio, Hollywood, CA
- Mammoth Rock and Bowl, Mammoth Lakes, CA
- Rubios Restaurant, San Diego, CA
- Americana at Brand, Glendale, CA
- 6300 Hollywood Blvd Retail Space, Hollywood, CA
- Calvary Church Renovations, Santa Ana, CA

Noise Impact Study

- Central Metal Incorporated Reclamation Plant Expansion, Los Angeles, CA
- Sonora Commons – North Gateway Transfer Station, Phoenix, AZ
- Great Wolf Lodge Development, Garden Grove, CA
- SuperStar Car Wash All Locations - Corporate Account
- City of San Marcos Noise Element Update, San Marcos, CA

Oil and Gas Noise and Vibration Assessment

- La Goleta Storage Field Enhancement, Santa Barbara County, CA
- Whittier Workman Mill Road Oil Rig Drilling Operation, Los Angeles County, CA
- La Goleta Storage Compressor Vibration, Santa Barbara County, CA
- Mills Station Excavation Noise and Vibration, Ventura, CA

Highway/Airport/Rail Noise and Vibration

- Caltrans Yucaipa Bridge Box Culvert Improvement, Yucaipa, CA

- Caltrans SR-110 Freeway Expansion, Los Angeles, CA
- Jackson Hole Airport Noise Contours and Flight Path Evaluation, Jackson Hole, WY
- Light Rail Transit Exposition Blvd to Culver Dr, Los Angeles, CA

Telecommunications

- T-Mobile Telecommunication Tower, Calabasas, CA
- T-Mobile Telecommunication Tower, Malibu, CA
- Verizon Wireless Telecommunication Tower, Santa Clarita, CA

Construction Noise and Vibration

- La Goleta Storage Field Enhancement (1-yr construction monitoring), Santa Barbara County, CA
- Westin Bonaventura Hotel, Los Angeles, CA
- Railroad Canyon Road Expansion, Riverside, CA

Industrial Noise and Vibration Assessment

- Intel Corporation – Noise Evaluations
- Hexcel Corporation Dust Collector Noise & Vibration, Casa Grande, AZ
- ABB Inverter Operation Noise and Vibration, Tempe, AZ
- Pacific Scientific Shaker Room, Chandler, AZ

Industrial Noise and Vibration Assessment

- Intel Corporation – Noise Evaluations
- Hexcel Corporation Dust Collector Noise & Vibration, Casa Grande, AZ
- ABB Inverter Operation Noise and Vibration, Tempe, AZ
- Pacific Scientific Shaker Room, Chandler, AZ

Air Quality & Greenhouse Gas Assessment

- KPC Mixed Use Development, San Jacinto, CA
- TTM 36627 Residential Development, Hemet, CA
- Smart and Final, Highland, CA
- Bellflower Multi-family Development, Bellflower, CA
- Golden Gate National Park Recreation Area, San Mateo, CA

Name	Certificates (included in Appendices)	Issue Date	Expiration (will be renewed)
Barry S. Nerhus, MS	CDFW Sup: S-183570001-18357	1/8/2019	1/8/2023
	USFWS Permit TE74785A-2	8/22/2018	8/21/2023
	Qualified SWPPP Developer and Qualified SWPPP Practitioner Certificate #27735	1/23/2021	1/23/2023

Barry Nerhus, Principal Biologist/Wildlife Ecologist

Barry is a Wildlife Ecologist with over 15 years of experience in biological research, environmental assessment, wildlife studies, contract management, and interagency coordination. Barry is trained in a broad range of natural resource disciplines including population ecology, biological surveys and monitoring, habitat restoration ecology, wetland science, botany, and ornithology.

Barry is trained in a broad range of natural resource disciplines including biological surveys/monitoring, habitat restoration ecology, wetland science, botany, herpetology, and ornithology. He holds CDFW Scientific Collecting Permit (SCP) for amphibians, reptiles, fishes, small mammals, population studies/capture, mark, release for western pond turtles, *cowbird trapping*. Additionally, he is authorized and permitted to take bird nests and eggs, CA bird species of concern, pelicans, herons, egrets, swans, vultures, raptors, cranes, seabirds, waterfowl, and upland game birds all require authorization on his SCP for methods such as: intrusive nest monitoring, mist-netting, banding, marking, biotelemetry, and collection of biological sampling.

Barry also holds USFWS Recovery Permits to conduct surveys for California Gnatcatcher, Burrowing Owl, Red-legged frog, Ridgeway’s Rail, Arroyo Toad, Least Bell’s Vireo, southwestern pond turtle. He also surveys for the least Bell’s vireo, southwestern willow flycatcher, yellow-billed cuckoo, three-spined stickleback, arroyo chub, and Mojave River vole. In addition, he holds USFWS Recovery Permits to conduct surveys for California Gnatcatcher, Burrowing Owl, Red-legged frog, Ridgeway’s Rail, Arroyo Toad, Least Bell’s Vireo, southwestern pond turtle. He also surveys for the least Bell’s vireo, southwestern willow flycatcher, yellow-billed cuckoo, three- spined stickleback, arroyo chub, and Mojave River vole.

He has conducted protocol surveys throughout southern California, managed several populations in Orange County, including Fairview Park and UC Irvine’s onsite populations. He also has restored habitat to augment at least six pairs of *California gnatcatchers* in Orange County. He has conducted several Biological Assessments in Orange County, San Diego, San Bernardino, and Los Angeles Counties that included conducting presence/absence surveys for these species. He has surveyed the Least Bell’s Vireo for highway and bridge projects throughout southern California. Over three years, he conducted positive result surveys and managed

the Least Bell's vireo population at the Mojave River bridge was being constructed for Caltrans District 8. He also has restored over 40 acres of least Bell's vireo habitat that he continues to monitor three pairs of least Bell's vireo that established in the riparian habitat.

Specific Species:

- Least Bell's Vireo
- California Gnatcatcher
- Southwestern Willow flycatcher
- Bats
- Arroyo Toad
- Western Pond Turtle
- Desert Tortoise



KEY PERSONNEL (RESUMES)

JESSICA DEBUSK, M.B.A.

Regional Principal, Principal Paleontologist

EDUCATION

M.B.A., Sustainability, California State University, Long Beach, CA, 2017

B.S., Geology and Paleobiology, University of Nevada, Reno, NV, 2002

YEARS OF PROFESSIONAL EXPERIENCE

18+

REGISTRATIONS / CERTIFICATIONS

Project Management Certificate, California Institute of Technology

PERMITS / LICENSURE

Principal Investigator, California Statewide Paleontological Permit

County of Riverside Qualified Cultural Resources Consultant

Jessica DeBusk is an Office Principal with 18 years of experience in the environmental consulting industry serving variously as technical specialist, project manager, or subject matter expert in support of 400+ projects. Ms. DeBusk also serves as PaleoWest’s Paleontology Program Manager. As such, she is responsible for the oversight of PaleoWest’s paleontological work and oversees and directs PaleoWest’s project paleontologists and paleontological field and laboratory technicians. Ms. DeBusk has extensive experience as a professional paleontologist and has successfully completed over 500 paleontological resource inventory and monitoring projects in California, Nevada, Arizona, Utah, New Mexico, Colorado, and Texas. Ms. DeBusk directs the paleontology program from our Los Angeles area office, but oversees paleontology projects and staff in all our offices.

Ms. DeBusk has served as Deputy Contract Manager, Task Manager, or Project Manager for on-call contracts for agencies such as the California Department of Transportation, Nevada Department of Transportation, the Metropolitan Water District of Southern California, the Coachella Valley Water District, and utilities such as Pacific Gas and Electric and the Southern California Gas Company. She has managed cultural and paleontological compliance monitoring for numerous long-term, multi-year construction projects.

SELECT PROJECT EXPERIENCE

Metropolitan Water District of Southern California - On-Call Environmental Services, Various Counties, CA. *Project Manager and Principal Paleontologist (2017-2020).* Ms. DeBusk directed Rincon Consultant’s paleontological services under an on-call contract to provide consultancy support to Metropolitan’s Environmental Planning Team. Key projects Ms. DeBusk has participated in under this contract are listed below.

California Environmental Quality Act Addendum to the Initial Study-Mitigated Negative Declaration for the Palos Verdes Reservoir Relining Project. Ms. DeBusk was responsible for supervising the preparation of a paleontological section of the CEQA Addendum.

Dennis Underwood Conservation Area Project. Ms. DeBusk was responsible for providing quality assurance review for the paleontological resources assessment, which included a desktop literature review, museum records search and preparation of a technical report of findings.



Metropolitan Water District of Southern California's Prestressed Concrete Cylinder Pipe Rehabilitation Program, Hazardous Materials Technical Study, Los Angeles, Orange, and San Bernardino Counties, CA. *Project Manager (2017-2020).* The PCCP program required the development of environmental documentation (e.g., technical studies, California Environmental Quality Act analyses, and permitting applications) for biological, cultural, and paleontological resources as well as overseeing general construction monitoring for rehabilitation projects along more than 100 miles of five prestressed concrete cylinder pipelines extending through over 30 jurisdictions in Los Angeles, Orange, and San Bernardino Counties in both dense urban and remote rural regions. Ms. DeBusk was responsible for managing task orders for the development of environmental documentation for biological, cultural, and paleontological resources. She was also responsible for conducting quality assurance review of all paleontological work. Client: Metropolitan Water District of Southern California (MWDSC)

Desert Harvest Solar Project, Riverside County, CA. *Principal Paleontologist (2017-2019).* Ms. DeBusk prepared and supervised the implementation of a Paleontological Resources Subsurface Excavation Plan and matrix sampling and screening, and prepared a report of findings for the BLM's Palm Springs- South Coast Field Office. Client: EDF Renewables

Coachella Valley Water District - Construction Monitoring for the Groundwater Replenishment Project, Palm Desert, CA. *Principal Paleontologist (2017-2018).* Rincon Consultants was contracted by the Coachella Valley Water District to provide cultural and paleontological services per the project's Mitigation Monitoring and Reporting Program. Ms. DeBusk was responsible for supervising the preparation of a paleontological monitoring plan, a paleontological resources sensitivity training, and monitoring during Phase 1 of the project. Client: Coachella Valley Water District

Caltrans District 8 Cultural Resources On-Call Contract, Riverside and San Bernardino Counties, CA. *Project Manager, Principal Paleontologist (2012-2017).* Ms. DeBusk prepared and submitted budgets in response to task orders, tracked and managed invoicing, provided QA review of project deliverables, and scheduled qualified staff to perform the work. Notable projects included construction monitoring of the SR 138 Highway Realignment Project, the SR-58 Hinkley Expressway Project, and the SR 60 Realignment Project. Client: Caltrans District 8

Riverside County Transportation District (RCTD) On-Call Environmental Services, Riverside County, CA. *Project Manager, Principal Paleontologist (2012-2017).* Under previous employment, Ms. DeBusk served as Project Manager and Principal Paleontologist in support of a variety of cultural and paleontological resource services covering a multitude of transportation related projects, including the SR 79 Widening Project near the community of Winchester and the Clinton Keith Road Extension Project in the city of Murrieta. Client: RCTD

Southern California Gas Company's On-Call Environmental Services, Southern CA. *Project Manager, Principal Paleontologist (2017-2020).* As Project Manager, Ms. DeBusk prepared scopes of work, cost estimates, and requests for service for cultural and paleontological studies throughout Southern California Gas Company's (SoCalGas) jurisdiction. As well, Ms. DeBusk supported the Pipeline Enhancement Safety Program (PSEP) as a subject matter expert and completed the paleontological resources sections of 50+ Environmental Checklists and Detailed Environmental Reviews. Client: SoCalGas



TIFFANY C. CLARK, PH.D., RPA

Principal Investigator, Senior Archaeologist

EDUCATION

Ph.D., Anthropology, Arizona State University, Tempe, AZ, 2003

M.A., Anthropology, emphasis in Bioarchaeology, Arizona State University, Tempe, AZ, 1997

B.A., Biology, Occidental College, Los Angeles, CA, 1992

YEARS OF PROFESSIONAL EXPERIENCE

25+

REGISTRATIONS / CERTIFICATIONS

Register of Professional Archaeologists

PERMITS / LICENSURE

California BLM Permit, Principal Investigator, Statewide

County of Riverside Qualified Cultural Resources Consultant

Tiffany Clark is a Senior Archaeologist/Project Manager with over 25 years of experience in cultural resource management in California, Arizona, and New Mexico. Her professional experience includes all phases of survey, excavation, laboratory analysis, research design, report preparation, construction monitoring, Native American consultation, and project management. She has prepared numerous technical reports and environmental documents for compliance with the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and Section 106 and 110 of the National Historic Preservation Act (NHPA). Dr. Clark is a member of the Register of Professional Archaeologists and exceeds the Secretary of Interior's Professional Qualifications Standards in Archaeology.

SELECT PROJECT EXPERIENCE

Jurupa Community Service District (JCSD) Well 19 Site Project, Jurupa Valley, Riverside County, CA. *Principal Investigator (2021 – 2022).* The project proposed to demolish the existing Well 19 and install a new Well 19 at the existing Well 19 location in Jurupa Valley. PaleoWest was contracted to conduct a cultural resource study for the Project in compliance with CEQA and Section 106 of the NHPA. Dr. Clark supervised the cultural resources studies and provided internal senior review (QA/QC) and oversight for the project. Client: Albert A. Webb Associates.

JCSD Northern Feeder Pipeline Project, San Bernardino County, CA. *Principal Investigator (2020 – 2022).* The project proposes to install a pipeline alignment connecting the Royer-Nesbit Water Treatment Plant and the Cucamonga Valley Water District's Lloyd Michael Water Treatment Plant in Rancho Cucamonga to the JCSD 1110 Pressure Zone Tanks in Jurupa Valley. PaleoWest was contracted to conduct cultural and paleontological resource studies for the Project in compliance with CEQA and Section 106 of the NHPA. Dr. Clark supervised the cultural resources studies and provided internal senior review (QA/QC) and oversight for the project. Client: Albert A. Webb Associates.

Caltrans District 8 On-Call Cultural Resources Services, CA. *Principal Investigator (2013 – 2018).* Dr. Clark was responsible for overseeing on-call cultural resources task orders including a Phase I study for the SR 60 Truck Climbing Project, Phase I and II studies for the I-40 Median Regrade and U.S. 395 Construct Median Buffer and Widen Shoulder projects, and Phase III data



recovery for the SR 58 & 138 Realignment (Crowder Canyon) projects. Dr. Clark supervised cultural resource records searches and literature reviews; archival research; pedestrian and reconnaissance surveys; testing and evaluation for National Register and California Register eligibility; Native American consultation and coordination; coordination with local and federal agencies; and preparation of technical reports for Caltrans review and approval. Client: Caltrans District 8.

Coachella Valley Water District Westside School Water Consolidation Project, Thermal, Riverside County, CA. *Principal Investigator (2018).* The Coachella Valley Water District proposed the construction and installation of an extension of a domestic water mainline located near the Westside School in the community of Thermal. Dr. Clark conducted the cultural resources study for the project and was responsible for overseeing the record search, Native American outreach, pedestrian survey, and preparation of a technical report. Client: Coachella Valley Water District.

Coachella Valley Water District, Galindo Mobile Home Park Water System Consolidation Project, Indio, Riverside County, CA. *Principal Investigator (2018).* The Coachella Valley Water District is proposing infrastructural improvements to mobile home parks to allow a safe and reliable domestic water and fire protection services to disadvantaged communities in the City of Indio. Dr. Clark conducted the cultural resources study for the project and was responsible for overseeing the record search, Native American outreach, pedestrian survey, and preparation of a technical report. Client: Coachella Valley Water District.

San Bernardino County Transportation Authority (SBCTA), Interstate 10 Eastbound Truck Climbing Lane Improvement Project, San Bernardino and Riverside Counties, CA. *Principal Investigator, Cultural Resources Technical Lead, Project Manager (2017 – 2018).* SBCTA, in conjunction with Caltrans District 8, proposes to extend the eastbound truck climbing land on Interstate-10 for 3 miles in the City of Yucaipa and Calimesa in San Bernardino and Riverside counties, respectively. Dr. Clark supervised the cultural resources studies that were being completed for the Project. These tasks include: records searches and literature reviews; archival research; a Phase I survey; Native American consultation and coordination; coordination with local and federal agencies; and preparation of Area of Potential Effect Map, Archaeological Survey Report, and Historic Properties Survey Report for compliance with CEQA and Section 106. Client: San Bernardino County Transportation.

Coachella Valley Water District Groundwater Replenishment Project, City of Palm Desert, Riverside County, CA. *Project Archaeologist (2016 – 2018).* The Coachella Valley Water District required cultural and paleontological monitoring services to comply with Mitigation and Monitoring Program for the Groundwater Replenishment Project. Dr. Clark was responsible for supervising the preparation of an archaeological monitoring plan, overseeing the archaeological sensitivity training, and scheduling archaeological spot checking for the Phase 1 portion of the project. Client: Coachella Valley Water District.



ROBERTA THOMAS, M.A., RPA

Senior Archaeologist, Project Manager

EDUCATION

M.A., California State University
Long Beach, Long Beach, CA, 2009

B.A., University of Oklahoma,
Norman, OK, 2005

YEARS OF PROFESSIONAL EXPERIENCE

15

REGISTRATIONS / CERTIFICATIONS

Register of Professional
Archaeologists (2010)

PERMITS / LICENSURE

Field Director, California BLM
Statewide Cultural Resources Use
Permit CA-21-22, expires 08/19/24

County of Riverside Qualified
Cultural Resources Consultant

PROFESSIONAL AFFILIATIONS

Society for American Archaeology
Society of California Archaeology

Roberta Thomas has served as project manager and field supervisor on various cultural resource management projects in southern California for over 15 years. She is qualified under the Secretary of Interior's Standards for Archaeology and is certified by the Register of Professional Archaeologists (RPA). She also has specialized training in National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), National Historic Preservation Act (NHPA) Section 106, and other cultural resource laws and regulations.

Ms. Thomas worked on numerous projects in Alameda, Imperial, Inyo, Kern, Los Angeles, Orange, Riverside, San Bernardino, Shasta, and Ventura counties, California. Her responsibilities include coordination and management of cultural resource inventories, archaeological surveys, archaeological construction monitoring, Native American outreach, and preparation of various cultural resource documents, including cultural resource assessments and management and treatment plans. Ms. Thomas has managed and coordinated various undertakings in residential and commercial development, transportation, renewable energy, water infrastructure and storage, gas and electric transmission, ensuring their compliance with the NHPA, CEQA, and other federal and state law

SELECT PROJECT EXPERIENCE

Beaumont Summit Station Project, Beaumont, Riverside County, CA. *Project Manager/Senior Archaeologist (2021 – 2022).* Management and coordination of a cultural resource study in support of the proposed Beaumont Summit Station Project. The Project proposes to amend the existing General Plan designation of the Project property from single-family residential to industrial, general commercial, and open space in order to develop three e-commerce/warehouse buildings, a four-story hotel, restaurant, and retail space within Specific Plan Planning Areas 1, 2, and 3. Responsible for supervision of field investigation, archival research, report preparation, resource documentation and evaluation for listing on California Register of Historical Resources, client coordination, Native American coordination, and budget and schedule tracking. Client: Kimley-Horn.



I-10 and Wildwood Canyon Interchange Project, Yucaipa, Riverside County, CA. *Project Manager/ Senior Archaeologist (2019 – present).* Caltrans, in cooperation with the City of Yucaipa and San Bernardino County Transportation Authority, proposes to establish a new interchange connection on I-10 at Wildwood Canyon Road in Yucaipa. Responsible for conducting and coordinating archival and literature searches and field surveys; preparation of preliminary constraints analysis for use in preparation of the Preliminary Environmental Analysis Report which lead to preparation of an HPSR, an ASR, and an HRER; oversight and guidance for preparation of the APE Map; Native American consultation assistance; and coordination with Caltrans District 8. Client: HDR, Inc.

JCSD Northern Feeder Pipeline Project, San Bernardino County, California. *Project Manager/ Senior Archaeologist (2020 – 2022).* The project proposes to install a pipeline alignment connecting the Royer-Nesbit Water Treatment Plant and the Cucamonga Valley Water District's Lloyd Michael Water Treatment Plant in Rancho Cucamonga to the JCSD 1110 Pressure Zone Tanks in Jurupa Valley. PaleoWest was contracted to conduct cultural and paleontological resource studies for the Project in compliance with CEQA and Section 106 of the NHPA. Responsible for supervision of field investigation, archival research, report preparation, client coordination, Native American coordination, and budget and schedule tracking. Client: Albert A. Webb Associates (WEBB).

San Jacinto River Stage 3 Master Drainage Plan Project, Perris, Riverside County, CA. *Project Manager/ Senior Archaeologist (2018 – 2021).* Management and coordination of cultural and paleontological resource studies in support of the proposed San Jacinto River Stage 3 Master Drainage Plan. Responsible for supervision of field investigation, archival research, report preparation, client coordination, Native American coordination, and budget and schedule tracking. Client: WEBB.

Eastside Water Treatment Plant Project, Chino, San Bernardino County, CA. *Project Manager/ Senior Archaeologist (2019).* The project proposes to install a dual brine pipelines extending approximately 3.5 miles from the Eastside Water Treatment Facility site in Ontario to the Chino I Desalter Treatment Facility in Chino. PaleoWest was contracted to conduct a cultural resource study for the Project in compliance with CEQA and Section 106 of the NHPA. Responsible for supervision of field investigation, archival research, oversight of APE delineation, report preparation, client coordination, Native American coordination, and budget and schedule tracking. Client: WEBB.

Perris Valley Storm Drain Trail – Phase 2 Project, Perris, Riverside County, CA. *Project Manager, Senior Archaeologist (2019).* Management and coordination of cultural resource studies (ASR, HRER, and HPSR) and preparation of an APE Map in support of the proposed improvements to the Perris Valley Storm Drain Trail from Nuevo Road to the South Perris Metrolink Station for the City of Perris (Caltrans Local Assistance Project). Client: WEBB.

Beaumont Wastewater Treatment Plant Upgrade/Expansion and Brine Pipeline Project, Riverside County, CA. *Project Manager/Archaeologist (2016-2017).* Under previous employment, Ms. Thomas managed and oversaw archival research, records and literature searches, Phase I surveys, cultural resource documentation and evaluation, survey report preparation, and Native American coordination in support of the proposed plant expansion and brine pipeline installation for the City of Beaumont's WWTF. Client: WEBB.

Gregory T. Farrand, PG, CEG

Principal Geologist



EDUCATION

Masters in City Planning, 1976, San Diego State University

B.S., Geology, 1969, California State University, Northridge

REGISTRATIONS

PG 3645 (California)

CEG 1087 (California)

PROFESSIONAL AFFILIATIONS

American Public Works Association

American Society of Civil Engineers,
Pipeline and Environmental Group

Association of Engineering Geologists

Geological Society of America

San Diego Association of Geologists

Seismological Society of America

South Coast Geological Society

Society of American Value Engineers
San Diego Chapter - Vice President of
Programs

Water for People

Mr. Farrand's professional experience includes geologic and geotechnical investigations for treatment plants, reservoirs, dams, tunnels, pipelines, highways, bridges, power plants, quarries, groundwater resources, and environmental impact reports. Mr. Farrand has authored scientific papers on fault and landslide hazards, and coastal bluff stability in southern California and Baja California. He has performed extensive field mapping, analyses of borings and trenches, seismic refraction surveys, remote sensing surveys, and environmental studies. His responsibilities consist of technical direction to the staff of geologists and field personnel, and in-house Quality Assurance/Quality Control review of investigations and analyses on geologic, hydrogeologic, and geotechnical projects.

EXPERIENCE

Mitsubishi Cement South Quarry EIR/EIS, San Bernardino, California: Principal Geologist for geotechnical and hydrology services as a part of the environmental impact report (EIR/EIS) for the Mitsubishi Cement Corporation's (MCC) South Quarry, located south of the East Pit (existing) and West Pit (under development) of the Cushenbury Mine. Services consisted of performance of site visits by an Engineering Geologist to observe and map the surface geologic and topographic features; compilation and analysis of the data obtained; and preparation of the EIR/EIS section for geology, soils and minerals. The report included discussions of existing soil and geologic units, topography, active faults, seismicity, seismically induced hazards, erodibility, stability of cut and fill slopes, presence of landslides, groundwater resources, and mineral resources.

City of Hemet Stetson Corner EIR, Hemet, California: Principal Geologist during a limited geotechnical evaluation for the proposed Stetson Corner Project. The project site includes two adjacent parcels of land located south of W Stetson Avenue and east of S Sanderson Avenue. The project consists of the subdivision of the existing parcels, relocation of the existing McCrometer parking area on the west portion of the site to a new parking lot in the field area on the east side of the site, and the construction of new commercial developments on the west side of the site. The new commercial developments include a gas station with a convenience store building, a drive-thru fast food restaurant building, and a car wash building. Additional improvements are anticipated to include new canopy structures, sign posts, Portland cement concrete and asphalt concrete pavements, roadway and driveway improvements, utilities, landscaping, and bioretention structures.

Harper Lake Dairy Park, San Bernardino County, California: Principal-in-Charge for geotechnical consulting services during the permitting, Environmental Impact Report (EIR), and conceptual design phase of the Harper Lake Dairy Park project. The main site consisted of two sections of land (2-square miles) located along the south edge of Harper Lake in the Mojave Desert. On the main site, large buildings were planned for the indoor raising of 90,000 dairy cows. Besides facilities for the production of dairy products, the project included construction of onsite facilities for the production of manure, recovery of methane gas, energy production at an ethanol plant, wastewater treatment plant, and administration. Associated improvements included the construction of a several mile-long railroad spur line, a 10-mile long water and sewer lines, and installation of water and sewer distribution pipeline system for the town of Hinkley. Services included a geologic reconnaissance, geotechnical subsurface evaluation with test pits, and a fault trench investigation of an active fault identified by the California Geological Survey as an Earthquake Fault Hazard Zone (AP Fault Zone) through portions of the site.

Corona General Plan Update, Corona, California: Principal Geologist during geotechnical consulting services for the update of the City of Corona General Plan and a portion of Riverside County. The project consisted of geologic technical input to update the seismic safety element for the 40 square mile City and sphere of influence.

Marci J. Richards, PG, QSP/D

Senior Geologist



EDUCATION

M.S., Geology, 1990, San Diego State University

B.S., Geology (minor Mathematics), 1986, University of New Mexico, Albuquerque

REGISTRATIONS/CERTIFICATIONS

PG 8050 (California)

QSP/D 22952 (California)

Transportation Worker Identification Credential

PROFESSIONAL AFFILIATIONS

Association of Women in Water Energy & Environment

San Diego Environmental Professionals

As a Senior Geologist, Ms. Marci Richards has extensive experience in managing environmental programs, environmental regulatory compliance, conducting hazardous substance characterization of soil, groundwater, and soil vapor, remediation planning and oversight, preparing import and export soil reuse protocols and soil management plans, and interfacing with regulatory oversight agencies. Ms. Richards has been responsible for portfolios of sites (70+) managed by multiple project managers and regulatory agencies in southern California, as well as individual large scale, interdisciplinary, and multi-phase projects. Responsibilities have included task and regulatory compliance, Phase I and II ESA Management task and life-cycle cost estimation and budget management, proposal preparation for nation-wide and local projects, preparation and review of technical reports, health and safety support, oversight of multi-discipline teams, and leadership.

EXPERIENCE

Abengoa Outparcels Phase I ESA, Hinkley, California: Project Environmental Geologist for a Phase I Environmental Site Assessment (ESA) of the Abengoa Outparcels property, located adjacent to the Abengoa Mojave Solar Project power plant in Hinkley, California. The site is comprised of five, noncontiguous parcels (Parcels 1 to 5) located adjacent to the Mojave Solar power plant. Services included review of physical setting and background information.; performance of a site reconnaissance; review of federal, state, tribal, and local regulatory agency databases for the site and for properties located within a specified radius of the site; review of reasonably ascertainable local regulatory agency files for the site; review of historical information for the site, such as historical aerial photographs, historical topographic maps, reverse street directories, Sanborn fire insurance maps, and building department records; review of user-provided information; interviews with the property owner representative regarding the environmental status of the site; performance of a preliminary vapor encroachment screen to evaluate the potential for vapor encroachment conditions; and preparation of a Phase I ESA report, summarizing findings and providing opinions and conclusions regarding Recognized Environmental Contaminants at the site.

Tapestry Project, Phase I ESA, Hesperia, California: Project Environmental Geologist during a Phase I Environmental Site Assessment (ESA) of the Tapestry Project – Phase I property, which consists of seven parcels identified as Tract Map No. 18985-1, and totaling approximately 2,855 acres in Hesperia, California. The site is located approximately 8 miles east of Interstate 15 (I-15) along Rancho Road. Services included review of physical setting and background information; performance of a site reconnaissance; review of federal, state, tribal, and local regulatory agency databases for the site and for properties located within a specified radius of the site; review of reasonably ascertainable local regulatory agency files for the site; review of historical information for the site, such as aerial photographs, topographic maps, reverse street directories, and fire insurance maps; review of user-provided information; interviews with the property owner representative regarding the environmental status of the site; performance of a preliminary vapor encroachment screen to evaluate the potential for vapor encroachment conditions; and preparation of a Phase I ESA report, summarizing findings and providing opinions and conclusions regarding Recognized Environmental Contaminants at the site.

CalRecycle On-Call Services Contract for CIA Site Investigation Program, Statewide, California: Conducted research and compilation/analysis/Phase I ESAs of waste disposal sites and prepared technical documents, as requested by CalRecycle. Historical studies services performed by Ms. Richards included obtaining, reviewing, and summarizing extensive background information, historical aerial photographs, previous ESA reports/documents and correspondence, and other data pertaining to sites for purposes of generating reference documents used for Phase II ESAs and remedial action activities at the sites. ESA services performed include work plan preparation and reviews, agency meetings, field coordination, waste characterization and delineation, budgeting, and ESA report preparation and reviews.



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George Ghossain

Principal Engineer, P.E., MSCE, MPA

Education:

B.S. Civil Engineering, San Diego State University, San Diego, CA

M.S. Civil Engineering, CAL POLY Pomona, Pomona, CA

M.P.A. CAL POLY Pomona, Pomona, CA

Certification:

Professional Engineer, California License #TR 2786

PROFESSIONAL BIOGRAPHY

George is a Principal Engineer at Integrated Engineering Group (IEG) with over 22 years of experience in the public and private sectors. During his professional years in the public sector, George had the opportunity to review, manage and lead large scale and complex City projects where he developed the vision and technical approach needed to successfully complete these projects. Additionally, he took a lead role in the development and implementation of a successful partnering commitment between various departments within the organization and with other regional regulatory agencies such as SANDAG, Caltrans and MTS. George also took a lead role in the professional consultant selection process which he managed during the technical study preparation period and approval process of the projects. As a consultant, George developed an extensive experience in the preparation of parking studies, traffic impact analysis (TIA) and vehicle miles traveled (VMT) assessment reports for general plans, community plans, specific plans and large-scale private developments and capital improvement projects (CIP). He also prepared mobility and multimodal studies to balance all modes of transportation on neighborhood and community scale levels. Throughout his professional career in the public and private sectors, George had the opportunity to attend numerous public hearings and conduct transportation related presentations and public open houses as part of the public outreach engagement process.

PROJECT EXPERIENCE SAMPLE

Comprehensive Community Plan Updates

Comprehensive Community Plan Updates (Ocean Beach, Uptown, North Park, and Golden Hill Community Plans), San Diego, CA: *Supervising Project Engineer, Public Sector.*

City of Colton General Plan Circulation Element, Colton, CA: *Project Engineer.*

Comprehensive Community Plan Amendments & Specific Plans

University City Community Plan Amendment, San Diego CA: *Supervising Project Engineer.*

Quarry Falls Master Plan & Traffic Impact Study, San Diego, CA: *Project Engineer.*

Pellissier Ranch Specific Plan, Colton, CA: *Project Engineer.*

Transportation Impact Studies (TIA) and Vehicle Miles Traveled (VMT)

Calexico Port of Entry TIA, Calexico, CA: *Task Manager.*

Coachella Airport Business Park Project TIA & VMT, City of Coachella, CA: *Project Engineer.*

Wildomar Trail Town Center TIA & VMT, City of Wildomar, CA: *Project Engineer.*

Two Bunch Palms RV Park TIA & VMT, City of Desert Hot springs, CA: *Project Engineer.*

Lincoln Colony Apartments TIA & VMT, City of Anaheim, CA: *Project Engineer.*

Mission Avenue and Rock Springs Gas Station TIA & VMT, City of Escondido, CA: *Project Engineer.*

Service Station TIA & VMT, City of Murrieta, CA: *Project Engineer.*

Central Avenue Commercial Retail VMT, County of Riverside, CA: *Project Engineer.*

Central Avenue Gas Station VMT, County of Riverside, CA: *Project Engineer.*

State Street Extension Project TIA, City of San Bernardino, CA: *Project Engineer.*



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Warehouse Trucking Facility TIA, City of Rialto, CA: *Project Engineer*.
Service Station and Restaurant TIA, City of Chino, CA: *Project Engineer*.
Church at the Red Door TIA, City of Indio, CA: *Project Engineer*.
Dutch Bros Coffee Shop TIA, City of Indio, CA: *Project Engineer*.
San Ysidro Port of Entry TIA and Mobility Studies, San Ysidro, CA: *Task Manager*.
SANDAG Hillery Drive Direct Access Ramp TIA, San Diego, CA: *Project Engineer*.
Interstate 805 Managed Lanes Traffic Impact Study, San Diego, CA: *Task Manager*.
Santiago Residential Project TIA, City of Temecula, Ca: *Project Engineer*.
Horseshoe Lake Park Project TIA, Jurupa Valley, CA: *Project Engineer*.
Vernola Family Park Project TIA, Jurupa Valley, CA: *Project Engineer*.
Adelanto High School TIA, San Bernardino, CA: *Project Engineer*.
Banning Gateway Industrial Park TIA, Banning, CA: *Project Engineer*.
Islamic Center TIA, City of Temecula, CA: *Project Engineer*.
20th Street West Development Traffic Impact Study, Palmdale, CA: *Project Engineer*.

Corridor Studies

Date Palm Drive Corridor Connector Plan, Cathedral City, CA: *Project Engineer*.
SCAG Compass Blueprint Highway 99 and Indio Boulevard, Indio, CA: *Project Engineer*.
Downtown Streetscape Project, Phase One - 4th Street, San Bernardino, CA: *Project Engineer*.

Peer Review

Prologis Park Traffic Study Peer Review, Moreno Valley, CA: *Project Engineer*.
Colton Soil Safe Improvement Project, Colton, CA: *Project Engineer*.

Parking Studies

Fairfield Inn Hotel Parking Study, City of Simi Valley, CA: *Project Engineer*.
Banning Gateway Project Parking Study, City of Banning, CA: *Project Engineer*.
Town Place Square Parking Study, Rancho Cucamonga, CA: *Project Engineer*.
PIMA Vista Medical Institute Parking Analysis, Vista, CA: *Project Engineer*.

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(760) 340-0089 Fax

2023 SCHEDULE OF HOURLY RATES

<u>Staff Member</u>	<u>Hourly Rate</u>
Principal	\$205.00
Director	\$180.00
Senior Project Manager	\$175.00
Project Manager	\$167.00
Assistant Project Manager	\$156.00
Senior Associate	\$145.00
Associate	\$129.00
Assistant	\$100.00
Project Coord/Technician	\$87.00
Administrative Assistant/Clerical	\$65.00
Intern	\$40.00

Utility Location, GIS and Drone Services:

Mobilization - 1st Hour	\$165.00
1-Man Crew - Non Prevailing	\$100.00
2-Man Crew - Non Prevailing	\$189.00
1-Man Crew - Prevailing	\$138.00
2-Man Crew - Prevailing	\$275.00

Survey Services:

Survey Crew - Non Prevailing	\$245.00
Survey Crew - Prevailing	\$295.00

Survey Crew Rates:

Hourly rates include standard 2-man crew, 1-man robotic crew and 1-man GPS crew.
A two-hour minimum applies for all field services.

Reimbursables Expenses:

Mileage is billed at IRS business rate plus 15%
Printing, reproduction, etc. are billed at direct cost plus 15%

Altum's Schedule of Hourly Rates is subject to change based on an annual review of the cost of living and employee wage increases. In the event Altum's Schedule of Hourly Rates changes, a corresponding percentage increase shall be applied to all remaining Agreement budgets and such Schedule of Hourly Rates shall apply to subsequent Extra Work. If Consultant works in excess of 8.0 hours in a day or 40.0 hours in a week at Client direction, overtime rates will apply.

Exhibit A

Billing Rates for MD Acoustics, LLC

Compensation for Services

The Consultants Billing rates for services are as follows:

<u>Position</u>	<u>Hourly Rate</u>
Principal Consultant	\$ 220.00
Sr. Acoustical Consultant	\$ 178.50
Sr. Vibration Consultant	\$ 178.50
Air Quality Specialist Consultant	\$ 178.50
	\$ 155.00
Engineering Technician I	\$ 119.00
Engineering Aide	\$ 83.00
Administrative Assistant	\$ 78.00
Administrative Aide	\$ 66.00
Clerical Aide	\$ 60.00
Principal Controls & Vibration Engineer	\$ 244.00
Senior Scientist Noise & Vibration	\$ 226.00
Senior Design Engineer	\$ 161.00
Expert Witness	\$613.00
Mechanical Packaging Engineer	\$ 178.50
COMSOL Expert & Modeling	\$ 416.00
ANSYS Expert & Modeling	\$ 416.00
Automobile Mileage	\$ 1.13/mile

General

- (1) Per Diem charges are based on current government rates based on area.
- (2) Hourly rates apply to work time, travel time, and time spent at public hearings and meetings. For overtime work, the above rates may be increased by 50 percent.
- (3) Client payment for professional services is not contingent upon the client receiving payment from other parties.
- (4) Billing statements for work will be submitted bi-monthly. Statements are payable Net 15 upon receipt by the client of the statement. Any statement unpaid after ninety (90) days shall be subject to interest at the maximum permitted by law.
- (5) These rates are valid for 1 year and will increase yearly with the inflation rate per year.

Rev. January 1, 2023



ENDEMIC ENVIRONMENTAL SERVICES

Standard Hourly Rate Schedule

Professional Staff	Hourly Rates
Principal Biologist/Ecologist	\$185.00
Project Manager (Biologist/Ecologist)	\$165.00
Senior Stormwater/Water Compliance Specialist (QSP/D)	\$150.00
Senior Biologist (for endangered species survey authorization)	\$145.00
Restoration Ecologist	\$145.00
Project Manager (Stormwater/Water)	\$130.00
Botanist	\$120.00
Stormwater Field Inspector	\$115.00
Field Supervisor/Trainer	\$105.00
Field Stormwater Technician	\$85.00
Staff/Field Biologist	\$85.00

Support Staff	Hourly Rates
Graphic Illustrator/GIS Conformance	\$105.00
Outreach Coordinator/Video	\$95.00
Computer for CAD/GIS Application	\$95.00
Administrative Assistant	\$75.00
Intern	\$45.00



2023 PALEOWEST FEE SCHEDULE

Title	Rate
Principal In Charge	\$220.00
Principal	\$185.00
Principal investigator/Technical Lead	\$170.00
Senior Archaeologist / Project Manager	\$140.00
Supervisory Archaeologist	\$120.00
Archaeologist/Crew Chief	\$95.00
Field Technician	\$90.00
Geomorphologist	\$150.00
Senior Paleontologist	\$140.00
Staff Paleontologist	\$120.00
Senior Architectural Historian	\$140.00
Architectural Historian	\$120.00
Senior GIS Specialist	\$125.00
GIS Specialist	\$105.00
Database Specialist	\$115.00
Clerical/Word Processing	\$90.00
Editor/Production	\$95.00
Administrative Assistant	\$105.00

Field Vehicle (Company/rental vehicle)	\$90/day
Fuel (Company/rental vehicle)	\$60/day
Mileage (non-Company/rental vehicle use) ²	\$0.655/mile
Per Diem	\$213/day (includes lodging, meals, incidentals) ³
iPad	\$10/day
GPS	\$50/day
Materials/Field Equipment	\$35/day
Printing (black and white 8.5x11)	\$0.10/page
Printing (color 8.5x11)	\$0.15/page
Printing (color 11x17)	\$0.25/page
General Project Administration	10% of non-labor subtotal

1. Subject to annual escalation of 3%
2. Mileage will only be billed when Field Vehicle and Fuel costs are not applicable.
3. This rate is based on the current applicable GSA rates and is subject to quarterly/annual increase.

Schedule of Fees

Hourly Charges for Personnel

Professional Staff

Principal Engineer/Geologist/Environmental Scientist/Certified Industrial Hygienist	\$ 188
Senior Engineer/Geologist/Environmental Scientist	\$ 178
Senior Project Engineer/Geologist/Environmental Scientist	\$ 173
Project Engineer/Geologist/Environmental Scientist	\$ 165
Senior Staff Engineer/Geologist/Environmental Scientist	\$ 150
Staff Engineer/Geologist/Environmental Scientist	\$ 134
GIS Analyst	\$ 123
Technical Illustrator/CAD Operator	\$ 98

Field Staff

Certified Asbestos/Lead Technician	\$ 173
Field Operations Manager	\$ 119
Nondestructive Examination Technician (UT, MT, LP)	\$ 114
Supervisory Technician	\$ 104
Special Inspector (Concrete, Masonry, Structural Steel, Welding, and Fireproofing)	\$ 104
Senior Technician	\$ 103
Technician	\$ 98

Administrative Staff

Information Specialist	\$ 83
Geotechnical/Environmental/Laboratory Assistant	\$ 81
Data Processor	\$ 71

Other Charges

Concrete Coring Equipment (includes technician)	\$ 190/hr
Anchor Load Test Equipment (includes technician)	\$ 190/hr
GPR Equipment	\$ 180/hr
Inclinometer	\$ 100/hr
Hand Auger Equipment	\$ 80/hr
Rebar Locator (Pachometer)	\$ 25/hr
Vapor Emission Kit	\$ 65/kit
Nuclear Density Gauge	\$ 12/hr
X-Ray Fluorescence	\$ 70/hr
PID/FID	\$ 25/hr
Air Sampling Pump	\$ 10/hr
Field Vehicle	\$ 15/hr
Expert Witness Testimony	\$ 450/hr
Direct Expenses	Cost plus 15 %
Special equipment charges will be provided upon request.	

Notes

For field and laboratory technicians and special inspectors, overtime rates at 1.5 times the regular rates will be charged for work performed in excess of 8 hours in one day Monday through Friday and all day on Saturday. Rates at twice the regular rates will be charged for all work in excess of 12 hours in one day, all day Sunday and on holidays.

Field technician and special inspection hours are charged at a 4-hour minimum, and 8-hour minimum for hours exceeding 4 hours.

Invoices are payable upon receipt. A service charge of 1.5 percent per month may be charged on accounts not paid within 30 days.

Our rates will be adjusted in conjunction with the increase in the Prevailing Wage Determination during the life of the project, as applicable.

The terms and conditions are included in Ninyo & Moore's Work Authorization and Agreement form.

Schedule of Fees for Laboratory Testing

SOILS

Atterberg Limits, D 4318, CT 204	\$ 170
California Bearing Ratio (CBR), D 1883	\$ 550
Chloride and Sulfate Content, CT 417 & CT 422	\$ 175
Consolidation, D 2435, CT 219	\$ 300
Consolidation, Hydro-Collapse only, D 2435	\$ 150
Consolidation – Time Rate, D 2435, CT 219	\$ 200
Direct Shear – Remolded, D 3080	\$ 350
Direct Shear – Undisturbed, D 3080	\$ 300
Durability Index, CT 229	\$ 175
Expansion Index, D 4829, IBC 18-3	\$ 190
Expansion Potential (Method A), D 4546	\$ 170
Geofabric Tensile and Elongation Test, D 4632	\$ 200
Hydraulic Conductivity, D 5084	\$ 350
Hydrometer Analysis, D 6913, CT 203	\$ 220
Moisture, Ash, & Organic Matter of Peat/Organic Soils	\$ 120
Moisture Only, D 2216, CT 226	\$ 35
Moisture and Density, D 2937	\$ 45
Permeability, CH, D 2434, CT 220	\$ 300
pH and Resistivity, CT 643	\$ 175
Proctor Density D1557, D 698, CT 216, AASHTO T-180	\$ 220
Proctor Density with Rock Correction D 1557	\$ 340
R-value, D 2844, CT 301	\$ 375
Sand Equivalent, D 2419, CT 217	\$ 125
Sieve Analysis, D 6913, CT 202	\$ 145
Sieve Analysis, 200 Wash, D 1140, CT 202	\$ 100
Specific Gravity, D 854	\$ 125
Thermal Resistivity (ASTM 5334, IEEE 442)	\$ 925
Triaxial Shear, C.D., D 4767, T 297	\$ 550
Triaxial Shear, C.U., w/pore pressure, D 4767, T 2297 per pt	\$ 450
Triaxial Shear, C.U., w/o pore pressure, D 4767, T 2297 per pt	\$ 350
Triaxial Shear, U.U., D 2850	\$ 250
Unconfined Compression, D 2166, T 208	\$ 180

MASONRY

Brick Absorption, 24-hour submersion, 5-hr boiling, 7-day, C 67	\$ 70
Brick Compression Test, C 67	\$ 55
Brick Efflorescence, C 67	\$ 55
Brick Modulus of Rupture, C 67	\$ 50
Brick Moisture as received, C 67	\$ 45
Brick Saturation Coefficient, C 67	\$ 60
Concrete Block Compression Test, 8x8x16, C 140	\$ 70
Concrete Block Conformance Package, C 90	\$ 500
Concrete Block Linear Shrinkage, C 426	\$ 200
Concrete Block Unit Weight and Absorption, C 140	\$ 70
Cores, Compression or Shear Bond, CA Code	\$ 70
Masonry Grout, 3x3x6 prism compression, C 39	\$ 45
Masonry Mortar, 2x4 cylinder compression, C 109	\$ 35
Masonry Prism, half size, compression, C 1019	\$ 120
Masonry Prism, Full size, compression, C 1019	\$ 200

REINFORCING AND STRUCTURAL STEEL

Chemical Analysis, A 36, A 615	\$ 135
Fireproofing Density Test, UBC 7-6	\$ 90
Hardness Test, Rockwell, A 370	\$ 80
High Strength Bolt, Nut & Washer Conformance, per assembly, A 325	\$ 150
Mechanically Spliced Reinforcing Tensile Test, ACI	\$ 175
Pre-Stress Strand (7 wire), A 416	\$ 170
Reinforcing Tensile or Bend up to No. 11, A 615 & A 706	\$ 75
Structural Steel Tensile Test: Up to 200,000 lbs., A 370	\$ 90
Welded Reinforcing Tensile Test: Up to No. 11 bars, ACI	\$ 80

CONCRETE

Compression Tests, 6x12 Cylinder, C 39	\$ 35
Concrete Mix Design Review, Job Spec	\$ 300
Concrete Mix Design, per Trial Batch, 6 cylinder, ACI	\$ 850
Concrete Cores, Compression (excludes sampling), C 42	\$ 120
Drying Shrinkage, C 157	\$ 400
Flexural Test, C 78	\$ 85
Flexural Test, C 293	\$ 85
Flexural Test, CT 523	\$ 95
Gunite/Shotcrete, Panels, 3 cut cores per panel and test, ACI	\$ 275
Lightweight Concrete Fill, Compression, C 495	\$ 80
Petrographic Analysis, C 856	\$ 2,000
Restrained Expansion of Shrinkage Compensation	\$ 450
Splitting Tensile Strength, C 496	\$ 100
3x6 Grout, (CLSM), C 39	\$ 55
2x2x2 Non-Shrink Grout, C 109	\$ 55

ASPHALT

Air Voids, T 269	\$ 85
Asphalt Mix Design, Caltrans (incl. Aggregate Quality)	\$ 4,500
Asphalt Mix Design Review, Job Spec	\$ 180
Dust Proportioning, CT LP-4	\$ 85
Extraction, % Asphalt, including Gradation, D 2172, CT 382	\$ 250
Extraction, % Asphalt without Gradation, D 2172, CT 382	\$ 150
Film Stripping, CT 302	\$ 120
Hveem Stability and Unit Weight D 1560, T 246, CT 366	\$ 225
Marshall Stability, Flow and Unit Weight, T 245	\$ 240
Maximum Theoretical Unit Weight, D 2041, CT 309	\$ 150
Moisture Content, CT 370	\$ 95
Moisture Susceptibility and Tensile Stress Ratio, T 238, CT 371	\$ 1,000
Slurry Wet Track Abrasion, D 3910	\$ 150
Superpave, Asphalt Mix Verification (incl. Aggregate Quality)	\$ 4,900
Superpave, Gyrotory Unit Wt., T 312	\$ 100
Superpave, Hamburg Wheel, 20,000 passes, T 324	\$ 1,000
Unit Weight sample or core, D 2726, CT 308	\$ 100
Voids in Mineral Aggregate, (VMA) CT LP-2	\$ 90
Voids filled with Asphalt, (VFA) CT LP-3	\$ 90
Wax Density, D 1188	\$ 140

AGGREGATES

Clay Lumps and Friable Particles, C 142	\$ 180
Cleanness Value, CT 227	\$ 180
Crushed Particles, CT 205	\$ 175
Durability, Coarse or Fine, CT 229	\$ 205
Fine Aggregate Angularity, ASTM C 1252, T 304, CT 234	\$ 180
Flat and Elongated Particle, D 4791	\$ 220
Lightweight Particles, C 123	\$ 180
Los Angeles Abrasion, C 131 or C 535	\$ 200
Material Finer than No. 200 Sieve by Washing, C 117	\$ 90
Organic Impurities, C 40	\$ 90
Potential Alkali Reactivity, Mortar Bar Method, Coarse, C 1260	\$ 1,250
Potential Alkali Reactivity, Mortar Bar Method, Fine, C 1260	\$ 950
Potential Reactivity of Aggregate (Chemical Method), C 289	\$ 475
Sand Equivalent, T 176, CT 217	\$ 125
Sieve Analysis, Coarse Aggregate, T 27, C 136	\$ 120
Sieve Analysis, Fine Aggregate (including wash), T 27, C 136	\$ 145
Sodium Sulfate Soundness, C 88	\$ 450
Specific Gravity and Absorption, Coarse, C 127, CT 206	\$ 115
Specific Gravity and Absorption, Fine, C 128, CT 207	\$ 175

ROOFING

Roofing Tile Absorption, (set of 5), C 67	\$ 250
Roofing Tile Strength Test, (set of 5), C 67	\$ 250

Special preparation of standard test specimens will be charged at the technician's hourly rate.
Ninyo & Moore is accredited to perform the AASHTO equivalent of many ASTM test procedures.

